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CPO Inquiry Presentation

Darlington Station Gateway East

Client: Darlington Borough Council Contractor: Willmott Dixon Issue Issue Date Checked Produced By Name

201019 SGMSCP **DRAFT 01** 13/12/2021 AR GD **GDE Presentation - Without Text**

CPO Objections



Darlington Station CPO Scheme Presentation

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CPO Site 27

Plot No. 27: Part of LNER operated Car Park in third party ownership, this objection notes that:

1. The economic, environmental and social benefits of the CPO Scheme have not been identified; and

2. The causal link between such benefits and CPO Scheme are not identified







CPO Site 27





North



Darlington Station

CPO Scheme Presentation

| | OS Liberce No: 100005354 | | | | |
|--|--|--|----------------------|---------------------|--|
| | All dimensions to | be checked on | de la | | |
| | DO NOT SCALE FROM DRAWING. Discrepancies anticipaties and/or omissions between this drawin information given essewhere must be reported innredutely to the before proceeding. THIS DRAWING IS COPYRIGHT. | | | | |
| | | | | | |
| | | | | | |
| | | | notion with drawings | 12× | |
| | Parking | Schedu | le | | |
| | | LEVEL 00 | | LEVEL 05 | |
| | Disabled Space | 18 | Electric Vehicle | Share 1 | |
| | Standard Speci | | Standard Speci | | |
| | WAY EV Spece | | | | |
| | WAV Space | 3 | LEVEL ON | | |
| | Tunn obnes | 44 | Standard Space | . 18 | |
| | LEVEL 01 | | | | |
| | Accessible EV | Space 4 | LEVEL 07 | | |
| | Disatled Space | | Electric Vehicle | Bnace I | |
| | | 18 | Shandard Space | | |
| | LEVEL 02 | | | | |
| | Standard Space | 87 | LEVEL 08 | | |
| | | 87 | Standard Space | | |
| | LEVEL 03 | | | | |
| | Electric Vehicle | Space 8 | LEVEL 09 | | |
| | Standard Space | | | | |
| | | 40 | Standard Space | | |
| | LEVEL 04 | | | 2 | |
| | Standard Specy | 90 | Total Number o | a redt | |
| | Supervised and such | 90 | | | |
| | | | | | |
| | -551 ES | | | | |
| | Area So | chedule | | | |
| | Car P | Car Park Area | | Proposed Station Ar | |
| | Name | Area | Level | AR | |
| | Level 00 | 2.310 m² | LEVEL 01 | 2,094 | |
| | Level 01 | 1,231 m ² | LEVEL 05 | 365 | |
| | Level 02 | 2.206 m ² | | 2,460 | |
| | Level 03 | 1,474 m/ | | | |
| | Level D4 | 2,206 m² | | | |
| | Level 05 | 1,474 m ² | | | |
| | Level 06 | 2.211 m ² | | | |
| | Level 07 | 2,154 m² | | | |
| | Level 08 | 2,210 m ² | | | |
| | Level 09 | 2,179 m/ 19,656 m* | | | |
| | _ | Yellow line indicates the offset distances for surrounding properties | | | |
| | _ | Red line indicates site boundary | | | |

CPO Site 27

The proposed MSCP and concourse is located within a large part of Plot 27 due to the constraints detailed above. The expansion of the station and proposed scheme is not feasible without the inclusion of Plot 27.



North

Land to be acquired

NAPPE



Under Acquiring Aurthority Control or Network Rail Land



Not under Acquiring Authority Control but not objecting and negotiations progressing

Not under Acquiring Authority Control and objecting to the CPO



Darlington Station CPO Scheme Presentation

CPO Site 27 Benefits

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- Improved capacity The proposals will deliver faster and more frequent train journeys.
- Improved regional connections The proposals will act as a connectivity gateway for those living and working in the wider Tees Valley City Region.
- Improved local connections The proposals will improve connections to Central Park. The proposals will improve connections to the East Darlington where there is a higher proportion of deprived wards.
- Improved accessibility The proposals will open the station up to those who have previously experienced issues accessing the site particularly from the east.
- Improved safety The public realm improvements will increase the inclusivity and perceived safety of the station.
- Improved passenger facilities the proposals provide enhanced facilities which will encourage use of public transport.
- Improved working environment The proposals provide an improved working environment.
- Improved visual amenity Public realm improvements providing associated improved amenity for neighbouring occupiers.
- Improved townscape and landscape The proposals improve the townscape and landscape.
- Improved the heritage setting The public realm improvements respect and enhance the heritage setting of the grade II* listed Darlington Station and the grade II St. John's Church.
- Support to cultural opportunities The proposals will act as a focus for celebrating the 200 year anniversary for the Darlington to Stockton railway in 2025.

Darlington Station CPO Scheme Presentation

6

Plot No.12: D'Ton chip shop & Plot No.14: 16 Neasham Rd.

The separate objections have been joined as the same arguments apply to both sites.

This objection to Plot 12 notes that:

1. There is no need to acquire the property for the CPO Scheme.





Darlington Station CPO Scheme Presentation



CPO Objection No Objection HoT's agreed Plot No.12: D'Ton chip shop & Plot No.14: 16 Neasham Rd.



North

Land to be acquired



Under Acquiring Aurthority Control or Network Rail Land



Not under Acquiring Authority Control but not objecting and negotiations progressing

Not under Acquiring Authority Control and objecting to the CPO



Darlington Station NAPPEF

CPO Scheme Presentation

Plot No.12: D'Ton chip shop & Plot No.14: 16 Neasham Rd.



 NAPPER
 Darlington Station

 CPO Scheme Presentation

Plot No.12: D'Ton chip shop & Plot No.14: 16 Neasham Rd.











Darlington Station CPO Scheme Presentation

43 (West)



North

Land to be acquired



Under Acquiring Aurthority Control or Network Rail Land



Not under Acquiring Authority Control but not objecting and negotiations progressing

Not under Acquiring Authority Control and objecting to the CPO







Gateway West





Gateway West





Gateway East





Gateway East





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