

# Darlington Local Plan Proposed Allocation Sites

Heritage Impact Assessment



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## Heritage Impact Assessment

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Project Reference:	SOL1819-123
Document Reference:	DOC1920-28
Dates of Fieldwork:	April/May 2019
Date of Document:	September 2019
Document Version:	3.2

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## ACKNOWLEDGEMENTS

Solstice Heritage LLP would like to thank Darlington Borough Council for commissioning the study, and in particular James Langer who has been the principal contact and has provided support through the course of the assessment. In addition, Ros Kain, formerly Conservation Officer at DBC, provided a considerable amount of knowledge and input at the early stages of the project as well as preparing an early draft of the assessment for the Cattle Mart allocation site. Thanks are also extended to the various repositories of guidance and information consulted for this assessment, especially to Nick Boldrini of Durham County Council Archaeology Section for providing the HER data and a number of other sources. Finally, a considerable vote of thanks must go to those landowners who allowed access for the various site visits.

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## EXECUTIVE SUMMARY

*This Heritage Impact Assessment (HIA) assesses the suitability for development from a historic environment perspective across a total of seven proposed local plan allocation sites. The purpose of this HIA is to provide baseline information on the cultural heritage resource within each proposed allocation site, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment is also intended to be used to inform the extent, scale and design of future proposed developments within those proposed sites which are considered to be sound for allocation.*

### **Cattle Mart (Site Ref: 11)**

*The Cattle Mart proposed allocation site, encompassing a total area of 2.16 ha, is situated along the west site of Park Lane centred at NGR NZ 29268 13944. The site, which is still operational, has functioned as a cattle market since the mid-19<sup>th</sup> century following the relocation of the traditional cattle market within Darlington town centre. It is, for the most part, self-contained with an almost complete circuit of altered historic boundary walls and railings enclosing the complex, which itself is bounded by Park Lane to the east, Waverley Terrace to the north, Clifton Road to the west, and an alleyway to the south.*

*It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:*

- It is considered that the western half of the proposed allocation site is the most suitable area for development. Being set back from the main road, retaining an open space to the eastern half along Park Lane would preserve open views and limit setting impacts to the surrounding heritage assets. Infilling the eastern half of the site would be considered inappropriate as it would impinge upon these views.*
- Several of the historic buildings within the proposed allocation site have been identified as non-designated heritage assets. In line with the Town Centre Fringe Conservation Management Plan (Darlington Borough Council 2013), any proposed development is strongly encouraged to retain and re-use elements of this historic fabric as part of the site's redevelopment.*
- Given the potential for remains pertaining to the former abattoir to survive underneath the existing carpark, any groundworks in this part of the site are likely to be require archaeological evaluation and mitigation.*
- Any development is encouraged to respect the historic grain of development within the immediate vicinity and be of an appropriate scale and design so as not to compete with the more prominent buildings in the area, particularly Bank Top Station. The design should also seek to incorporate the use of sympathetic materials and, where possible, retain or recreate the arrangement of built form within the site.*

### **Commercial/Kendrew Street (Site Ref: 271)**

*The Commercial/Kendrew Street proposed allocation site, comprising 2.4 ha, is a brownfield site currently in use as a car park within the town centre of Darlington centred at NGR NZ 28870 14822. The site is situated between Commercial Street to the south and east and Gladstone Street to the north, bisected by St Augustine's Way. It is also located between the Northgate and Town Centre Conservation areas.*

*It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:*

- Any development is encouraged to take cues from the historic grain of development within the site, reflecting the original form and layout of the former 19<sup>th</sup>-century buildings.*
- The proposed allocation site is situated between the Northgate and Town Centre conservation areas, each with their own distinct character. The development should carefully consider its approach to the design, scale and density of any new built form with a view to either retain this clear distinction (made easier by the bisection of the site by St Augustine's Way) or creating a softer, graded join between the two areas.*
- There is a strong potential for 19<sup>th</sup>-century remains to survive within the proposed allocation site. As such, any proposed development will need to consider an appropriate programme of archaeological evaluation and mitigation to ensure they are properly identified and recorded prior to redevelopment.*

### **Durham Tees Valley Airport (DTVA) South (Site Ref: 362)**

*The site of the former RAF Middleton St George is a well-preserved example of British military infrastructure that encompasses two pivotal periods in national and local history; the Second World War and the Cold War. The main contributors to the site's significance are the well-preserved footings, earthworks and trackways which provide coherent evidence of the airfield's use both in the Second World War and the Cold War. Such evidence of continuous use is rare in structures that were only intended to be temporary when they were built and were often significantly altered for later purposes. It also provides a narrative thread of evidence that demonstrates how the uses of the airfield changes, whilst still leaving the earlier evidence intact.*

*Not only are the heritage assets within the airfield site significant in and of themselves, their place in the narrative of local and national history means they have a wider significance beyond the fabric of the site. In the case of RAF Middleton St George, the significance is increased because it is evidence of several different phases of British history and the military doctrines that accompanied them; the defence of the skies during the Battle of Britain and the subsequent campaigns against German cities, the development of modern jet aircraft after the war and the Cold War doctrine of mutually assured destruction that kept the base operational as a V-Bomber dispersal site into the 1960s.*

*As outlined in NPPF, as a non-designated heritage asset of high archaeological interest which could be considered of equal significance to a scheduled monument, the site should be assessed 'subject to the policies for designated heritage assets' (MHCLG 2019, 56).*

*It is considered that the proposed allocation does not meet the tests outlined in NPPF. As per paragraph 194 of NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55). As noted above, since the site could be of equal significance to a designated site, any such justification would need to be either 'exceptional' or 'wholly exceptional' depending on the extent of any proposed impact.*

*Given the site's level of preservation in plan and its rarity value as a coherent 20<sup>th</sup>-century military site, any harm upon the physical fabric of its remains or its setting as a result of development is not considered to be justified nor is it consistent with national policy relating to the conservation of heritage assets. There is a clear opportunity for the site to be made more accessible with interpretation as a way of considerably increasing its significance, particularly its communal value. In such a circumstance, there would be space for sympathetically designed and sited visitor facilities, however; overall, it is considered to be incompatible with large-scale commercial development.*

### **Great Burdon (Site Ref: 20)**

*The Great Burdon proposed allocation site, encompassing a total area of 88.39 ha, is a greenfield site located to the east of Darlington near the villages of Great Burdon and Haughton-le-Skerne, and centred at NGR NZ 32164 15813. The site is bounded by the River Skerne to the west, the A1150 to the north, the A66 to the east, and the B6279 to the south.*

*It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:*

- Infilling the area around the Scheduled World War II Decoy Shelter (NHLE 1020759) with dense development within the immediate vicinity of the site would be considered inappropriate, as it would divorce the site from its original rural landscape context and have a negative impact upon its significance. The scale and position of any proposed development should respect a sizeable buffer around the shelter as well as consider the opportunity to improve accessibility to and interpretation of the site as part of the development whilst preserving the most significant elements of its setting.*
- The location of the World War II decoy fires and safety enclosures associated with the decoy shelter is not known but may fall within the boundary of the allocation site. As such, any proposed development will need to consider an appropriate programme of archaeological evaluation and monitoring during groundworks to ensure their locations, if present, are identified and recorded.*
- Any proposed development will need to consider an appropriate programme of targeted archaeological evaluation/mitigation to determine the presence and level of survival of those features identified during the 2014 geo-physical survey (E65349; Villis 2014) and ensure they are suitably investigated and recorded prior to development.*
- Any development is encouraged to incorporate the historic route of the Stockton and Darlington Railway, now a*



*public footpath, bounding the site to the south. By providing improved access and interpretation, such as signage and information boards, development within this area would contribute to the long-term goals of the S&DR Heritage Action Zone (HAZ) delivery plan. By making the site more accessible and well-known, development could help establish the railway as a major heritage tourism attraction, thereby contributing to the regeneration and economic growth of the local area.*

- *It is considered that development is inappropriate on or immediately around Burdon Hill, within the vicinity of the scheduled World War II Decoy Shelter, and the fields to the west bounded by the River Skerne due to the setting impacts on the surrounding listed buildings. As per paragraph 194 of the NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55).*
- *Historic field boundaries as identified above should, where possible, be maintained.*
- *It is considered that the southern part of the site to the south-east of Burdon Hill is the most suitable area for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the cluster of listed buildings in Great Burdon, including Great Burdon Farm, as well as the Haughton-le-Skerne Conservation Area and listed buildings within, thereby preserving their significance. Development within this area between the historic line of the Stockton and Darlington Railway to the south and the scheduled World War II Decoy Shelter to the north would provide the opportunity to enhance both accessibility and interpretation of these sites.*

#### **Ingenium Parc (Site Ref: 356)**

*The Ingenium Parc proposed allocation site comprising 40.8 ha is a greenfield site located to the south-east of Darlington centred at NGR NZ 31369 13328. It is bounded by the railway line to the south, the Cummins Engine Factory complex to the north, an industrial estate to the east and Salters Lane to the west.*

*It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:*

- *It is considered that development is inappropriate to the immediate south of the Grade II\* listed Cummins Engine Factory buildings due to the strong potential for a negative impact upon its original designed landscape setting. As per paragraph 194 of the NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55).*
- *Further to the above, there is an opportunity for the development to preserve and enhance the designed landscape of the Cummins Engine Factory complex at its northern extent by retaining and adding to the existing planting, thereby providing further attractive screening from any subsequent development.*
- *Historic field boundaries as identified above should, where possible, be maintained.*
- *It is considered that the southern and western parts of the site are the most suitable areas for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the listed buildings associated with the Cummins Engine Factory.*
- *Any proposed development will need to consider an appropriate programme of targeted archaeological evaluation and mitigation to determine the presence and level of survival of those features identified, particularly in the southern part of the allocation area, and ensure they are suitably investigated and recorded prior to development.*
- *Considering that the area most suitable for development from a setting perspective also holds the strongest archaeological potential relating to a possible Bronze Age/Romano-British settlement site, a balanced judgement of the potential physical and setting impacts will be required in choosing where to situate any future development.*

#### **Skerningham (Site Ref: 251)**

*The Skerningham proposed allocation site, encompassing a total area of 492.5 ha, is a greenfield site located to the north-east of Darlington centred at NGR NZ 30939 17926. The site is bounded by the River Skerne and Barmpton village to the north, residential development at Whinfield/Harrowgate Hill and the A66 to the south, hedgerows and arable fields to the east, and residential development off the A167 at Beaumont Hill to the west.*

*It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:*

- *It is considered that the southern part of the site is the most suitable area for development both in terms of visual impact and setting impacts. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the listed buildings within the site and those immediately beyond the boundary to the north and north-east due to intervening topography. Focusing development within this part of the site, which is itself already bounded by urban development, would allow the northern part of the site and those assets within to retain their rural landscape setting.*
- *There is potential for archaeological remains to survive within the site relating to the Skerningham DMV, previously demolished historic buildings, and other earthworks as identified in the HER. As such, any proposed development will need to consider an appropriate programme of archaeological mitigation to ensure these are properly identified and recorded in advance of and throughout development works.*
- *Historic field boundaries as identified above should, where possible, be maintained.*
- *Any development is encouraged to retain and incorporate the Second World War pillbox in the south-west area of the site, as well as preserve some, if not all, of its original intended views within the landscape. In doing so and providing improved interpretation, such as signage and information boards, development within this area could contribute to making the site more well-known and accessible, increasing its overall communal value and resulting in a positive impact to its significance.*

#### **Wider Faverdale (Site Ref: 185)**

*The Wider Faverdale proposed allocation site comprising 177.8 ha is a greenfield site located to the north-west of Darlington centred at NGR NZ 27319 18007. The site is bounded by the A68 and A1(M) to the west, Burtree Lane to the north, Rotary Way and the Faverdale Industrial Estate to the south, and the live line of the former Stockton and Darlington Railway to the east.*

*It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:*

- *Infilling the area around the Grade II listed Manor house ruins (NHLE 1121179) with dense development within the immediate vicinity of the site would be considered inappropriate, as it would divorce the site from its original rural landscape context and have a negative impact upon its significance. The scale and position of any proposed development should respect a sizeable buffer around the ruins as well as consider the opportunity to improve accessibility to and interpretation of the site as part of the development whilst preserving the most significant elements of its setting.*
- *The area to the south of Whessoe Grange Farm forms part of the site of the posited Whessoe DMV which is itself adjacent to the extensive Roman Faverdale site. As such, any proposed development will require an appropriate mitigation strategy comprising archaeological evaluation and recording, as a minimum, in advance of groundworks to identify and record the extent, survival, and date of any associated remains prior to redevelopment.*
- *The development should also consider the potential for remains pertaining to the early infrastructure of the Stockton and Darlington Railway to survive at its eastern extent, which will require some form of mitigation, most likely archaeological monitoring during any groundworks in this area.*
- *In order to prevent a large concentration of urban development in a predominantly rural landscape, the proposed development should avoid developing the eastern extent of the site where it bounds areas of permitted development.*
- *Given the prominent views possible from High Faverdale Farm, the development should consider avoiding areas of dense development to the immediate south and east of the asset. This would minimise the impact to its significance as a result of substantially altered views.*

# 1. INTRODUCTION

## 1.1 PROJECT BACKGROUND AND DOCUMENT OVERVIEW

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability for development from a historic environment perspective across a total of seven proposed local plan allocation sites. The purpose of this HIA is to provide baseline information on the cultural heritage resource within each proposed allocation site, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. The assessments presented below are geared towards determining the ‘soundness’ of each local allocation site against the tests of local plan allocation presented in the National Planning Policy Framework (NPPF), considering potential impacts of hypothetical development within each area. This leads ultimately to a determination of soundness or otherwise, as well as a detailed summary of key constraints and opportunities that any proposed future development would need to address or consider.

The report is set out as a series of self-contained chapters forming the baseline consideration, assessment, discussion and conclusion for each proposed allocation site in turn. Gazetteers of all known heritage assets have been compiled into the appendices for ease of reading within the main chapters.

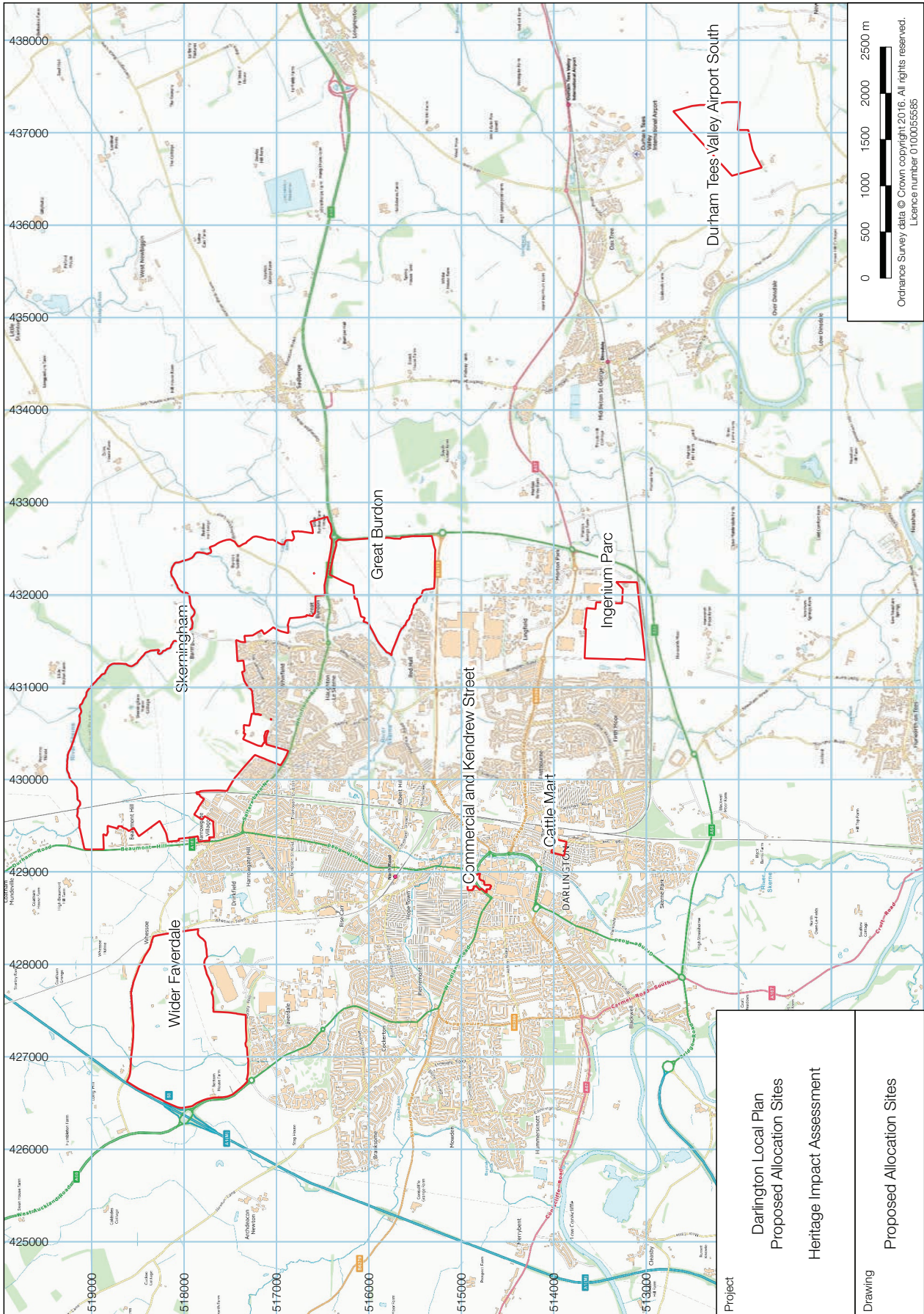
## 1.2 SITE LOCATIONS

The sites proposed for allocation, along with key metrics, are given in the table below and shown in the location figure for each respective site:

Site Name	Site Ref	Area (ha)	Centre Point Grid Ref
Cattle Mart	11	2.16	NZ 29268 13944
Commercial/Kendrew Street	271	2.4	NZ 28870 14822
Durham Tees Valley Airport South	362	39.30	NZ 36975 12180
Great Burdon	20	88.39	NZ 32164 15813
Ingenium Parc	356	40.80	NZ 31369 13328
Skerningham	251	492.5	NZ 30939 17926
Wider Faverdale	185	177.8	NZ 27319 18007

Table 1.1 Proposed allocation site sizes and locations





## 2. CATTLE MART (SITE REF: 11)

### 2.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Cattle Mart from a historic environment perspective in accordance with extant legislation, policy and guidance. The proposed allocation site is named after the function of the site as a cattle market. Throughout this document, the shorthand of 'Cattle Mart' will be used to refer to the allocation site. Where reference is made to the cattle market itself, this will be made clear within that section.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around Cattle Mart, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

Features and/or assets identified throughout the course of work have been assigned a unique identifier (i.e. CM001) and are listed below in Table 2.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

### 2.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site, encompassing a total area of 2.16 ha, is situated along the west site of Park Lane centred at NGR NZ 29268 13944. The site, which is still operational, has functioned as a cattle market since the mid-19<sup>th</sup> century following the relocation of the traditional cattle market within Darlington town centre. It is, for the most part, self-contained with an almost complete circuit of altered historic boundary walls and railings enclosing the complex, which itself is bounded by Park Lane to the east, Waverley Terrace to the north, Clifton Road to the west, and an alleyway to the south.

### 2.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

### 2.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.’ (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this site assessment will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

## 2.5 SUMMARY OF METHODOLOGY

### 2.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four ‘values’ contributing to significance: <ul style="list-style-type: none"> <li>• Evidential</li> <li>• Historical</li> <li>• Aesthetic</li> <li>• Communal</li> </ul>
NPPF (MHCLG 2019)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’: <ul style="list-style-type: none"> <li>• Archaeological</li> <li>• Architectural</li> <li>• Artistic</li> <li>• Historic</li> </ul>
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 2.1 Criteria for assessment of significance



### 2.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

### 2.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

### 2.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.



Figure 2.1 Location and extent of the Cattle Mart proposed allocation site

## 2.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a site walkover undertaken on 8th May in overcast conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

### 2.6.1 GEOLOGY AND GEOMORPHOLOGY

As the site is previously developed (brownfield), it is not considered that the underlying geology and geomorphology are relevant to this assessment.

### 2.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

#### 2.6.2.1 DESIGNATED

There are no designated heritage assets recorded within the proposed allocation site.

#### 2.6.2.2 NON-DESIGNATED

There are no records within the HER relating to historical/archaeological sites or findspots within the proposed allocation site; however, several of the brick-built buildings associated with the cattle market were identified during the site visit and for the purposes of this assessment, are considered to be a non-designated heritage asset (CM001). As previously noted, the site has functioned as a cattle market since the mid-19th century, following a highly contested relocation from the town centre sparking fears it would result in a loss of trade. Although it predates the current Bank Top Station building, its position close to the railway proved critical for the movement of cattle and other animals throughout the late 19th and early 20th century. The market today has a layout and brick buildings typical of the use, including two octagonal auction ring buildings, partially altered and of different dates.

The older of the two auction mart buildings, which dates from the late 19th century, sits prominently within the site and features a series of shallow recessed areas with dentilled cornicing detail. Although there have been some alterations to the building, its form and historic fabric remain intact for the most part and contain inherent historical illustrative and aesthetic value. There is also a substantial English brick bond boundary along the southern extent of the site, with partial sections surviving elsewhere around the site (CM002). It should be noted that several other brick-built buildings adjacent to the auction mart building, although altered, are a contributory factor to the group value within the site. Finally, it is considered that the modern auction mart sheds hold no heritage value.

### 2.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

#### 2.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are:

- Two conservation areas
- One Grade II listed Registered Park and Garden
- One scheduled monument
- One Grade I listed building
- 11 Grade II\* listed buildings
- 156 Grade II listed buildings

Those assets most pertinent to the proposed allocation site are discussed below.

#### *West End Conservation Area*

The West End Conservation Area is an inner suburban area of the town, located c. 260 m to the south-west of the Cattle Mart site. West End is a mix of high- and low-density residential housing comprising Victorian and Edwardian town houses and detached villas set in substantial grounds. The housing is typical of a planned middle-class development of its era, with predominantly high-quality brick-built structures constructed around





Figure 2.2 View of late 19th-century auction mart building



Figure 2.3 View of late 19<sup>th</sup>-century auction mart building. Note modern sheds





Figure 2.4 View of auction mart complex



Figure 2.5 English-bond brick boundary at southern extent of the site





Figure 2.6 View of brick boundary around part of the site



Figure 2.7 Surviving section of brick-built boundary



a network of wide roads, streets and crescents. West Gate was developed from open farmland in the mid-19<sup>th</sup> century as the increasing prosperity of Darlington increased demand for high quality housing beyond the bounds of the old town's medieval street plan and was developed in fits and starts by the Cleveland Estates as roads opened up development opportunities across the site. Of particular note are large unostentatious villas built by Darlington's wealthy Quaker families, whose presence in the area is still felt in the form of lodges, gatehouses, walls, hedges and other boundaries that once formed the edges of their estates and still influence the geography of the area today (Darlington Borough Council 2010, 7). The south-eastern part of the conservation area, which is the closest to the proposed allocation site, primarily encompasses the boundary for the Grade II listed South Park (NHLE 1001278), discussed in more detail below.

#### *Victoria Embankment Conservation Area*

Located c. 170 m west of the Cattle Mart site, the Victoria Embankment is a stretch of artificial riverbank bordering the River Skerne. It comprises both a flat expanse of grass and a row of high quality Victorian terraced houses which the embankment was built to support. Using topsoil brought from the landscaping of the nearby South Park, an embankment was built alongside the newly canalised River Skerne, which had been transformed from a narrow meandering river to straighten it and reduce the risk of flooding in the Stonebridge area of the town. Newly tamed, high density housing was built alongside, and local sources suggest it was intended that the Embankment could be used as an entrance to South Park from the river, though no evidence exists of any landing places today (Darlington Borough Council 2007, 1-2). In order to facilitate its new use as a pedestrian thoroughfare, ornate cast-iron posts and chains brought from the cattle market were installed along the riverbank as a safety feature—some of which are still in situ today. Most of the park is still broadly the same as when it was when it was created, though the north end of the site has been negatively impacted by the construction of the A167 and its associated modern concrete bridge in 1973, replacing an earlier brick construction.

#### *Grade II listed South Park, Registered Park and Garden (NHLE 1001278)*

South Park, a 26-hectare mid-19<sup>th</sup>-century park laid out in 1851 for public use, is situated on the southern edge of Darlington, c. 250 m south-west of the proposed allocation site (Historic England 2019). Today, the park is accessed via a set of gates at the northern lodge, leading to a main avenue surrounded by several amenities and landscape features including bowling greens, tennis courts, a pavilion with a clock tower, a lake with three islands, lines of poplar trees, playing fields and grassed areas. Within the park, there is also a late 19<sup>th</sup>-century Grade II listed cast-iron octagonal bandstand (NHLE 1121246) and a mid-19<sup>th</sup>-century Grade II listed terracotta fountain (NHLE 1322956). In relation to the proposed allocation site, views are limited to and from the park.

#### *Grade II\* listed Bank Top Railway Station (Main Building) (NHLE 1310079)*

Bank Top, which is situated adjacent to the proposed allocation site, was built in 1841, the second station to be built in Darlington, constructed to take advantage of the new Great North of England Railway which passed to the south-east of the town. The brainchild of Quaker businessman John Pease, the station connected Darlington to York and all points south, initially carrying minerals but opening to passengers by 1846 (Emett 2007, 21). The year after its construction, the station had already greatly altered the character of the area, amassing a collection of associated buildings including: a railway shed, a coal depot, a church, a railway hotel and a Sunday school, as well as alms houses and cottages. It was said at the time that the building of Bank Top inspired 'a new town' to arise east of the Skerne (Cookson 2003, 69).

Despite its success, Bank Top was thought to be very small, even for the time, and within 20 years a replacement was being considered. Built on the same site as the old station, the new station was opened in 1860 allowing it to accommodate the ever-expanding level of traffic through the area, which was the fastest stretch of railway in England. However, even this new station was not fit for purpose as by 1887 the site expanded with a brand-new building which was large enough to incorporate the older elements from 1841 and 1860 and included a roundhouse and coaling facilities (Cookson 2003, 162). This new station featured new sidings and goods lines, connecting the south end of the station to the Stockton and Darlington Railway—supplanting the original North Road Station that was built for the purpose (Crystal 2017, 72). To reflect its new role, the station was renamed Central Station, but it eventually reverted to its original name of Bank Top (Emett 2007, 21-22).

This new station was a significant upgrade, an Italianate design with a tall central clock tower of four stages with a crested pyramidal roof designed by T.E. Harrison and William Bell, and costing £81,000 (Leeds Mercury, 1 July 1887). Typical of large stations of the time, it featured an iron-framed barrelled roof with two spans, as well as quasi-Corinthian detailing on the columns and a partially glazed roof (Historic England 2019). It was equipped

with an island platform accessed via iron bridges, handsome iron railings and all the amenities of a busy interchange on a major route, including a ticket office, supervisor's office, luggage and freight rooms, public conveniences and waiting and refreshment rooms (Emett 2007, 21-22). This building remains today in a largely similar configuration, with the most significant changes resulting from the end of steam services in Darlington, which led to the demolition of the station's roundhouse and coaling plant in 1967. Similarly, electrification of the line in 1984 led to the demolition of the site's diesel shed in 1990 (Cookson 2003, 162).

In relation to the proposed allocation site, views from the station looking south along Park Lane are generally open, in part due to the existing car park at the eastern boundary of the site. This, combined with the comparatively smaller scale of surrounding development, makes the station a prominent focal point within the wider area, as the tall clock tower is visible from around the station.

#### 2.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 277 records within the HER relating to historical/archaeological sites or findspots, some of which are duplicates of designated heritage assets already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include:

- H6970 - Victoria Road Methodist Church, Darlington
- H64835 - Coachman Hotel, Victoria Road, Darlington

Several other non-designated heritage assets not recorded within the HER were also identified, particularly associated with the railway heritage of this part of Darlington. The most pertinent of these is the District Superintendent's Building (CM003), situated along the eastern side of Park Lane directly opposite the site boundary. Built in 1922 to support railway operations, its architectural style reflects that of the Bank Top Station building. Given its proximity to the building, there are open views to and from the proposed allocation site.



Figure 2.8 Bank Top Station





Figure 2.9 Principal view of Bank Top Station looking east from Victoria Road approach



Figure 2.10 View from station entrance looking south-west along Park Lane





Figure 2.11 View from station platform looking south



Figure 2.12 View looking north along Park Lane from the south-east corner of the site



Figure 2.13 View of the station from the north-east corner of the site

Situated further south along Park Lane is the LNER's Engineer's Department building (CM004), an attractive Art Deco style single-storey building constructed in 1932. It is situated to the south-east of the proposed allocation site; however, due to the angle of Park Lane, no meaningful views of the site are possible. The District Engineer's Office (CM005), built in 1913, sits perpendicular to the main station building, its principal façade facing south into a compound. Although it appears to still be connected to the main station building, there is no internal link between the two today. There is also a series of low brick and stone walls with metal railings (CM006) running along the western boundary of the station, most likely built in the early 20th century designed to match the earlier 19th-century style of infrastructure.

Finally, the Croft Branch of the Stockton and Darlington Railway, which was built in 1829 and sold to the Great North England Railway (GNER) connecting York to Newcastle in 1841, runs through Bank Top Station today (Cookson 2003, 68). It should be noted that the District Superintendent's Building and LNER Engineer's Department, given their close proximity and functional association to the railway station, could both be considered curtilage listed in relation to Bank Top Station (North of England Civic Trust 2017, 5).

#### 2.6.4 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until the 1838 tithe map (IR 29/11/75), at which time the site comprises rural grassland fields; the cattle market would not relocate there until 1878. Much of the land within the vicinity of the site was owned by John Beaumont Pease and John Church Backhouse, both members of prominent Quaker families in Darlington. By 1858, the railway line and Bank Top Station, labelled Darlington Station, are visible, with the area of the proposed allocation site labelled as 'High Park Fields'.

The 1899 Ordnance Survey map shows significant development taking place around the former High Park Fields following the expansion of the railways. New additions include residential development along Waverley Terrace to the north of the cattle market, now clearly labelled, as well as brickworks to the west. The cattle market itself is laid out in a series of east-west-oriented stalling with two round buildings in the south-west corner of the site,





Figure 2.14 Principal façade of District Superintendent's Building as viewed from within the site, facing east



Figure 2.15 LNER Engineer's Department building





Figure 2.16 View from LNER Engineer's Department building, looking north along Park Lane



Figure 2.17 North-facing façade of District Engineer's Office

most likely auction mart buildings. This remains the case in the 1923 Ordnance Survey map; however, the area around the Cattle Mart has been entirely infilled with development, including residential terraces to the west and south of the site, creating an area of open space enclosed on three sides. By 1939, the Cattle Mart site has been further developed with an abattoir at its eastern extent where the car park is situated today, shortened stalls and several new buildings to the western extent of the site, including a central octagonal building, probably an auction mart.

Between 1956 and 1970, the stalling has been mostly removed, with further buildings added to the abattoir and the cattle market having developed extensively. The entire western half of the site is shown occupied by buildings and resembles much of the layout visible today, with two round auction marts and a series of larger buildings, possibly sheds. A central building within the site is labelled as a 'bank', which was likely opened to facilitate transactions for buying and selling cattle. The buildings and infrastructure associated with the abattoir have been cleared by the 1991 Ordnance Survey, probably in advance of converting this area into car parking. This form and layout of the site remains broadly the same until the present day.

The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1838	Tithe Map	IR 29/11/75
1858	1 <sup>st</sup> Edition Ordnance Survey	
1899	Ordnance Survey	
1923	Ordnance Survey	
1939	Ordnance Survey	
1947	Ordnance Survey	
1952	Ordnance Survey	
1956	Ordnance Survey	
1970	Ordnance Survey	
1991	Ordnance Survey	

Table 2.2 Historic Ordnance Survey mapping consulted

### 2.6.5 IDENTIFIED ASSETS

Feature No.	Basic Description	Approximate Date
CM001	Historic Cattle Mart brick buildings	Mid to Late 19 <sup>th</sup> century
CM002	English-bond brick boundary	Mid-19 <sup>th</sup> century
CM003	District Superintendent's Building	20 <sup>th</sup> century
CM004	LNER's Engineer's Department Building	20 <sup>th</sup> century
CM005	District Engineer's Office	20 <sup>th</sup> century
CM006	Low brick and stone walling with metal railings	20 <sup>th</sup> century

Table 2.3 Features identified from LiDAR, historical mapping and site visit

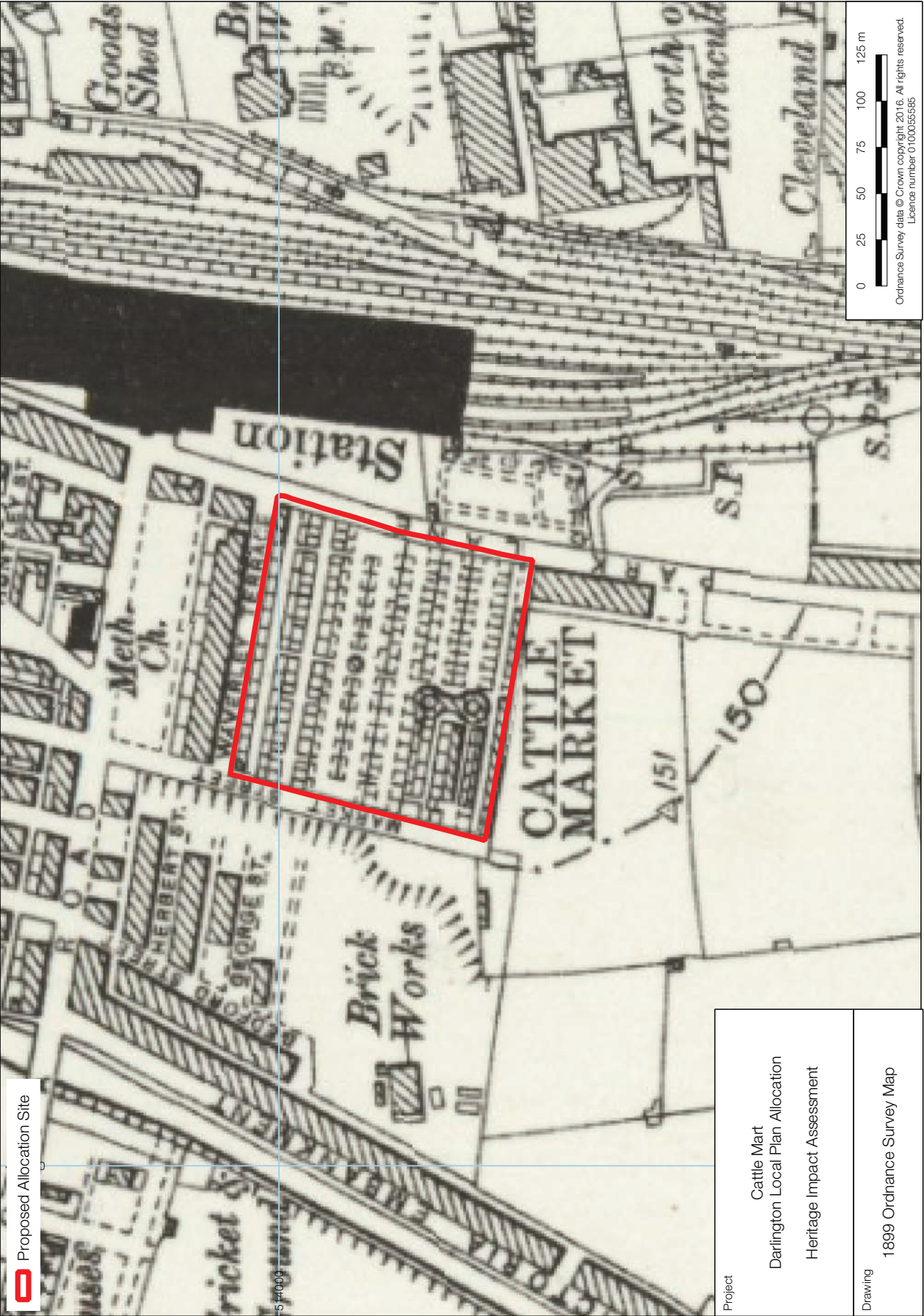
### 2.6.6 HISTORIC LANDSCAPE CHARACTERISATION (HLC)

The proposed allocation site of Cattle Mart is characterised as a post-medieval settlement site by Durham County Council's Historic Landscape Characterisation (HLC) classification (HLC ID: 11758).

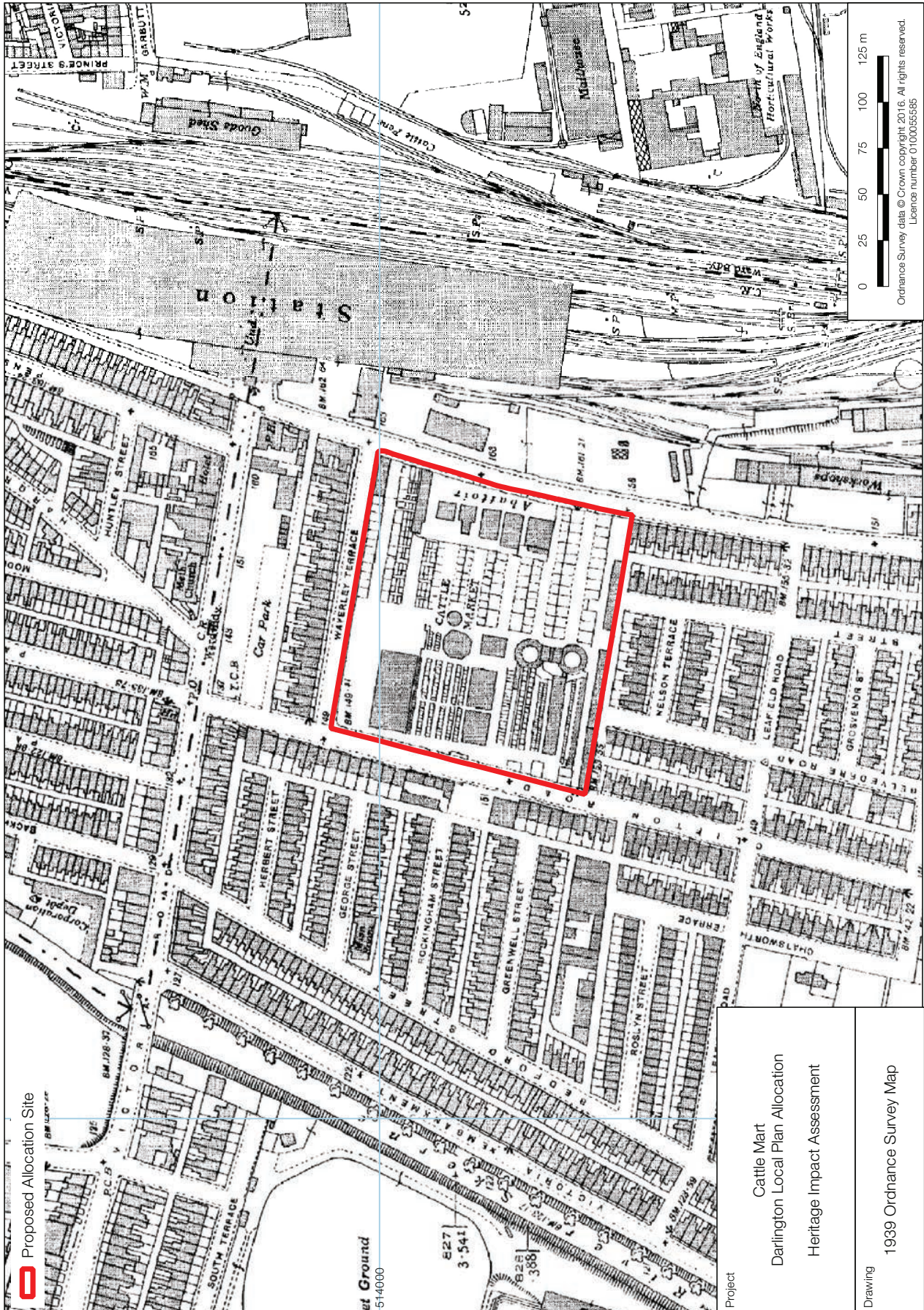
### 2.6.7 PREVIOUS WORK

There is a total of 67 records within the HER relating to previous archaeological projects or events within the

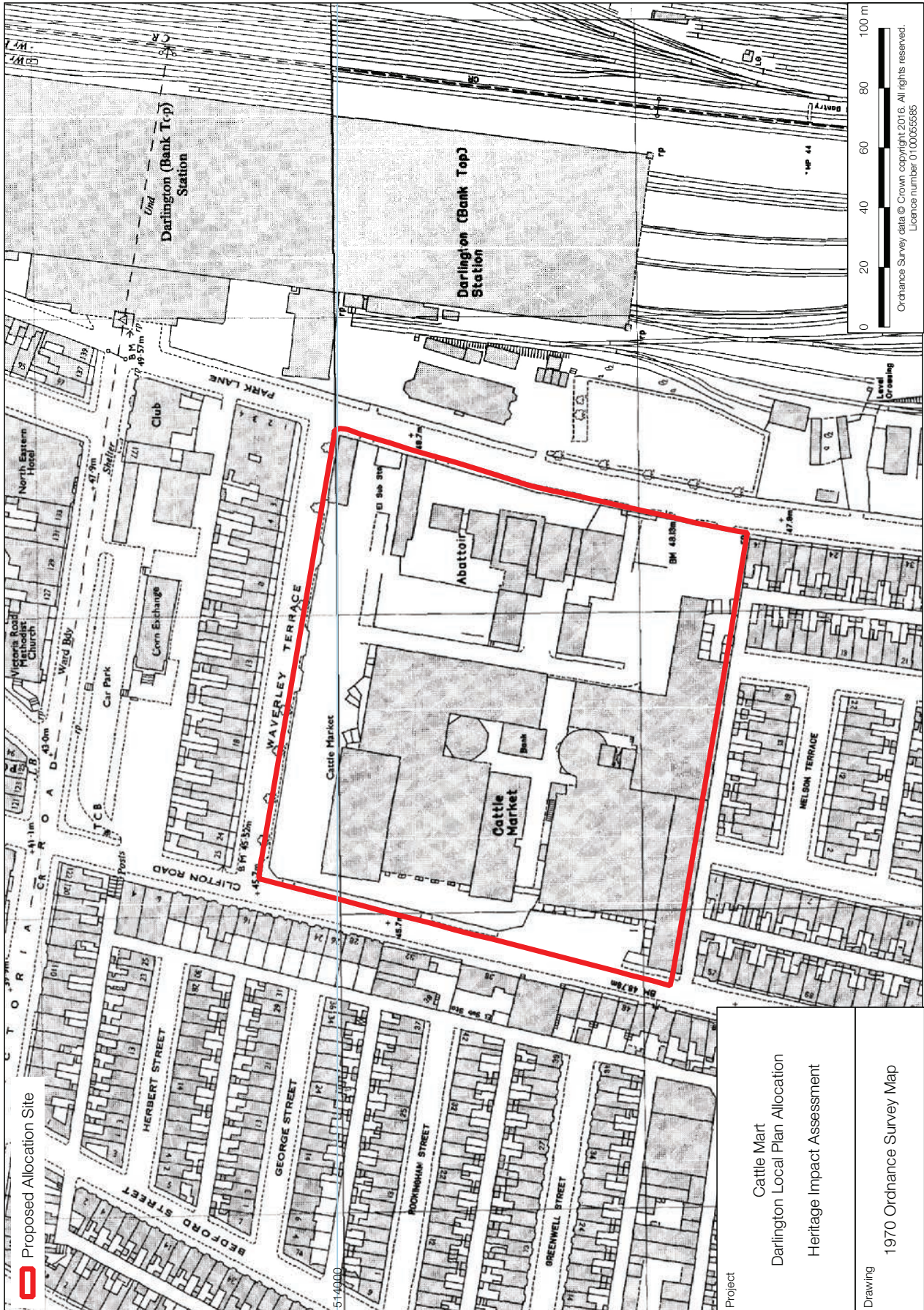














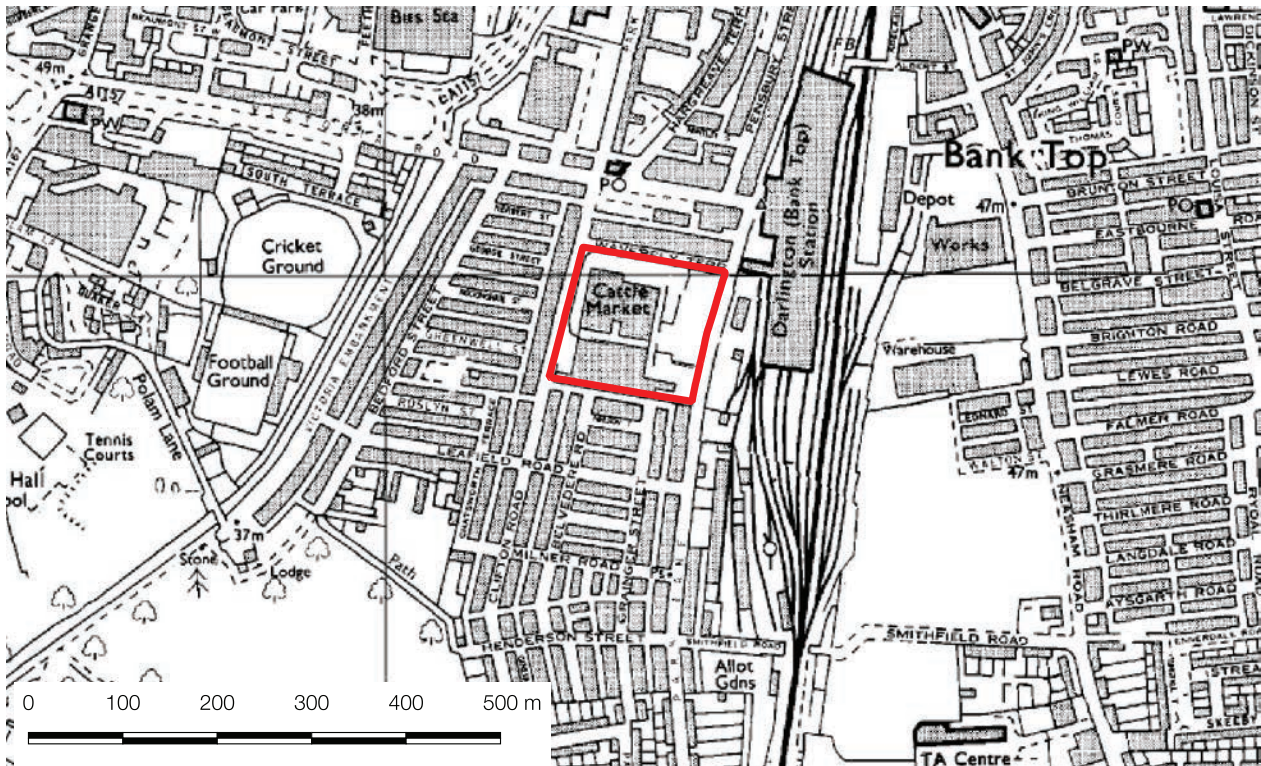


Figure 2.21 1991 Ordnance Survey mapping showing proposed allocation site

1 km study area, none of which fall within the proposed allocation site. Given the self-contained nature of the Cattle Mart and lack of association to previous events carried out within the study area, none of these records are considered pertinent to the site or this assessment.

It is worth noting that, although not recorded in the HER, a statement of significance for Bank Top Station was undertaken in 2017 by the North of England Civic Trust. The document outlines seven distinct character areas around the station, and the proposed allocation site is located within the Railway Corridor character area (North of England Civic Trust 2017, 6). The Railway Corridor character area encompasses the line of the railway, Bank Top Station and associated infrastructure including several operational buildings. It is a focal point within the vicinity of the station and connects the other character areas (North of England Civic Trust 2017, 20). The LNER Engineer's Department building (CM004) to the south of the station, built in 1932, is still operational and likely to retain historical illustrative value in the form of surviving features, such as 'sidings, turntable, or cattle pens' (*ibid.*).

## 2.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.



Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Historic Cattle Mart Buildings (CM001 and CM002)	<p>Setting: The historic cattle market buildings within the proposed allocation site derive an important contribution to their significance from the enclosed, self-contained nature of the site, which is in part achieved by the surrounding brick-built boundary walls.</p> <p>Evidential: It is considered that the cattle market buildings contain limited evidential value; however, there is potential for remains pertaining to the former abattoir to survive archaeologically in the eastern area of the site.</p> <p>Historical: The historical illustrative value lies within the distinct form of the buildings, particularly the older octagonal auction mart, and its spatial association to the other market buildings, which contribute to its legibility as an auction market.</p> <p>Aesthetic: Some of the buildings, such as the late 19<sup>th</sup>-century octagonal auction mart, although somewhat altered, hold some aesthetic value as a contributor to its significance.</p> <p>Communal: The site contains inherent social value given its longevity as a cattle market, which still operates today, and its association with Darlington's industrial heritage.</p> <p>It is considered that the modern breezeblock sheds within the site hold no heritage value and detract from the overall significance of the more historic buildings.</p>	<p>There is a strong potential for the historic cattle market buildings, particularly those dating to the late 19<sup>th</sup> century, to be physically impacted as a result of redevelopment, ranging from partial to complete demolition or significant alterations to historic fabric. This would inevitably result in a moderate to high negative impact upon its significance.</p> <p>Given the possibility for remains pertaining to the abattoir to survive at the eastern extent of the site, there is some potential for them to be physically impacted by any groundworks in the current car park, although these may have been truncated.</p>	<p>Infilling this area with prominent or dense development which significantly disrupts their spatial association to one another has the potential to result in a negative impact.</p>
Grade II* Listed Bank Top Station (NHLE 1310079)	<p>Setting: The station derives an important contribution to its significance from its prominent position within this part of Darlington, particularly views looking east along the key approach of Victoria Road towards its principal façade. Generally open views with smaller scale development along Park Lane also contribute to its prominent setting.</p> <p>Evidential: Given the highly documented history of the station, it is considered to hold limited evidential value.</p> <p>Historical: The station contains inherent historical associative value to several elements of Darlington's history, including the advent of the railway, the Quaker influence and its rich industrial heritage. Although the station has been substantially altered and extended since its construction, the historic fabric of the original station was incorporated into later iterations and still survives today. As such, the physical fabric of the station is also considered to hold historical illustrative value relating to the development of the building over time.</p> <p>Aesthetic: Its design and construction using traditional red brick holds a considerable amount of aesthetic value, particularly the prominent central clock tower.</p> <p>Communal: The site contains inherent communal value given its longevity as a station, which still operates today, and its association with Darlington's railway heritage.</p>	<p>The distance of this asset and nature of the proposed development precludes any physical impacts upon its significance.</p>	<p>Views from the station looking south along Park Lane towards the proposed allocation site are currently open in nature, due to the existing car park. Infilling the eastern boundary of the site, which forms part of these views, would potentially detract from the station's setting. This impact would be magnified should the scale of development be such that it competes with the prominence of the station building, which would also infringe upon views looking north along Park Lane towards Bank Top.</p>



Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Stockton and Darlington Railway	<p>Setting: The original landscape setting of this portion of the railway line has been substantially altered, with the infill of modern development forming part of wider views. Views to and from the proposed allocation site are primarily screened and so do not form a component part of the railway's setting.</p> <p>Evidential: Considering that the original railway track has been substantially altered after its incorporation into the GNER, it is considered that the surviving elements of the Croft Branch Line hold limited evidential value.</p> <p>Historical: The section of the Croft Branch Line which still runs through Bank Top today holds inherent historical value given its association to the first steam-operated railway in the world.</p> <p>Aesthetic: It is not considered that this section of the railway line holds any aesthetic value.</p> <p>Communal: It is considered that the Croft Branch Line of the former railway holds some communal value, although this element of its significance is intangible, and its experience is limited since it continues to operate as a live line.</p>	<p>The distance of this asset and nature of the proposed development precludes any physical impacts upon its significance.</p>	<p>It is not considered that the proposed allocation site contributes to the setting of this live branch of the former Stockton and Darlington Railway, nor does it form part of any meaningful views. As such, it is considered that any development within the site would result in a neutral impact upon its setting.</p>
District Superintendent's Building (CM005)	<p>Setting: Its proximity to the station and spatial association to the other railway offices form a strong component of the building's setting.</p> <p>Evidential: As above, the building is considered to hold limited evidential value.</p> <p>Historical: The construction of the building was a direct result of the expansion of the railway within Darlington, particularly around Bank Top where other buildings were developed to support the operation of the station. This is considered to hold historical illustrative value relating to this expansion and the requirement for further infrastructure to support it. Its links to the main station at Bank Top also gives this building inherent historical associative value.</p> <p>Aesthetic: Constructed in a similar design and style to match the station and other buildings associated with the railway, it is considered that the building holds some aesthetic value, particularly its principal west-facing façade.</p> <p>Communal: Its association with the railway line and Darlington's industrial heritage provide some limited communal value although, as above, it is a less tangible experience.</p>	<p>The distance of this asset and nature of the proposed development precludes any physical impacts upon its significance.</p>	<p>As there are open views between the principal façade of the District Superintendent's Building and the Cattle Mart proposed allocation site, there is a strong potential for development to impact its setting; however, this is dependent on scale and design.</p> <p>Furthermore, depending on the density of development, particularly within the eastern half of the site, there is potential for disruption to the spatial association of the building to the station by removing the ability to appreciate them within the same view.</p>

Table 2.4 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

## 2.8 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Equally, constraints can take the form of sites of archaeological potential which could have a considerable impact on the location and viability of certain kinds of development. Opportunities to introduce change can often be found in areas which currently detract from the significance of a heritage asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. In addition, opportunities can also often be found to augment underappreciated elements of a heritage asset through sympathetic development or works accompanying that development. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

### 2.8.1 CONSTRAINTS

The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The development should seek to retain some of the historic fabric within the site, in particular the older market buildings, and incorporate them as part of the re-development. This would adhere to the recommendation for the 're-use of historic buildings' within the <i>Town Centre Fringe Conservation Management Plan</i> (Darlington Borough Council 2013, 15).
Any new buildings introduced as part of the development should be of an appropriate scale so as not to compete with the more prominent height of Bank Top Station, particularly the clock tower. To limit setting impacts, the development should take design cues from the surrounding area and make use of sympathetic materials—in particular, brick—and, where possible, retain the overall arrangement of built form within the site. The defined brick-built boundary and railings around the site should also be preserved.
It is considered the development would be most appropriate set back from Park Lane leaving an open space at the front, as existing, which would preserve open views along Park Lane and limit any potential setting impacts upon the Grade II* listed Bank Top Station (NHLE 1310079).

Table 2.5 Summary of historic environment constraints

### 2.8.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

Opportunities
Given the site's strong industrial heritage, there is an opportunity to preserve and enhance the surviving historic fabric and preserve the historical use of the site in the designs for redevelopment. This could be accomplished by re-using some of the historic buildings and retaining or taking cues from their arrangement, both of which would preserve its legibility as a former auction mart, resulting in a positive impact upon the experience of the site and therefore, its significance.
As previously noted, the modern breezeblock sheds within the site hold no intrinsic heritage value. They are, however, demonstrative of the character and former use of the site as a functional cattle market. Although removing them could be considered to better reveal the significance of those historic buildings identified as worthy of retention, there is also an opportunity to acknowledge and recreate the current layout of the site with better quality built form, thereby preserving this aspect of its significance and resulting in a strong positive impact.

### Opportunities

The site's proximity and association to Bank Top Station also presents an opportunity to improve interpretation of the Stockton and Darlington Railway Heritage Action Zone (HAZ). Doing so would help support the long-term recognition and conservation of the railway as a world-class heritage attraction and therefore fulfil the criteria outlined within the HAZ delivery plan.

Table 2.6 Summary of opportunities to maximise enhancement and avoid harm

## 2.9 CONCLUSION

It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- It is considered that the western half of the proposed allocation site is the most suitable area for development. Being set back from the main road, retaining an open space to the eastern half along Park Lane would preserve open views and limit setting impacts to the surrounding heritage assets. Infilling the eastern half of the site would be considered inappropriate as it would impinge upon these views.
- Several of the historic buildings within the proposed allocation site have been identified as non-designated heritage assets. In line with the *Town Centre Fringe Conservation Management Plan* (Darlington Borough Council 2013), any proposed development is strongly encouraged to retain and re-use elements of this historic fabric as part of the site's redevelopment.
- Given the potential for remains pertaining to the former abattoir to survive underneath the existing carpark, any groundworks in this part of the site are likely to require archaeological evaluation and mitigation.
- Any development is encouraged to respect the historic grain of development within the immediate vicinity and be of an appropriate scale and design so as not to compete with the more prominent buildings in the area, particularly Bank Top Station. The design should also seek to incorporate the use of sympathetic materials and, where possible, retain or recreate the arrangement of built form within the site.

### 3. COMMERCIAL/KENDREW STREET (SITE REF: 271)

#### 3.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Commercial/Kendrew Street from a historic environment perspective. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within Commercial/Kendrew Street, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

#### 3.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site comprising 2.4 ha. is a brownfield site currently in use as a car park within the town centre of Darlington centred at NGR NZ 28870 14822. The site is situated between Commercial Street to the south and east and Gladstone Street to the north, bisected by St Augustine's Way. It is also located between the Northgate and Town Centre Conservation areas.

#### 3.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

#### 3.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and



- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.’ (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this document will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

## 3.5 SUMMARY OF METHODOLOGY

### 3.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four ‘values’ contributing to significance: <ul style="list-style-type: none"> <li>• Evidential</li> <li>• Historical</li> <li>• Aesthetic</li> <li>• Communal</li> </ul>
NPPF (MHCLG 2019)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’: <ul style="list-style-type: none"> <li>• Archaeological</li> <li>• Architectural</li> <li>• Artistic</li> <li>• Historic</li> </ul>
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 3.1 Criteria for assessment of significance

### 3.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute

- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

### 3.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

### 3.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.

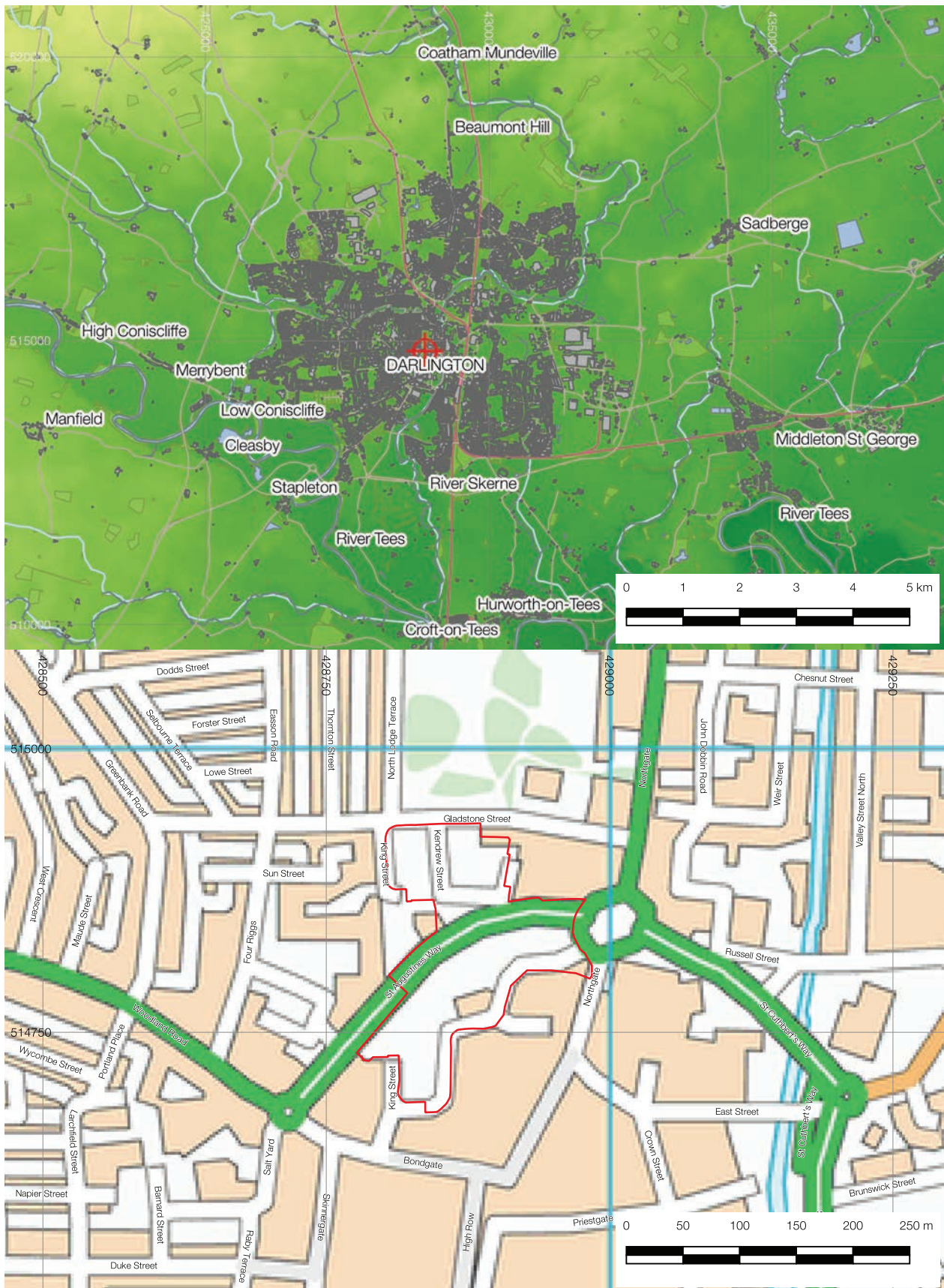


Figure 3.1 Location and extent of the Commercial/Kendrew Street proposed allocation site



## 3.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a site walkover undertaken on 4<sup>th</sup> April in clear and bright conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

### 3.6.1 GEOLOGY AND GEOMORPHOLOGY

As the site is previously developed (brownfield), it is not considered that the underlying geology and geomorphology are relevant to this assessment.

### 3.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

#### 3.6.2.1 DESIGNATED

There are no designated heritage assets recorded within the proposed allocation site.

#### 3.6.2.2 NON-DESIGNATED

There are two records within the HER relating to historical/archaeological sites or findspots within the proposed allocation site. The first of these is the site of the 19<sup>th</sup>-century Queen Street Methodist Chapel (H6960), one of the first Primitive Methodist chapels in the county opened in 1822 known as the 'Ranters' Chapel' (Ryder 2004, 21). The building was in use as a church until at least 1914; however, it was demolished in 1970 (*ibid.*). The other record relates to the site of the remains of 19<sup>th</sup>-century market gardens (H61239) uncovered during an evaluation of land next to Commercial Street (E5866), discussed in more detail below. These gardens were cultivated by John Kendrew and his wife prior to the development of business and residential buildings between Bondgate and Northgate in 1826 (Darlington Borough Council 2010, 28).

### 3.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

#### 3.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are:

- Two conservation areas
- One Grade II listed Registered Park and Garden
- One scheduled monument
- One Grade I listed building
- 11 Grade II\* listed buildings
- 156 Grade II listed buildings

Those assets most pertinent to the proposed allocation site are discussed below.

#### *Northgate Conservation Area*

The Northgate Conservation Area is situated to the north of Darlington town centre, bounding the northern extent of the proposed allocation site, which extends c. 15 m into the North Lodge Park Character Area of the conservation area (Darlington Borough Council 2007, 16). Northgate serves as one of the principal approaches into Darlington; however, economic decline has resulted in a run-down appearance at odds with the town's important past (*ibid.* 5). The North Lodge Park Character Area encompasses a large public space featuring mature trees and shrubs centred around the Grade II listed bandstand (NHLE 1121287) and bounded by rows of Victorian terraced housing to the north and west. The quality of the conservation area's southern boundary along Gladstone Street has been negatively impacted by modern development and the introduction of open car parks (Darlington Borough Council 2007, 14). As such, views from within the conservation area looking south towards the proposed allocation site are a contributory negative aspect of the park's landscape setting. Due to the line of mature trees, however, only partial views through the park, and therefore the conservation area, are possible.





Figure 3.2 View from listed bandstand looking south towards proposed allocation site



Figure 3.3 View from listed Central School, looking south-west along Gladstone Street

### *Town Centre Conservation Area*

The Town Centre Conservation Area bounds the western, southern and eastern extents of the proposed allocation site. As a settlement, Darlington dates to the early medieval period as one of the first crossings along the River Skerne (Darlington Borough Council 2010, 6). This is evident in the town centre, where the surviving historic grain of development, including yards and wynds, preserve its medieval origins, although it underwent considerable change following the Industrial Revolution. The industrial boom which characterises much of Darlington's rich history began with the advent of the Stockton and Darlington Railway in 1821, pioneered by Quakers Edward Pease and Jonathan Backhouse (Cookson 2003, 1). The Quakers, a strong influence within Darlington, shaped much of the town's architectural variety, with the construction of various meeting houses using mixed building materials and styles. Many of the buildings within or adjacent to the proposed allocation site reflect this character of mixed development, although modern development and the existing car parks are a negative contributory factor to the significance of the conservation area.

### *Grade II listed South Park, Registered Park and Garden (NHLE 1001278)*

South Park, a 26-hectare mid-19<sup>th</sup>-century park laid out in 1851 for public use, is situated on the southern edge of Darlington, c. 1 km south of the proposed allocation site (Historic England 2019). Today, the park is accessed via a set of gates at the northern lodge, leading to a main avenue surrounded by several amenities and landscape features including bowling greens, tennis courts, a pavilion with a clock tower, a lake with three islands, lines of poplar trees, playing fields and grassed areas. Within the park, there is also a late 19<sup>th</sup>-century Grade II listed cast-iron octagonal bandstand (NHLE 1121246) and a mid-19<sup>th</sup>-century Grade II listed terracotta fountain (NHLE 1322956).

It is considered that the distance and intervening development within Darlington town centre preclude views between South Park and the proposed allocation site, as well as any discernible spatial association between the two. The park does, however, contain some limited historical (associative) value relevant to the proposed allocation site resulting from their mutual association to the Backhouse family: the area to the south-west of the site once formed part of the grounds of the Grade II listed Polam Hall (NHLE 1121294), formerly the residence of Jonathan Backhouse, now in use as a school (Historic England 2019).

### *Listed Buildings*

Of the listed buildings assessed, the following are considered to be most pertinent in relation to the proposed allocation site due to their close proximity:

- Grade II listed Bandstand to West of Bowling Green (NHLE 1121287)
- Grade II listed Central School, East Block (NHLE 1160912)

The Grade II listed bandstand (NHLE 1121287) is a late 19<sup>th</sup>-century octagonal bandstand sat atop a red brick base situated within North Lodge Park. It features a ribbed leaded roof of moderately low pitch as well as various ornamental features including eight cast-iron columns, floral detailing, and an ornamental frieze beneath the eaves (Historic England 2019). Although it is only situated c. 100 m to the north of the proposed allocation site, views to and from the bandstand are limited due to screening by mature trees which line the southern boundary of the park.

The Grade II listed east block of Central School (NHLE 1160912) is situated c. 70 m north-east of the proposed allocation on the north side of Gladstone Street. The building, which was erected in 1896 by G.G. Hoskins, is a two-storey structure constructed in pinkish brick with terracotta dressings and a high-pitched slate roof (Historic England 2019). Due to intervening development along the south side of Gladstone Street, views to and from the proposed allocation site are entirely blocked

### 3.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation site but within the wider 1 km study area there is a total of 275 records within the HER relating to historical/archaeological sites or findspots, some of which are duplicates of designated heritage assets already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include:



PRN	Name	Description
H6967	Union Street 'Bethel'	Early 19 <sup>th</sup> -century chapel (1812-1862), replaced by Union Street (H6968)
H6968	Union Street Congregational Church	Mid-19 <sup>th</sup> -century Gothic church (1862-present) constructed of coursed rubble with ashlar dressings and a Welsh slate roof
H6353	Archer Street Baptist Church	Mid-19 <sup>th</sup> -century Baptist church, extended in the 20 <sup>th</sup> century; now in use as a Freemason's Hall
H6966	Union Row Mission	Orange brick-built block opened in 1894, now a nightclub
H812	Joseph Pease Memorial	Bronze statue of Joseph Pease erected in 1875 as a tribute to early railway pioneers
H6418	Bondgate, First Methodist Church	Site of the first purpose-built Methodist meeting house erected in 1779, now incorporated into Poundstretcher store

Table 3.2 Non-designated heritage assets considered within 1 km of the proposed allocation site

### 3.6.4 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until John Wood's 1826 map of Darlington. This map shows that buildings were present within the proposed allocation site, which became known as the commercial district, at this time. The streets, in stark contrast to the earlier, medieval layout of the town, are laid out in right angles off King Street and Queen Street, typical of 19<sup>th</sup>-century street patterns. Prior to this series of mixed-use development, the site was in use as a market garden owned and cultivated by John Kendrew, one of Darlington's early Quaker entrepreneurs (Cookson 2003, 65). To the north-west of the site, further gardens and a plantation were cultivated by William Backhouse II and his mother, Mary. The Backhouses were another prominent Quaker banking family in County Durham and were involved in financing several ventures, including the Stockton and Darlington Railway (Quakers in the World 2019). In addition to working in the family bank, William, taking after his father, showed a keen interest in horticulture and revolutionised daffodil breeding in the UK, creating a legacy which spanned three generations (Backhouse Rossie Estate 2019). His contribution, and that of his descendants, to the cultivation of daffodils resulted in the introduction of over 400 varieties of the plant, many of which are still grown today (*ibid.*).

This pattern of development remains unchanged in later mapping except for a slight increase in the infill of development, particularly to the south-west of the allocation site, as shown in Dixon's 1840 map. By 1856, the entirety of the proposed allocation site has been infilled with a mixture of residential and business development, including rows of terraced housing and industrial yards, with a timber yard and wheelwright's yard clearly labelled. Within the immediate vicinity of the allocation site, a further series of yards and industrial buildings are labelled, including several timber yards, a coach manufactory, a tannery, builders' yards and an iron foundry. Trinity Boy's Day School and Girl's Day School are also labelled and situated within the site boundary. To the immediate north of the site, there are public baths immediately adjacent to what is now North Lodge Park.

Between 1884 and 1899, visible changes include new buildings along Albion Street in an area formerly used as gardens and some of the yards having been built over for new development. To the north of Kendrew Street, immediately adjacent to the public baths, there is a Technical College. The western extent of Gladstone Street is also visible although it does not extend eastward to meet Northgate until 1923. There is little further change noted in the site until 1952 when Queen Street has been renamed Commercial Street and the site of the technical college now also houses the Gladstone Street Boys' School. The 1956 Ordnance Survey map shows how much of the area's early Quaker influence and industrial heritage are still present, with buildings and street names featuring 'Temperance' as well as several industrial buildings including a corn mill, joinery works, bottling works, leather works and warehouses present in and round the proposed allocation site.

By 1968, significant demolition of buildings along King Street, Albion Street, Commercial Street and Union Street had taken place. The areas to the immediate north of Albion Street and to the east of King Street immediately adjacent to the site of the public baths have both been cleared and are labelled as car parks. The 1982 map





Figure 3.4 Union Street Congregational Church



Figure 3.5 Archer Street Baptist Church, now Freemason's Hall

shows further clearance works had taken the place with the site almost entirely devoid of development and in use as car parks with the inner ring road of St Augustine's Way bisecting the site. This remains the case until the present day.

Due to copyright restrictions, some of the earlier maps have been consulted but not reproduced within this assessment. The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1826	John Wood	Wood's Plan of the Town of Darlington
1829	Reed	Reed's Map of Darlington
1840	Dixon	Dixon's 1840 Plan of the Town of Darlington
1856	1 <sup>st</sup> Edition Ordnance Survey	
1884	Ordnance Survey	
1899	Ordnance Survey	
1923	Ordnance Survey	
1947	Ordnance Survey	
1952	Ordnance Survey	
1956	Ordnance Survey	
1968	Ordnance Survey	
1982	Ordnance Survey	

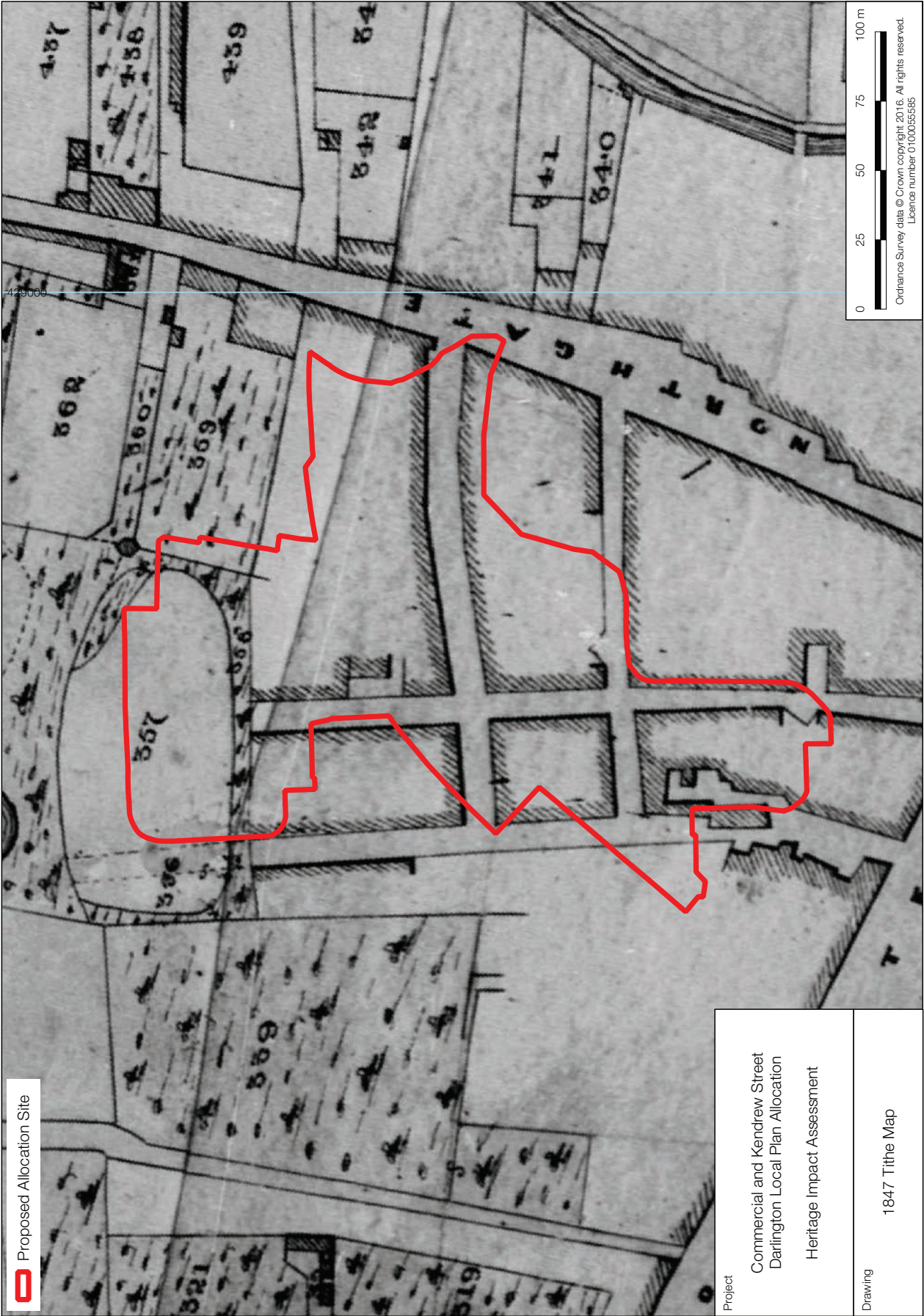
Table 3.3 Historic Ordnance Survey mapping consulted

### 3.6.5 PREVIOUS WORK

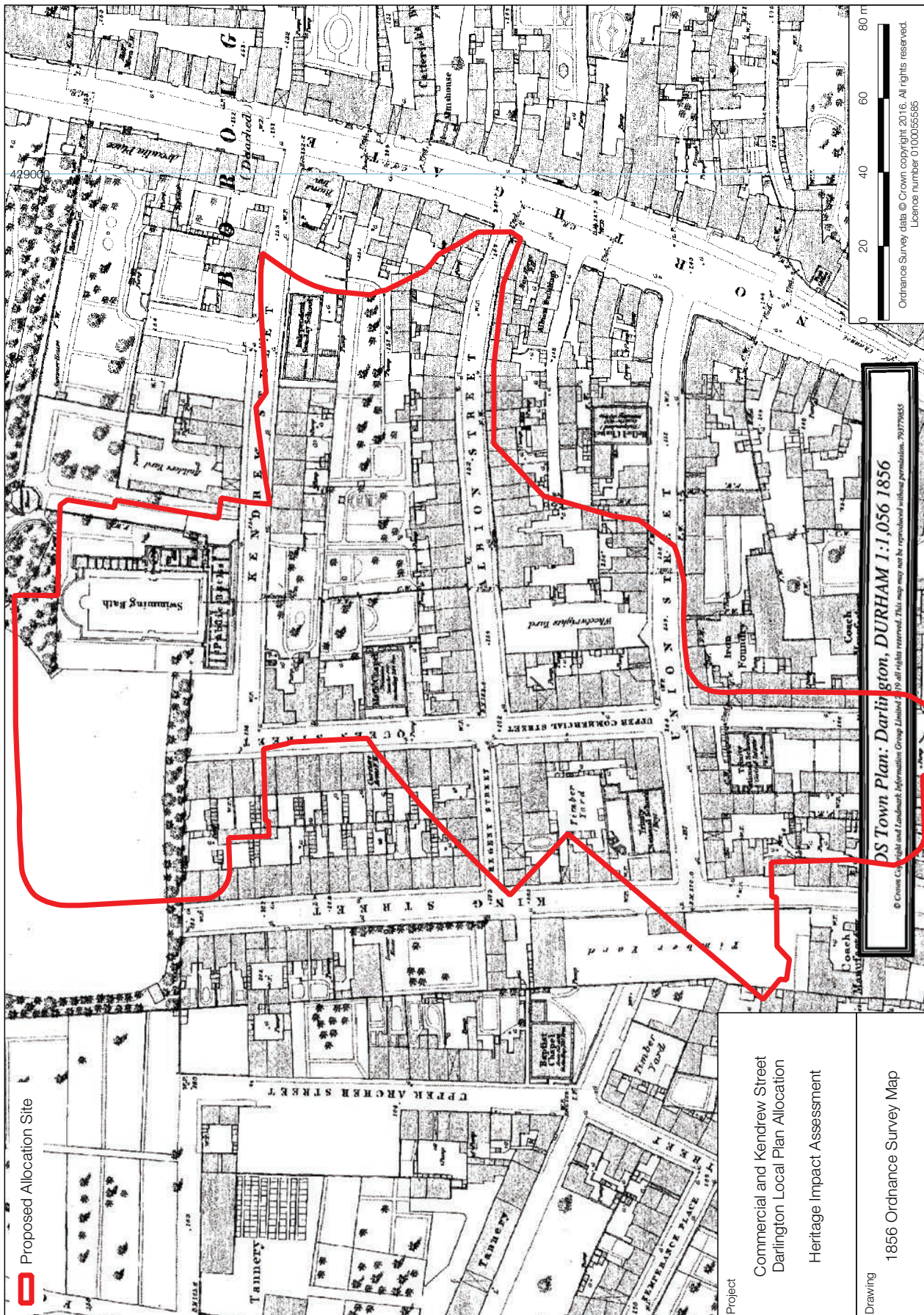
There is a total of 67 records within the HER relating to previous archaeological projects or events within the 1 km study area, five of which fall within the proposed allocation site. The most pertinent of these in terms of proximity are:

PRN	Name	Description
E5866	Evaluation at Commercial Street, Darlington, 2001	An evaluation following a prior desk-based assessment and geotechnical investigations was carried out comprising six trial trenches which yielded evidence for 19 <sup>th</sup> -century features, including building remains, garden features and boundary walls. No earlier finds or features were found in any of the trenches.
E6674	Desk-Based Assessment at Commercial Street, Darlington 2003	In March 2003, Archaeological Services University of Durham carried out a desk-based assessment of land at Commercial Street, Darlington ahead of a proposed development.  Previous trial trenching on part of the site had found evidence that much of the footings of 19 <sup>th</sup> -century development within the site survive. No earlier features were identified, and the only indication of medieval activity in the area was represented by two unstratified pottery sherds. It was recommended that a further scheme of archaeological evaluation works be undertaken, comprising three trial trenches situated in those areas not previously subject to evaluation.
E6745	Trial Trenching at Kendrew Street, Darlington 2003	An evaluation comprising two trenches was carried out on land at the Kendrew Street car parks, with no archaeological deposits identified in either.

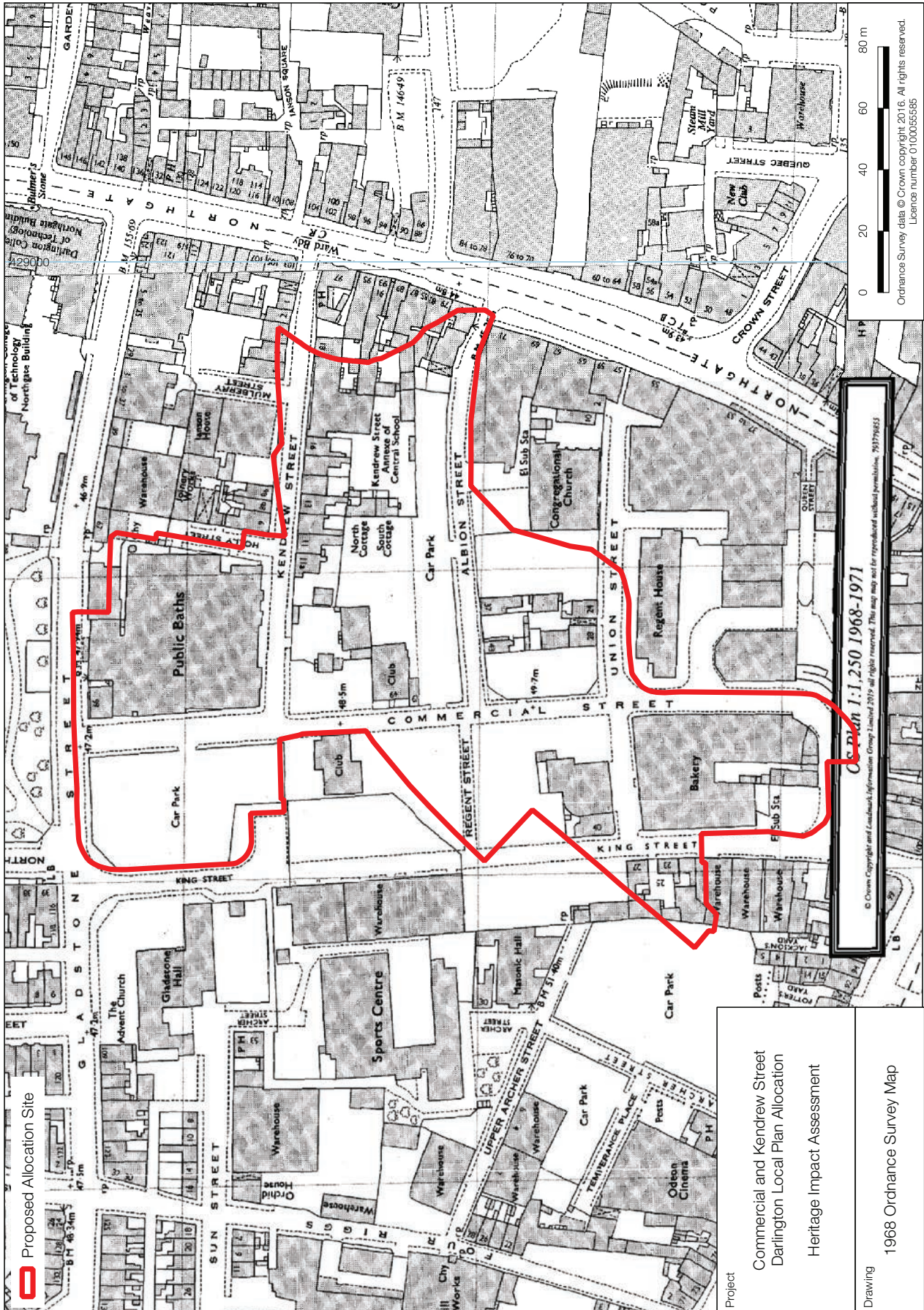














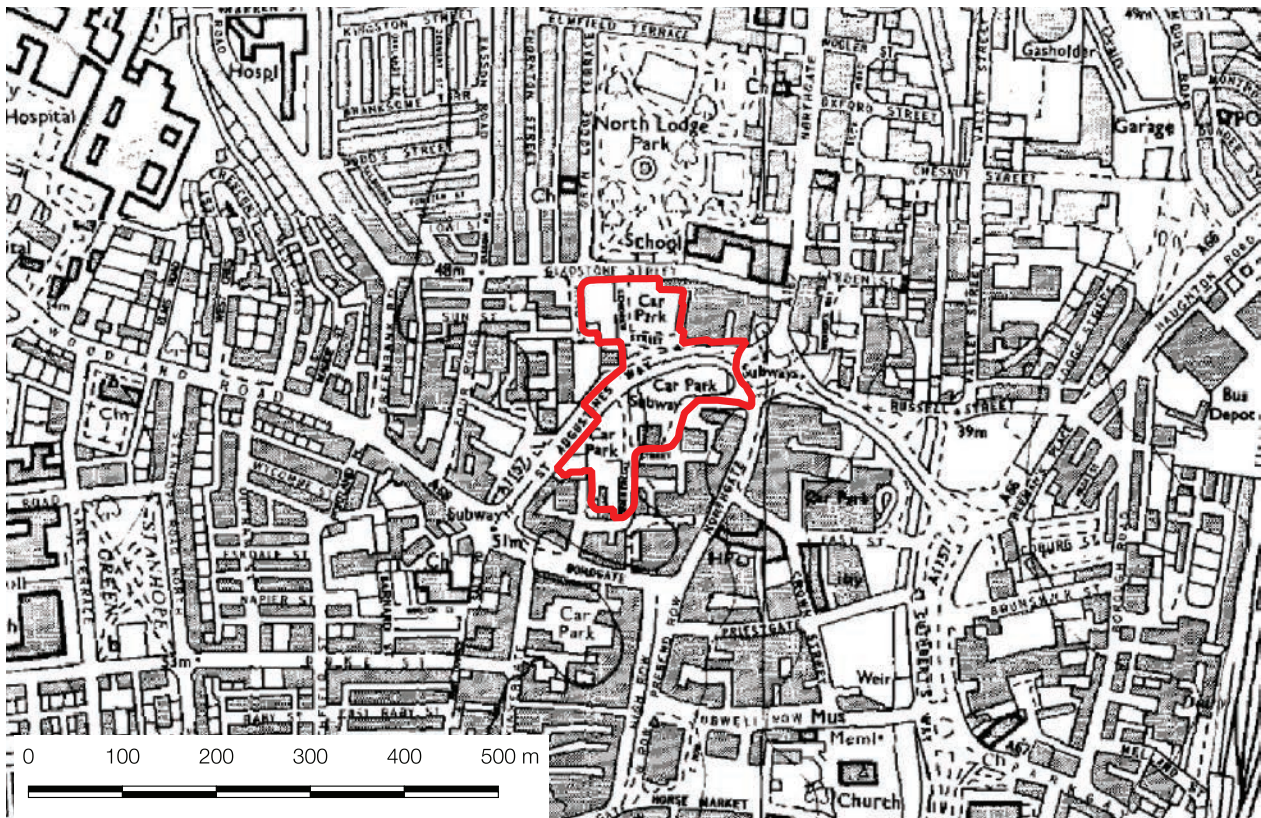


Figure 3.9 1982 Ordnance Survey mapping showing proposed allocation site

PRN	Name	Description
E3755	Desk-Based Assessment of Commercial Street and Union Street 2004	A desk-based assessment of Commercial Street and Union Street was carried out, which identified evidence for Anglo-Saxon and medieval activity within Darlington. It was concluded, however, that it was unlikely that significant remains of this date survive within the development.

Table 3.4 Previous archaeological events within 1 km of the proposed allocation site

### 3.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.



Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Northgate Conservation Area	The conservation area derives much of its character from its regular, post-medieval form of development comprising rows of terraced housing, particularly in the southern extent bordering North Lodge Park. Northgate, for which the area is named, also forms one of the key approaches into Darlington. Views from within the conservation area looking south towards the Kendrew Street car park currently contribute negatively to its setting and therefore, its significance.	The nature of this heritage asset precludes any physical impacts as a result of development within the proposed allocation site.	Given the car park's current negative contribution to the character of the conservation area, appropriate development has the potential to improve its setting within the vicinity of the proposed allocation site. Such a sympathetic development in keeping with the character of the conservation area has the potential to improve its overall significance.
Town Centre Conservation Area	Much of the conservation area's significance is derived from its historic grain of development, particularly the surviving elements of its medieval layout. It is also characterised by the presence of mixed architectural styles and materials, shaped by the town's industrial heritage and strong Quaker influence. The existing Commercial Street car park, which bounds the northern extent of the conservation area, is considered to detract from its setting.	The nature of this heritage asset precludes any physical impacts as a result of development within the proposed allocation site.	Given that the car park currently detracts from the setting of the northern extent of the conservation area, appropriate development within the allocation site has the potential to have a positive impact upon the setting of the conservation area and therefore, its significance.
Grade II listed Bandstand to West of Bowling Green (NHLE 1121287)	The bandstand, with its central position within North Lodge Park and ornamental design, holds inherent historical illustrative value as an example of Victorian entertainment as well as some architectural interest/aesthetic value. Still in use as a functional bandstand, it also contains communal value, fulfilling the same function as an entertainment space for people to enjoy now as they did in previous generations.  Setting: The asset derives a strong component of its significance from its setting within North Lodge Park as a focal point within the wider open space of the park which is still functionally and intrinsically linked to its original intended setting.	The distance of this asset from the proposed allocation area precludes any physical impacts upon its significance as a result of development.	Although infilling the proposed allocation site with development would alter its present open character, views from the bandstand are heavily screened. Furthermore, development would not impinge upon its position as a focal point within the park, which is the strongest contributor of its setting to the asset's significance. As such, it is considered that the potential for any negative impacts upon its setting is negligible.



Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Union Street Congregational Church (H6968)	<p>Although the church building holds some aesthetic value, its disuse is resulting in a deterioration of its condition. It is considered that the building's chief contributors to significance are its architectural interest/aesthetic value, particularly within its principal south-facing façade, as an example of mid-Victorian Gothic Revival architecture within Darlington. The building also has communal value as a former place of worship, though this is somewhat diminished by its current disuse, and historical (illustrative) value as part of Darlington's non-conformist religious past, often tied to working class industrial areas.</p> <p>Setting: Much of the church's setting has been impacted over time due to modern development. Its principal façade faces south on Union Street opposite modern development, facing away from the proposed allocation site. Views of the church from within the site are possible; however, its north-facing and west-facing façades have been substantially altered and are partially screened by tree planting. The most prominent feature visible from within the site is the spire.</p>	<p>The asset is situated outside of the proposed allocation area, which precludes any physical impact upon its significance as a result of development within the site.</p>	<p>Given how divorced the church is from its original setting, it is considered that development within the proposed allocation site has a low to negligible potential for impact upon its setting.</p>
Archer Street Baptist Church (H6353)	<p>The church, as a former religious building and current Masonic Hall, holds inherent communal value as a place of worship and meeting place. It is also considered to hold some architectural interest/aesthetic value in the form of its principal façade. Similar to the above, the church building also contains historical (illustrative) value as part of Darlington's non-conformist religious past, often tied to working class industrial areas.</p> <p>Setting: The church has a principal west-facing façade with open, appreciable views along Upper Archer Street, which makes a positive contribution to its significance.</p>	<p>The asset is situated outside of the proposed allocation area, which precludes any physical impact upon its significance as a result of development within the site.</p>	<p>Views of the principal west-facing façade, which forms the strongest component of the building's setting, has a low potential of impact as it faces the opposite direction to the proposed allocation site. There is considerably stronger potential for impact to its setting in terms of rear views to the east towards the site, however, it is considered that the magnitude of this impact is dependent on the scale and form of development.</p>
19 <sup>th</sup> -century remains	<p>Previous archaeological investigations within the site have identified areas of surviving 19<sup>th</sup>-century remains relating to former post-medieval market gardens which were later developed into a mixed-use residential and business site by the Kendrew family. These remains, which indicate that further remains may survive, hold inherent evidential value linked to the potential for further understanding of 19<sup>th</sup>-century Darlington and its development.</p>	<p>Given the posited extent of 19<sup>th</sup>-century footings to survive, despite the possibility of truncation, there is a strong potential for them to be impacted by groundworks associated with any development, thereby reducing their evidential value and resulting in a negative impact to significance.</p>	<p>Given the below-ground nature of these assets, which is presently not experienceable, it is considered that any proposed development is likely to result in a neutral to negligible impact upon their setting.</p>

Table 3.5 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

## 3.8 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Equally, constraints can take the form of sites of archaeological potential which could have a considerable impact on the location and viability of certain kinds of development. Opportunities to introduce change can often be found in areas which currently detract from the significance of a heritage asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. In addition, opportunities can also often be found to augment underappreciated elements of a heritage asset through sympathetic development or works accompanying that development. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

### 3.8.1 CONSTRAINTS

The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The development should respect the historic grain of development in terms of scale, design, and density to avoid overshadowing surrounding historic buildings.
The development should consider the strong potential for remains pertaining to former development, particularly dating to the 19 <sup>th</sup> century, to survive archaeologically within the site. These include the remains of a 19 <sup>th</sup> century market garden as well as footings for the now demolished buildings, as recorded in previous evaluation works.
As the site is situated between the Northgate and Town Centre conservation areas – each with their own distinct character – any prospective development should consult the extant character appraisals to help inform the design and limit any setting impacts. Any development within the proposed allocation site will effectively create a link between the two separate areas. As outlined in the management strategy for the Northgate conservation area, ‘new development or redevelopment should take design cues from the diverse and rich character of the surrounding buildings and townscape’ (Darlington Borough Council 2007, 16).

Table 3.6 Summary of historic environment constraints

### 3.8.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

Opportunities
There is an opportunity to reflect the historic grain of development, as identified on historic mapping, comprising a mix of industrial yards and residential development. A sympathetic mixed-use development that incorporates or even re-instates patterns of historic development in an area of Darlington that has been modernised and lost much of its original form would improve its experience and legibility as a designed Victorian part of the town. This would result in a considerable positive impact upon the understanding of the site within its wider context, and therefore its significance.
Similarly, the existing car parks within the site have been identified as negative contributory factors to the significance of both the Northgate and Town Centre conservation areas. A development which makes use of traditional materials, layout, and design would provide an opportunity to link the two conservation areas through a sympathetic understanding of the historical form of the town centre, which would result in a positive impact to their significance.



#### Opportunities

As previously noted, the site contains strong connections to two of Darlington's most prominent Quaker families – the Kendrews and the Backhouses. There is an opportunity to improve interpretation of various aspects of the town's rich industrial heritage including John Kendrew's former market garden and development of Commercial Street, Jonathan Backhouse's contribution to the Stockton and Darlington Railway, and William Backhouse's contribution to botany.

Table 3.7 Summary of opportunities to maximise enhancement and avoid harm

### 3.9 CONCLUSION

It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- Any development is encouraged to take cues from the historic grain of development within the site, reflecting the original form and layout of the former 19<sup>th</sup>-century buildings.
- The proposed allocation site is situated between the Northgate and Town Centre conservation areas, each with their own distinct character. The development should carefully consider its approach to the design, scale and density of any new built form with a view to either retain this clear distinction (made easier by the bisection of the site by St Augustine's Way) or creating a softer, graded join between the two areas.
- There is a strong potential for 19<sup>th</sup>-century remains to survive within the proposed allocation site. As such, any proposed development will need to consider an appropriate programme of archaeological evaluation and mitigation to ensure they are properly identified and recorded prior to redevelopment.

## 4. DURHAM TEES VALLEY AIRPORT (DTVA) SOUTH (SITE REF: 362)

### 4.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of DTVA South from a historic environment perspective in accordance with extant legislation, policy and guidance.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around DTVA South, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

Features and/or assets identified throughout the course of work have been assigned a unique identifier (i.e. DTVA001) and are listed below in Table 4.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

### 4.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site, encompassing a total area of 39.30 ha, is a largely brownfield site located to the immediate south of Durham Tees Valley Airport, formerly an RAF base, centred at NGR NZ 36975 12180. The site is bounded by the functional runway of the airport to the north, further airport infrastructure to the east and fields to the south and west.

### 4.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

### 4.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.’ (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this document will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

## 4.5 SUMMARY OF METHODOLOGY

### 4.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four ‘values’ contributing to significance: <ul style="list-style-type: none"> <li>• Evidential</li> <li>• Historical</li> <li>• Aesthetic</li> <li>• Communal</li> </ul>
NPPF (MHCLG 2019)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’: <ul style="list-style-type: none"> <li>• Archaeological</li> <li>• Architectural</li> <li>• Artistic</li> <li>• Historic</li> </ul>
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 4.1 Criteria for assessment of significance

### 4.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute



- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

#### 4.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

#### 4.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.

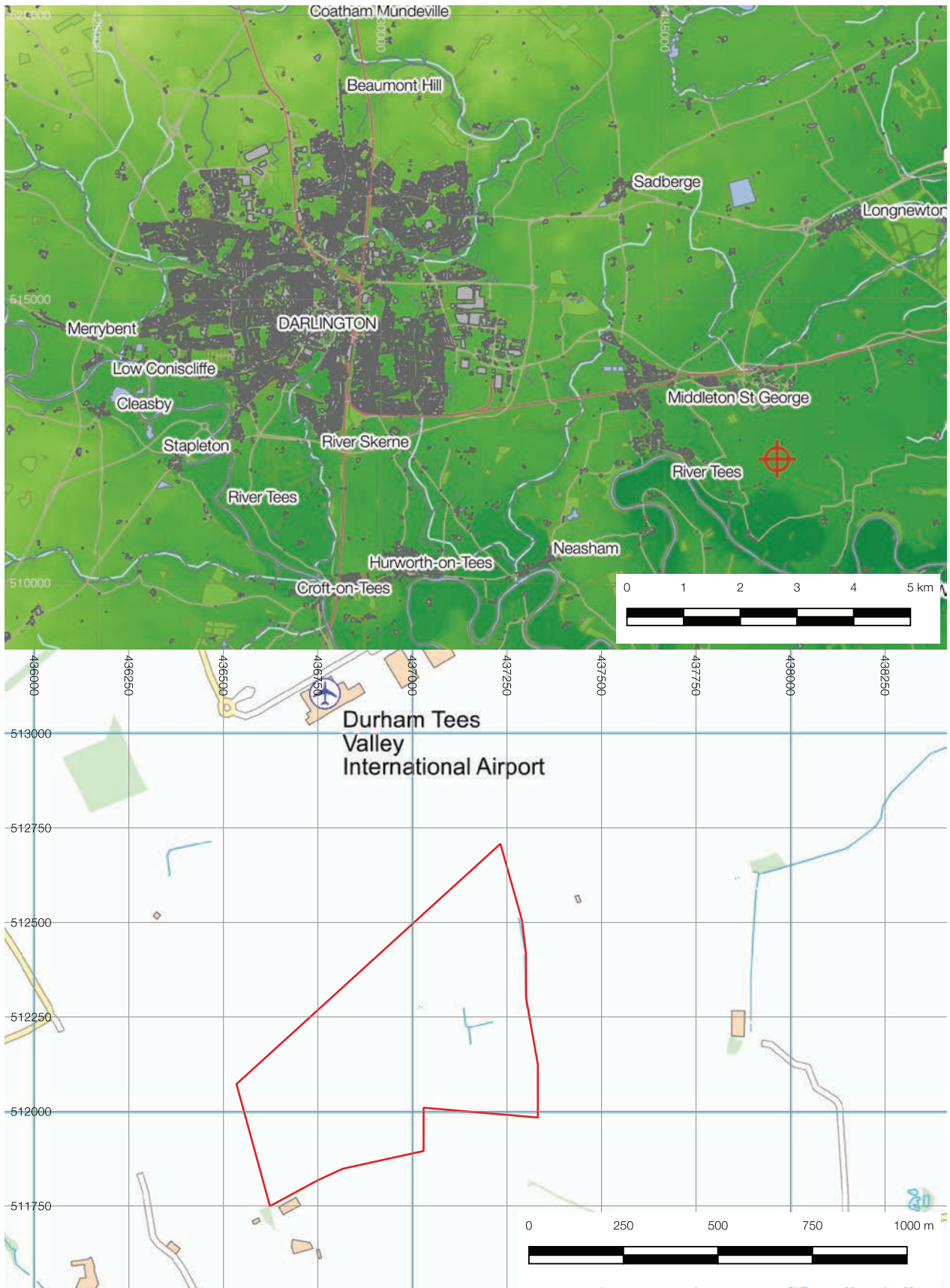


Figure 4.1 Location and extent of the DTVA South proposed allocation site

## 4.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a series of site visits undertaken on 8<sup>th</sup> May and 14<sup>th</sup> May 2019 in clear and bright conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

### 4.6.1 GEOLOGY AND GEOMORPHOLOGY

The proposed development site sits within the 'Tees Lowlands' National Character Area (NCA). This landscape is defined as 'a broad, open plain dominated by the meandering lower reaches of the River Tees and its tributaries' (NE 2014, 3). In comparison to the dynamic coastline and large Teeside conurbation, the area around the proposed development site is typically rural: 'agricultural land is intensively farmed, with large fields and sparse woodland, and a settlement pattern influenced both by the river and by past agricultural practices' (*ibid.* 3).

The Tees Lowlands, as with the Vale of Mowbray to the south, sits on a bedrock geology which straddles the divide between the Carboniferous, Permian and Triassic periods. The proposed allocation site sits on sandstone of the Sherwood Sandstone Group (BGS 2019). For the purposes of this assessment, however, the more dominant geological influence is that of the overlying superficial deposits which comprise primarily glacially derived diamicton (till) deposits (*ibid.* 2019).

Online mapping provided by the UK Soil Observatory (2019) characterises the soils across the development site as 'slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils'.

### 4.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

#### 4.6.2.1 DESIGNATED

There are no designated heritage assets recorded within the proposed allocation site.

#### 4.6.2.2 NON-DESIGNATED

There is a total of 19 records within the HER relating to historical/archaeological sites or findspots within the proposed allocation site, all of which relate to its former use as the RAF Middleton St George airfield during the Second World War and the Cold War. Colloquially referred to as RAF Goosepool, it officially opened as RAF Middleton St George in 1941 under Bomber Command. From 1943, it was used by the Number 6 Group Royal Canadian Airforce (RCAF) for the remainder of the Second World War to fly and maintain several medium and heavy bomber squadrons (Delve 2006). The site continued to be used by the RAF until 1964, at which time it was used as a training base before opening as a civilian airport in 1966, the precursor of today's Durham Tees Valley Airport, which itself opened in 2004 (Halpenny 1982). The remains pertaining to the Cold War are historically illustrative of the changing socio-political conditions of the mid- to late 20<sup>th</sup> century, serving as a V-bomber dispersal base, a physical manifestation of the prevailing doctrine of mutually assured destruction at the time (Mason 2005, 12). The later use of the airfield as a training centre may have been as a 'conversion' airfield, effectively providing a venue for the re-training of experienced pilots in updated aircraft more suited to mid-20<sup>th</sup>-century defence.

A series of notable service-people are associated with the former RAF Middleton St George, including Pilot Officer Andrew Mynarski who died trying to save the life of one of his crewmen after the aircraft was attacked by a German bomber, earning him a posthumous award of a Victoria Cross (Wartime Memories Project 2019). The site also holds an important connection to Diana Barnato Walker, one of the first female pilots of the Air Transport Auxiliary who, in 1963, also became the first British woman to break the sound barrier having flown out of the airfield at Middleton St George in an English Electric Lightning (Glancey 2008).

Today, very few of the non-designated structures within the proposed allocation site survive entirely as the upstanding structures themselves were demolished sometime between 2005 and 2010. The concrete footings for these buildings, however, along with the layout of the access track, are well preserved, and the site is still legible as a 20<sup>th</sup>-century airfield. Aside from the demolition, the site remains relatively unaltered due to forming part of the current airport complex. During the site visit, remains of kerbstones and other surviving infrastructure were noted, including a portion of surviving brick walling. Two of the static water tanks (H49893 and H49894)





Figure 4.2 Example of surviving concrete footings



Figure 4.3 Further surviving concrete footings and building bases





Figure 4.4 Surviving section of brick walling



Figure 4.5 Surviving water tank within the site





Figure 4.6 Earthwork mound



Figure 4.7 Earthworks within site, note rubble in the distance





Figure 4.8 Preserved access trackway



Figure 4.9 Loading ramps/bays





Figure 4.10 Cold War-period bunker



Figure 4.11 Cold War-period bunker entrance





Figure 4.12 Interior of bunker, note ribbed vault concrete-cast ceiling



Figure 4.13 Second World War pillbox



survive and are still in use today. Several earthwork mounds also survive throughout the site, which may indicate previously unidentified structures below ground. Most notably, two structures concealed within thick vegetation escaped demolition and survive entirely. These include the remains of an east-west-oriented set of loading ramps and bays to the south of the site and a ribbed-vault concrete-cast Cold War-period bunker. Although not situated within the proposed allocation site, elsewhere within the airport complex a World War II pillbox also survives, further suggesting the extent of the site's defensive infrastructure.

#### 4.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

##### 4.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are:

- One Grade II\* listed building
- Two Grade II listed buildings

The most pertinent of these is the Grade II listed Church of St George (NHLE 1299460), which is situated c. 50 m south-west of the proposed allocation site boundary. This former parish church, dating from the 13<sup>th</sup> century, is constructed in coursed rubble patched with brick and features later 19<sup>th</sup>-century alterations and extensions (Historic England 2019). Despite its close proximity to the proposed allocation site, a thick line of mature trees bordering its south-western boundary preclude any views to and from the church. There is, however, a key historical association to the site's former use as an RAF base as the churchyard is registered with the Commonwealth War Graves Commission with six identified burials of individuals connected to their service at RAF Middleton St George (Commonwealth War Graves Commission 2019).



Figure 4.14 Church of St George entrance, note Commonwealth War Graves sign





Figure 4.15 Church of St George



Figure 4.16 View from churchyard facing north-east towards the proposed allocation site  
which is invisible beyond the mature planting along the hedgeline





Figure 4.17 View from within the allocation site looking south-west towards the church, note spire in the distance



Figure 4.18 British and Canadian RAF gravestones

#### 4.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation site but within the wider 1 km study area there is a total of 18 records within the HER relating to historical/archaeological sites or findspots, one of which is a duplicate of the designated heritage asset already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include:

- Air-to-air guided weapon site (H7994)
- Middleton St George Airfield, also known as Teeside airport and Durham Tees Valley Airport (H39388)

The air-to-air guided weapon site (H7994) is noted as of importance in connection with the V-bomber dispersal area within the Middleton St George Airfield, discussed in more detail above (H39388).

#### 4.6.4 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until the 1857 1<sup>st</sup> Edition Ordnance Survey mapping at which time the site comprises open fields with an unnamed farmstead later labelled as Middleton St George Farm. To the south-west of the allocation site, the Church of St George is also clearly visible. By the 1899 Ordnance Survey mapping, Middleton St George Farm is labelled and has undergone minor extensions. The most notable difference to the previous mapping is the addition of several footpaths which now cross through the site.

There are no changes noted within the proposed allocation site until the 1940 Ordnance Survey map, at which time the area is shown as being blank, suggesting that the area has been cleared for the construction of the airfield. The previously noted Middleton St George Farm has also been demolished. By the 1954 Ordnance Survey map, the site is clearly labelled as an airfield, but no buildings are shown until the 1969 Ordnance Survey map, after the site became a civilian airport (Tees-Side Middleton Airport). The ancillary Second World War and Cold War structures are clearly visible, apart from the bunker noted during the site visit which does not appear on the map. No further changes are noted in the subsequent mapping, and the site remains much as it did in the late 20<sup>th</sup> century, although the layout of the site now only survives in plan following the demolition of most of the upstanding structures.

The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1856	1 <sup>st</sup> Edition Ordnance Survey	
1895	Ordnance Survey	
1914	Ordnance Survey	
1920	Ordnance Survey	
1948	Ordnance Survey	
1954	Ordnance Survey	
1971	Ordnance Survey	
1988	Ordnance Survey	
1991	Ordnance Survey	

Table 4.2 Historic Ordnance Survey mapping consulted

#### 4.6.5 REVIEW OF LiDAR COVERAGE

A review of freely available LiDAR data (Environment Agency 2019) has been useful in both identifying features not visible during the site walkover due to the depth of crop cover and in helping to provide further evidence regarding the development of the site. Most notably, the two features identified during the site visit are clearly visible and have been given unique reference numbers below.



#### 4.6.6 AERIAL PHOTOGRAPHY

An exhaustive search of modern digital vertical aerial photography was undertaken. The form and layout of the airfield as well as its upstanding structures are clearly visible on images taken in 1963. The previously identified air raid shelter/bunker and loading bay are also visible.



Figure 4.19 Aerial Photograph 543/RAF/2335 held by County Durham HER showing the site

#### 4.6.7 IDENTIFIED ASSETS

Feature No.	Basic Description	Approximate Date
DTVA001	Cold War-period bunker	Mid-20 <sup>th</sup> century
DTVA002	Loading bays	Mid-20 <sup>th</sup> century

Table 4.3 Features Identified from LiDAR, historical mapping and site survey

#### 4.6.8 HISTORIC LANDSCAPE CHARACTERISATION

The proposed allocation site of DTVA South is characterised by Durham County Council's Historic Landscape Characterisation (HLC) classification as an airfield forming part of infrastructure for Durham Tees Valley International Airport (HLC ID: 11846).

#### 4.6.9 PREVIOUS WORK

There is a total of eight records within the HER relating to previous archaeological projects or events within the 1 km study area, two of which fall within the proposed allocation site. The most pertinent of these in terms of proximity is are:

PRN	Name	Description
E8060	Desk Based Assessment for Durham Tees Valley Airport 2004	An environmental statement including a desk-based assessment of part of the proposed allocation site was undertaken in 2004. The report concluded that many of the surviving Second World War and Cold War RAF structures were run-down or altered for modern uses and therefore assessed as being of local significance (MacNab 2004). The only recommendation made for mitigation prior to development was that an archaeological survey of the site be undertaken.
E49838	Building recording and assessment, Durham Tees Valley Airport 2005	Following the recommendations of the previous desk-based assessment, a building recording and assessment of the Second World War and Cold War structures was undertaken in 2005. The report surveyed the 19 structures within County Durham as recorded on the HER, with a further four sites recorded in the adjacent authority of Stockton-on-Tees, creating a record of former use, photographs and measured floor plans (Mason 2005).

Table 4.4 Previous archaeological events within 1 km of the proposed allocation site

It is considered that the initial desk-based assessment undertaken in 2004 paved the way for the buildings' subsequent demolition by erroneously assessing the site as merely of local significance. As noted above, despite the demolition of the majority of the structures, the site retains a complete plan of the airfield in the form of their preserved footings. This is unusual as many similar sites have been incorporated into larger modern airfields or were demolished or adapted for other purposes (Historic England 2016, 8). This gives the site considerable rarity value, alongside its equally high historical illustrative and associative value, clear evidential value in the potential for archaeological remains associated with the airfield and high communal value in the association that people hold with the highly emotive nature of its historical use.

In addition, the building recording report is considered to fall short of the standard required of such work as set out in the version of *Understanding Historic Buildings: A Guide to Good Recording Practice* which was current at the time of the work. The demolition of almost all surviving historic built fabric at the site has had a considerable detrimental effect on the significance of the landscape, and it is considered that a comprehensive assessment of significance in advance of these works may have prevented what has turned out to be unnecessary loss.

## 4.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.

### 4.7.1 HISTORIC MILITARY AIRFIELDS

Historic military airfields in Britain are an extremely diverse class of military infrastructure that cover a wide variety of roles and functions across the full spectrum of military aviation since its advent immediately prior to the First World War. This can include squadron bases for any and all kinds of aircraft as well as sites designed for maintenance, training, administration and control, defence, accommodation or a mixture of the above. It is also common to identify sites that have had several different uses throughout their operation, reflecting the changing military needs of the country at large (Historic England 2003, 9).

Historic England produced guidance which establishes a series of criteria for assessing the significance of a site which highly values both the current legibility of the site, the rarity of the site as a surviving example of its type and the overall prominence of the site in the historic narrative that it represents (Historic England 2003, 11). Sites that retain examples of, or obvious evidence of, a coherent set of buildings that are typical of an airfield of its type are highly valued. This is because, due to their continued utility at various points in history, many such sites have been extensively adapted to the point that this legibility is lost. Sites that are rare because they were doctrinally or regionally specific, and thus created in limited numbers at the time, are also highly valued because their significance is tied to the relationship they have with other similar sites, and all these sites' significance is



threatened as their numbers decrease over time (*ibid.*). This, combined with their original intention as a temporary structure, gives surviving sites of this type a high amount of rarity value. The Historic England guidance also highly values sites that retain clear evidence of a thread of purpose that runs through an airfield as it changes over time. Military airfields with a long service history will often bear the signs of the many different roles they have had to play which reflect the wider geopolitical realities of the world they served in, and sites that can demonstrate this narrative clearly are considered to be especially significant (Historic England 2003, 12). Overall, and despite the harm deriving from the demolition of built fabric following inadequate level of recording, the site is considered to represent a coherent 20th-century military landscape of demonstrably high significance.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
RAF Middleton St George Airfield Remains dating to the Second World War and Cold War	<p>Setting: The former airfield derives a strong component of its significance from its rural landscape setting and clear spatial association to the operational infrastructure of the current Durham Tees Valley Airport. Its setting, situated adjacent to an existing airport, allows its historical use, purpose, and longevity as a site to be better understood. Its close proximity to the Church of St George, the churchyard of which is registered with the Commonwealth War Graves Commission featuring six RAF and RCAF burials of soldiers based at Middleton St George, provides a further intangible link which adds to the overall experience and appreciation of the airfield.</p> <p>Evidential: The former RAF Middleton St George airfield contains inherent evidential value linked to the potential for mid- to late 20<sup>th</sup>-century remains to survive archaeologically as well as the potential for associated archival evidence pertaining to the site to yield further information about Britain's defences at the time.</p> <p>Historical: The site derives an important contribution to its significance from its historical illustrative value as a well-preserved example of a Second World War and Cold War airfield. Its continuity of use as a site which still operates as an airport today, as well as the coherence of the surviving plan with some spatial alterations relating to changes of use contributes to the site's overall legibility and therefore, its significance.</p> <p>Aesthetic: The remains themselves hold little aesthetic value as a contributor to its significance, forming part of a primarily utilitarian site. This is especially the case since the demolition of the majority of the built fabric, though there is some small measure of architectural interest in the few surviving structures, most notably the cast-concrete bunker.</p> <p>Communal: The site holds inherent commemorative value through its association with two major conflicts; however, its overall communal value is considered to currently be relatively low as a result of the current level of access.</p>	<p>There is a strong potential for physical impacts to the surviving remains of the RAF Middleton St George airfield as a result of any proposed development. By removing the footings for the former buildings, their legibility—which is completely preserved in plan—would be lost, resulting in a high negative impact to its significance. Furthermore, any remains surviving archaeologically would also be negatively impacted as a result of invasive groundworks.</p>	<p>Infilling this landscape with any unrelated development would disrupt or remove the legibility of the site altogether, impacting its ability to be experienced and resulting an overall high negative impact to its significance.</p>

Table 4.5 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts



## 4.8 ASSESSMENT OF POTENTIAL CUMULATIVE IMPACT

The proposed allocation site of DTVA South is situated immediately adjacent to the permitted development of a business park on land to the south of the airport within Stockton-on-Tees (planning ref: 08/0728/FUL), which bounds the site at its eastern extent. There is, therefore, potential for low cumulative impact should a wider area of infrastructure be introduced within a primarily rural landscape.

## 4.9 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Equally, constraints can take the form of sites of archaeological potential which could have a considerable impact on the location and viability of certain kinds of development. Opportunities to introduce change can often be found in areas which currently detract from the significance of a heritage asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. In addition, opportunities can also often be found to augment underappreciated elements of a heritage asset through sympathetic development or works accompanying that development. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

### 4.9.1 CONSTRAINTS

The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The site is considered to be a well-preserved example of an airfield which is still able to be experienced in terms of its form and layout. As per Historic England guidance, indicators of such a site's significance depend on the current legibility of the site, the rarity of the site as a surviving example of its type, and the overall prominence of the site in the historic narrative that it represents (Historic England 2003, 11). Based on these criteria, the site is therefore considered to be of high or potentially very high significance.
The development should consider the strong potential for further, not yet identified infrastructure associated with the RAF airfield to survive within the site.
The development should consider the potential for remains pertaining to the former Middleton St George Farm to survive archaeologically within the site.

Table 4.6 Summary of historic environment constraints

### 4.9.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

Opportunities
There is an opportunity to improve public access and interpretation of the site in order to realise its potential for strong communal and historical (illustrative) value. Improvements to accessibility and interpretation would result in a positive impact upon the experience of the site and therefore, its significance. It is considered, however, that such an approach may not be compatible with large-scale redevelopment of the site given its landscape scale.
There is an opportunity to retain the form and layout of the site by introducing sympathetic small-scale development which respects the footprint and layout of the surviving concrete footings in its design and maintains the existing access plan.

Table 4.7 Summary of opportunities to maximise enhancement and avoid harm

## 4.10 CONCLUSION

The site of the former RAF Middleton St George is a well-preserved example of British military infrastructure that encompasses two pivotal periods in national and local history; the Second World War and the Cold War. The main contributors to the site's significance are the well-preserved footings, earthworks and trackways which provide coherent evidence of the airfield's use both in the Second World War and the Cold War. Such evidence of continuous use is rare in structures that were only intended to be temporary when they were built and were often significantly altered for later purposes. It also provides a narrative thread of evidence that demonstrates how the uses of the airfield changes, whilst still leaving the earlier evidence intact.

Not only are the heritage assets within the airfield site significant in and of themselves, their place in the narrative of local and national history means they have a wider significance beyond the fabric of the site. In the case of RAF Middleton St George, the significance is increased because it is evidence of several different phases of British history and the military doctrines that accompanied them; the defence of the skies during the Battle of Britain and the subsequent campaigns against German cities, the development of modern jet aircraft after the war and the Cold War doctrine of mutually assured destruction that kept the base operational as a V-Bomber dispersal site into the 1960s.

As outlined in NPPF, as a non-designated heritage asset of high archaeological interest which could be considered of equal significance to a scheduled monument, the site should be assessed 'subject to the policies for designated heritage assets' (MHCLG 2019, 56).

It is considered that the proposed allocation does not meet the tests outlined in NPPF. As per paragraph 194 of NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55). As noted above, since the site could be of equal significance to a designated site, any such justification would need to be either 'exceptional' or 'wholly exceptional' depending on the extent of any proposed impact.

Given the site's level of preservation in plan and its rarity value as a coherent 20<sup>th</sup>-century military site, any harm upon the physical fabric of its remains or its setting as a result of development is not considered to be justified nor is it consistent with national policy relating to the conservation of heritage assets. There is a clear opportunity for the site to be made more accessible with interpretation as a way of considerably increasing its significance, particularly its communal value. In such a circumstance, there would be space for sympathetically designed and sited visitor facilities, however; overall, it is considered to be incompatible with large-scale commercial development.



## 5. GREAT BURDON (SITE REF: 20)

### 5.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Great Burdon from a historic environment perspective in accordance with extant legislation, policy and guidance. The proposed allocation site is named after the nearby village of Great Burdon. Throughout this document, the shorthand of 'Great Burdon' will be used to refer to the allocation site. Where reference is made to the settlement, this will be made clear within that section.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around Great Burdon, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

Features and/or assets identified throughout the course of work have been assigned a unique identifier (i.e. GB001) and are listed below in Table 5.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

### 5.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site, encompassing a total area of 88.39 ha, is a greenfield site located to the east of Darlington near the villages of Great Burdon and Haughton-le-Skerne, and centred at NGR NZ 32164 15813. The site is bounded by the River Skerne to the west, the A1150 to the north, the A66 to the east, and the B6279 to the south.

### 5.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

### 5.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of com-

mon ground; and

- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.’ (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this document will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

## 5.5 SUMMARY OF METHODOLOGY

### 5.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	<p>This document highlights four ‘values’ contributing to significance:</p> <ul style="list-style-type: none"> <li>• Evidential</li> <li>• Historical</li> <li>• Aesthetic</li> <li>• Communal</li> </ul>
NPPF (MHCLG 2019)	<p>Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’:</p> <ul style="list-style-type: none"> <li>• Archaeological</li> <li>• Architectural</li> <li>• Artistic</li> <li>• Historic</li> </ul>
Ancient Monuments and Archaeological Areas Act 1979	<p>This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are:</p> <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 5.1 Criteria for assessment of significance

### 5.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as

above) contribute

- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

### 5.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

### 5.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Preliminary assessment of potential impacts to the setting of the heritage assets was also undertaken through production of Zones of Theoretical Visibility (ZTVs) within a GIS environment. A Digital Terrain Model (DTM) was created using Environment Agency 1m LiDAR data for a buffer around the proposed allocation site. A composite ZTV was then created based on a grid of equally spaced points across different parts of the proposed allocation site set at an estimated 6 m height. Such an approach allows for the generation of a graded ZTV that can be intuitively displayed with a colour ramp to show the percentage area of a putative development within the proposed allocation site likely to be visible from any given point. As it is derived from contour data alone, the initial ZTV produced for this assessment assumed that there were no intervening obstacles to a site, such as tree cover or existing buildings. To stand in comparison to this, a second ZTV has also been compiled, based on Digital Surface Model (DSM) LiDAR data incorporating all extant buildings. This was augmented by the addition of tree cover derived from OS Opendata mapping and given an average height value of 9 m. The use of ZTVs is a first stage and not intended to be definitive given that they are a form of desk-based abstraction. Nevertheless, field observation as part of previous projects has demonstrated that composite ZTVs are, in the majority of cases, an accurate predictor of intervisibility.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.



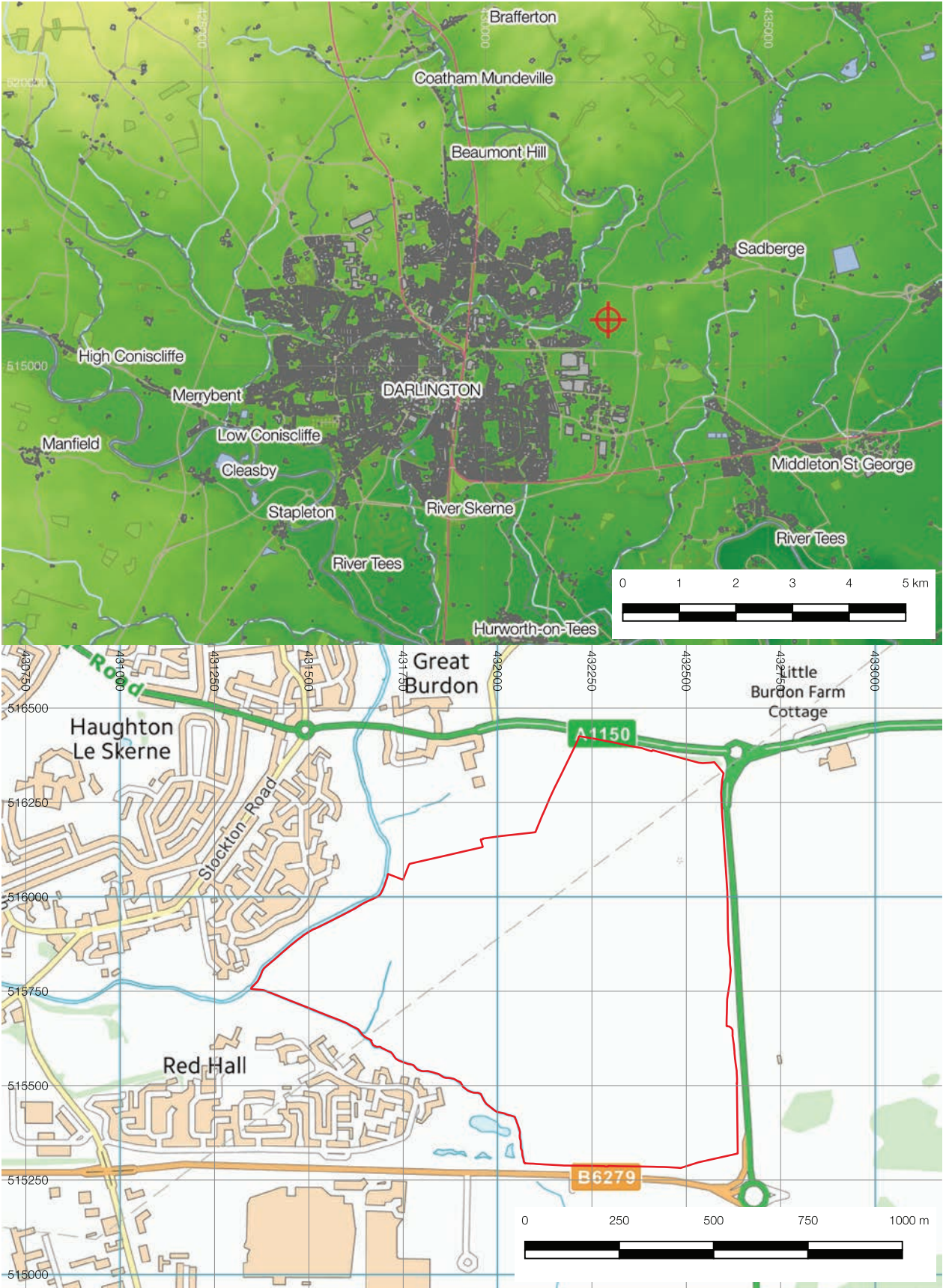


Figure 5.1 Location and extent of the Great Burdon proposed allocation site

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.





Figure 5.2 Looking east towards the control shelter from Buess Lane



Figure 5.3 East-facing façade, looking west



## 5.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a series of site visits undertaken on 10<sup>th</sup> April and 12<sup>th</sup> April 2019 in clear and bright conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

### 5.6.1 GEOLOGY AND GEOMORPHOLOGY

The proposed development site sits within the 'Tees Lowlands' National Character Area (NCA). This landscape is defined as 'a broad, open plain dominated by the meandering lower reaches of the River Tees and its tributaries' (NE 2014, 3). In comparison to the dynamic coastline and large Teeside conurbation, the area around the proposed development site is typically rural: 'agricultural land is intensively farmed, with large fields and sparse woodland, and a settlement pattern influenced both by the river and by past agricultural practices' (*ibid.* 3).

The Tees Lowlands, as with the Vale of Mowbray to the south, sits on a bedrock geology which straddles the divide between the Carboniferous, Permian and Triassic periods. The proposed allocation site sits on calcareous mudstone of the Roxby Formation (BGS 2019). For the purposes of this assessment, however, the more dominant geological influence is that of the overlying superficial deposits which include primarily glacially derived diamicton (till) deposits, as well as smaller areas of glaciofluvial deposits (sand and gravel), river terrace deposits (sand and gravel), and alluvium (clay, silt, sand and gravel) (*ibid.* 2019).

Online mapping provided by the UK Soil Observatory (2019) characterises the soils across the development site as 'slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils'.

### 5.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

#### 5.6.2.1 DESIGNATED

The scheduled World War II bombing decoy control shelter 600 m south-east of Great Burdon Farm (NHLE 1020759) is the only designated heritage asset within the allocation area. The monument comprises remains of the control shelter for a World War II bombing decoy site and the base of an associated structure, as well as a surrounding 2 m buffer to protect the site (Historic England 2019). Its function during World War II was to divert enemy bombers, protecting the important industrial and transport centre at Darlington by remotely lighting fires replicating successful bomb damage from the control centre (*ibid.* 2019). This type of site was often referred to as a Starfish decoy site and forms part of a wider network of defensive measures across the north-east of England (Historic England 2019). This particular decoy site would have included a control building, a Nissen hut providing storage/accommodation and a guard house, of which only the control building and the footings for the Nissen hut survive. The location of the decoy fires and their safety enclosures is currently unknown.

Today, the site sits in relative isolation within an agricultural field on private land offering no public access, although landowner access is possible via Buess Lane. The surviving shelter itself, which is surrounded by an earth mound, is a single-storey rectangular, brick-built structure standing on a concrete base with a reinforced concrete roof and a central entrance passage on its east-facing elevation. The building has minimal aesthetic value and, as a result of its poor accessibility, limited communal value. The strongest contributors to its overall significance include its setting within an isolated rural landscape and its strong historical value being associated with World War II and the 'Blitz spirit', which is an integral part of modern British history. Regionally, as one of the few surviving control shelters in the North East, it also provides some evidential value considering there is potential for the location of the decoy fires and their safety enclosures to be identified.

#### 5.6.2.2 NON-DESIGNATED

There is a total of 11 records within the HER relating to historical/archaeological sites or findspots within the proposed allocation area, one of which duplicates the designated heritage asset noted above.

These include three sets of medieval ridge and furrow earthworks (H8899–H8901) in the fields to the immediate east of Buess Lane, which runs north-south along the eastern portion of the site, as identified in historic aerial photography (Still 2005, 9). Review of later aerial photography indicated that many of these earthworks have been impacted or lost as a result of modern farming, which is confirmed to be the case according to recent Li-



Figure 5.4 View looking south-east from the rear of Great Burdon Farm



Figure 5.5 View from Burdon Hill looking north-west towards Great Burdon





Figure 5.6 Little Burdon farmstead complex



Figure 5.7 Principal north-facing façade of Little Burdon Farmhouse





Figure 5.8 Principal north-facing façade of Little Burdon Cottage



Figure 5.9 View from Little Burdon looking south/south-west





Figure 5.10 View from Houghton-le-Skerne Conservation Area looking east towards the site.  
Burdon Hill is the rising ground with yellow crop in the centre-left distance



Figure 5.11 View from Burdon Hill looking west towards Houghton-le-Skerne

DAR data (Environment Agency 2019). Ridge and furrow, one of the most recognisable features of regular open-field and enclosed field systems, is often curved in form, like that of a reverse 'S', particularly those dating to the medieval period (McOmish 2018, 8). Any surviving ridge and furrow earthworks, although they may represent considerable time depth within the proposed allocation area, are likely to be of low significance.

A further group of five earthwork features was also recorded throughout the site (H652–H656). These include a range of linear, rectilinear, and curved cropmarks identified during a topographic survey of Darlington undertaken in the late 1970s (Clack and Pearson 1978, 78–79). The date of these features is not known, although it is noted that H654 may date from the Iron Age to Romano-British period (ibid.). Although much of the site was under crop at the time of inspection, there was no visible surface expression of these features nor were they visible on consultation of LiDAR data of the area (Environment Agency 2019).

### 5.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

#### 5.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are:

- One conservation area
- Two Grade I listed buildings
- 36 Grade II listed buildings

These assets have been grouped by spatial association and are discussed below

##### *Great Burdon Farm and Associated Buildings*

This group of assets is formed by Great Burdon Farmhouse (NHLE 1185907) and Farm Buildings on the left of Great Burdon Farmhouse (NHLE 1299446) both of which are listed at Grade II.

The late 18<sup>th</sup>-century farmhouse and adjacent farm buildings are situated approximately 250 m to the north-north-west of the proposed allocation site. The surrounding rural landscape setting makes a strong contribution to their significance as it is still in use as a farm today. Views looking south and south-east are of open grassland fields although the prominent topographical rise of Burdon Hill precludes any wider or longer views beyond.

##### *Listed Buildings in Great Burdon Village*

There is a total of eight Grade II listed buildings within the core of Great Burdon village. The historical grain of development within the village—set around and focused on a central green—precludes any long or meaningful views. Any possible views are largely screened, except perhaps those from the rear of Ivy Cottage (NHLE 1299355) and Burdon House (NHLE 1185905) looking south-east to the northern portion of the proposed allocation site. Here again, the prominence of Burdon Hill precludes any views beyond to the south of the site. Extensive views of Great Burdon village from within the site are possible, however, particularly from the top of Burdon Hill looking north-west.

##### *Listed Buildings in Little Burdon*

The small settlement at Little Burdon, which is situated c. 175 m east of the proposed allocation site, features the Grade II listed mid-18<sup>th</sup>-century Little Burdon Farmhouse (NHLE 1185936) and the Grade II listed Little Burdon Cottage (NHLE 1320019). The buildings themselves were in a state of considerable dereliction and unoccupied at the time of the site visit; however, although some elements of its historic fabric have been lost, what remains is of high significance. Furthermore, its overall preservation in terms of its layout as a coherent post-medieval farmstead within an isolated rural landscape setting also contribute positively to the significance of the listed buildings. Although access was not possible during the site visit, the only possible views looking west/south-west towards the site would be from the upper storeys of the buildings though these would be very limited.

##### *Haughton-le-Skerne Conservation Area and Associated Listed Buildings*

The Haughton-le-Skerne Conservation Area is situated c. 100 m from the proposed allocation site, adjacent to its westernmost extent. The low-lying linear village of Haughton-le-Skerne, which features two Grade I and twenty Grade II listed buildings, is situated to the north-east of Darlington along the River Skerne, surrounded by primarily undeveloped green space to the south and east which forms a key component of its overall character (Darlington Borough Council 2014, 5). Views looking east to the westernmost extent of the proposed allocation



site are a contributory positive aspect of the village's landscape setting; however, these views only extend as far as Burdon Hill with no further views to the east/north-east beyond the hill possible. Finally, longer views of the conservation area from within the site, particularly from the top of Burdon Hill facing west, are possible.

#### 5.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 97 records within the HER relating to historical/archaeological sites or findspots, some of which are duplicates of designated heritage assets already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include:

- H3510 and H60735 - Stockton and Darlington Railway Heritage Action Zone (HAZ)
- H311 - Little Burdon Deserted Medieval Village (DMV)
- H308 - Red Hall Moated Site, Haughton-le-Skerne

##### *Stockton and Darlington Railway Heritage Action Zone (HAZ)*

The historic line of the Stockton and Darlington Railway bounds the proposed allocation site, running east to west at its southern extent, and is now in use as a public footpath. Originally built to transport coal in 1822, it became the first steam-operated railway line in the world (AIBC 1877). Three years later, in 1825, the main line was opened to passengers as a potentially lucrative venture which enabled further world firsts, including the first passenger coach and the building of Bank Top, Darlington, the first railway station (McDougall 1975). This resulted in rapid railway expansion, including the creation of multiple transport links between towns as well as a goods transport line between Darlington and York established in 1841 (Emett 2007). The line eventually merged with the North Eastern Railway in 1863 after just 18 years of independent operation.

Although little infrastructure associated with this disused section of the railway survives on the surface, an excavation carried out in advance of and during construction of the Darlington Eastern Transport Corridor along the same route recorded a section of 150 metres of the line of the original railway comprising a series of rectangular



Figure 5.12 View from S&DR footpath looking north into the site. Note prominence of Burdon Hill



Figure 5.13 View of S&DR public footpath looking west



Figure 5.14 View from S&DR footbridge looking north/north-west into the site

stone track beds and associated revetment wall and culvert (E33431; Jenkins 2008). As noted above, this disused portion of the railway is now in use as a public footpath running parallel to the road. Open views into the site are possible, especially from the elevated footbridge to the east. Although immediate views feature a primarily rural landscape, areas of residential development, particularly looking west and north-west towards Haughton-le-Skerne, are clearly visible.

#### *Little Burdon Deserted Medieval Village (DMV)*

The posited site of a deserted medieval village complex at Little Burdon (H311) is located in the fields north and south of the A66. The remains comprise a series of low banks covered by turf, some of which form small enclosures, partially truncated by later ridge and furrow. A survey of the site undertaken in 1994 recorded a series of earthworks including a platform mound surrounded by a ditch in one of the western fields (H8905) and a distinct L-shaped enclosure (H312) surrounded by ridge and furrow (Robinson 1994).

At the time of the site visit, these fields were overgrown and, in some parts, put to crop therefore no visible surface expression of earthworks associated with the DMV were identified. However, consultation of freely available LiDAR data shows a high level of preservation of ridge and furrow earthworks, particularly in the fields north of the A66, likely to be associated with the deserted medieval village. The L-shaped enclosure is also clearly visible and appears to feature a ditch and secondary external bank. Although some ridge and furrow earthworks are also visible in the fields south of the A66, these are less distinct and poorly preserved, likely having been truncated by modern farming. It is evident that the core of the medieval settlement was situated in the fields to the north of the A66 outside both the boundary and immediate visual envelope of the proposed allocation site.

#### *Red Hall Moated Site, Haughton-le-Skerne*

Prior to the construction of the Red Hall housing estate, which is extant on the site today, a program of archaeological excavation was undertaken in the late 1960s, which recorded the remains of a medieval moated site, including the remains of two buildings likely occupied from the late 13<sup>th</sup> to early 15<sup>th</sup> centuries (Still and Pallister 1978; H308 ; E61868). Further investigations, including an archaeological evaluation in 2008 (E31233) and subsequent excavation in 2010 (E38846), uncovered further evidence of medieval occupation.

Most recently, a geophysical survey of the land at Red Hall Estate undertaken in 2016 identified the lines of the former medieval moat but no features likely to reflect structural remains, although the proximity to strongly magnetically susceptible items and areas of infill within the former moat hindered accurate detection (Villis 2016, 1).

During the site visit, it was noted that the setting has been fundamentally altered as a result of surrounding development. This combined with no visible earthwork expression of the moat or associated features, as well as further landscaping of the site which has most likely truncated much of the surviving archaeology, limits its overall evidential value and archaeological interest.

### 5.6.4 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until the 1838 tithe map (IR 29/11/36), at which time the site has been subdivided into a mix of arable and grassland fields. These fields are of a small size and irregularly shaped, suggesting that some of their boundaries were formed through piecemeal enclosure. The farmstead at Great Burdon to the north-west of the site is visible, as is the historic line of the River Skerne along its western boundary. Buess Lane, which is present on the site today, is also shown and labelled as belonging to the Stockton and Darlington Railway Town Waste and Roads Company, suggesting it was possibly used as access for the maintenance of the railway itself. Burdon Hill is labelled as Toft Hill, the place-name 'toft' suggesting an association with a farmstead, most likely Great Burdon Farm which was previously known as Toft Hill Farm (Historic England 2019).

By the 1858 1<sup>st</sup> Edition Ordnance Survey mapping, the fields have been re-configured to conform to general enclosure patterns and match the existing field boundaries which survive today. To the west of the site, a bridle road running north-south leading to the village of Great Burdon is shown. This survives today as a public footpath. Finally, to the west of the site, a weir and mill race, the latter of which forms the modern course of the River Skerne, are labelled, most likely serving Haughton corn mill which itself was no longer extant by 1899. There





Figure 5.15 1858 Ordnance Survey mapping showing proposed allocation site

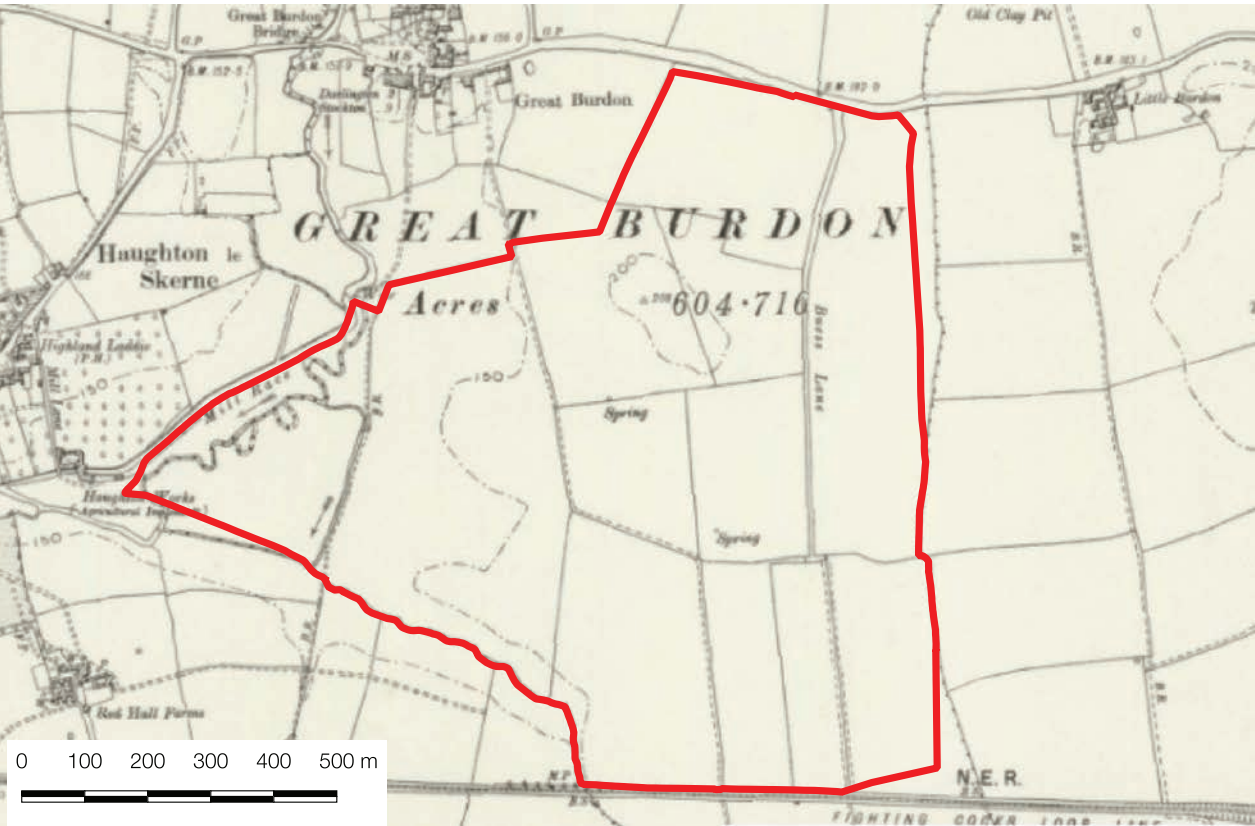


Figure 5.16 1899 Ordnance Survey mapping showing proposed allocation site



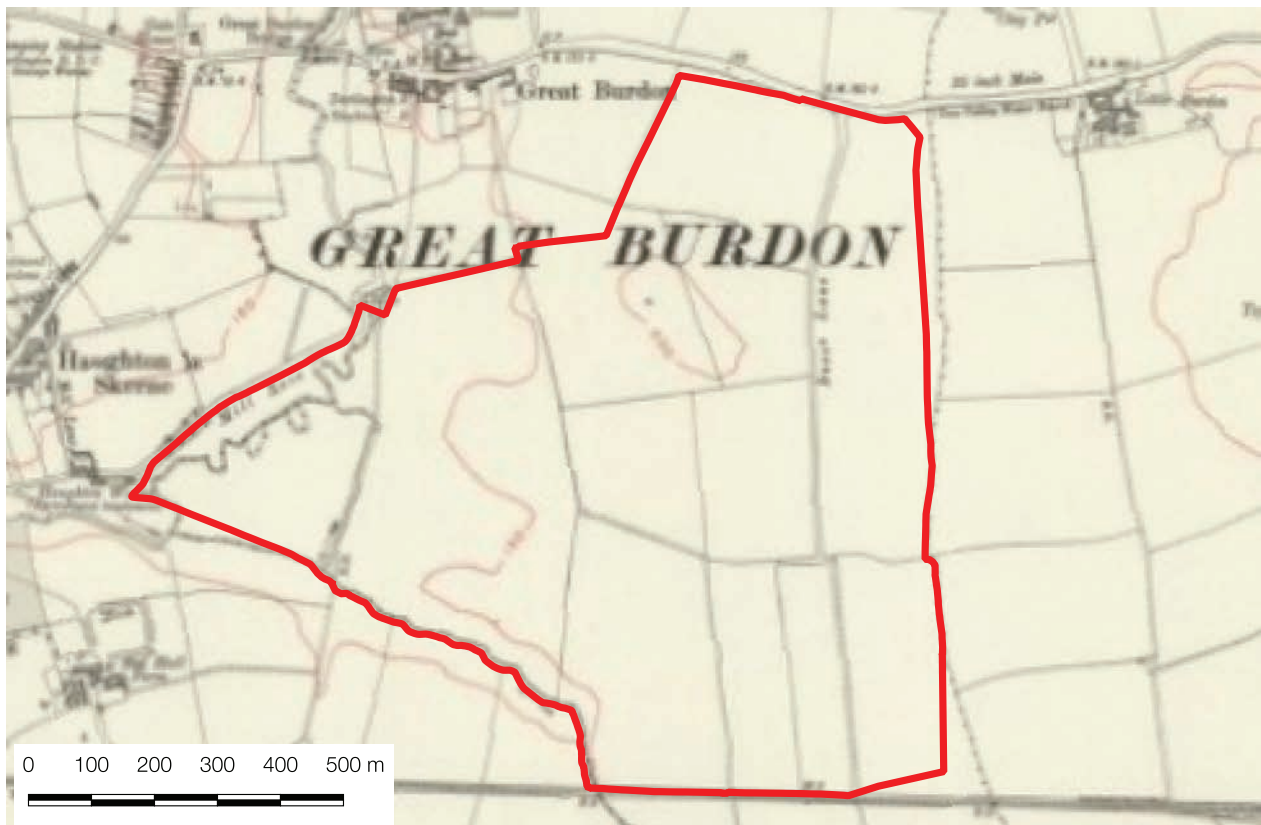


Figure 5.17 1923 Ordnance Survey mapping showing proposed allocation site

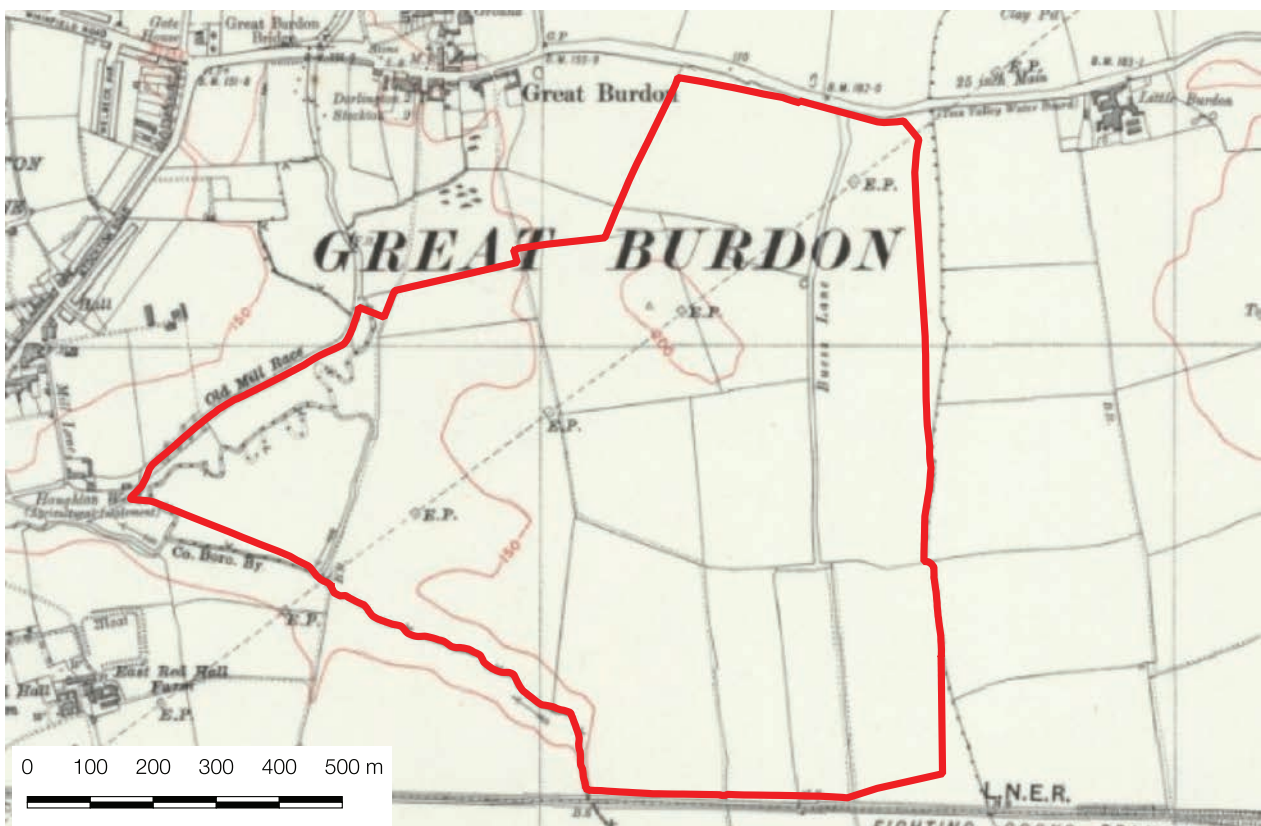


Figure 5.18 1947 Ordnance Survey mapping showing proposed allocation site

is little further change noted in the subsequent 1899 Ordnance Survey map, except for two springs situated to the immediate south of Toft Hill (Burdon Hill). The railway line to the south of the site is now also labelled the 'Fighting Cocks Loop Lane'.

By the 1923 Ordnance Survey map, the two previously identified springs are no longer marked; however, this is the only change noted. Regarding the field systems, aside from minor boundary fluctuations, there is no noticeable difference to their overall form. The 1947 Ordnance Survey map clearly shows that the village of Great Burdon to the north is expanding. The only other changes noted are that the 'Fighting Cocks Branch', formerly of the Stockton and Darlington Railway, is now labelled as forming part of the LNER (London North East Railway), and the previously identified weir is no longer visible. The field enclosure system and lack of development within the site remain the case until the present day. The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1838	Tithe Map	IR 29/11/36
1858	1 <sup>st</sup> Edition Ordnance Survey	
1899	Ordnance Survey	
1923	Ordnance Survey	
1947	Ordnance Survey	

Table 5.2 Historic Ordnance Survey mapping consulted

#### 5.6.5 REVIEW OF LiDAR COVERAGE

A review of freely available LiDAR data (Environment Agency 2019) has been useful in both identifying features not visible during the site walkover due to the depth of crop cover and in helping to provide further evidence regarding the development of the historic landscape within the site. The only newly identified feature is a very distinct field boundary pre-dating those shown in the 1838 tithe map, which provides further evidence of earlier piecemeal enclosure.

#### 5.6.6 AERIAL PHOTOGRAPHY

An exhaustive search of modern digital vertical aerial photography was undertaken; however, no additional features beyond those previously recorded in the HER were identified.

#### 5.6.7 IDENTIFIED ASSETS

Feature No.	Basic Description	Approximate Date
GB001	Historic field boundary	Pre-19 <sup>th</sup> century
GB002	Spring	Late 19 <sup>th</sup> century
GB003	Spring	Late 19 <sup>th</sup> century
GB004	Weir	Mid-19 <sup>th</sup> century
GB005	Mill Race	Mid-19 <sup>th</sup> century

Table 5.3 Features Identified from LiDAR, historical mapping and site survey

#### 5.6.8 HISTORIC LANDSCAPE CHARACTERISATION

The proposed allocation site of Great Burdon is characterised as enclosed land and modern field amalgamation by Durham County Council's Historic Landscape Characterisation (HLC) classification (HLC ID: 11535).



### 5.6.9 PREVIOUS WORK

There is a total of 41 records within the HER relating to previous archaeological projects or events within the 1 km study area, five of which fall within the proposed allocation site. The most pertinent of these in terms of proximity are:

PRN	Name	Description
E15712	Desk-Based Assessment for A66 Improvement, Darlington, 2006	A desk-based assessment of land near Great Burdon was undertaken in advance of improvements to the A66 in 2006. The sites recorded as part of the walkover survey element of the work included cropmarks, areas of ridge and furrow, and three mounds, possibly post-medieval spoil heaps.
E57827	Desk-based assessment of land to the south-east of Great Burdon, Darlington 2013	A desk-based assessment carried out on the land south-east of Great Burdon recorded cropmark sites and areas of ridge and furrow (Stenton 2013).
E65349	Geophysical survey on Land at Great Burdon, Darlington, 2014	A geophysical survey consisting of a combination of magnetometry survey and resistivity was carried out on land at Great Burdon within five areas totalling 35 hectares which identified various features of possible archaeological interest, including former field boundaries, probably double-ditched trackways, ridge and furrow cultivation, and features relating to modern agricultural practices (Villis 2014, 1). Anomalies were also detected immediately adjacent to the extant decoy control shelter, including possible associated structural remains and a wall-footing or kerb relating to the former earth mound over the shelter ( <i>ibid.</i> 9).
E65525	Excavations at Symmetry Park, Darlington 2018	A series of trial-trenching and open area excavation at Symmetry Park in the fields south of the B6279 recorded a late Roman-period rural settlement site comprising extensive remains and artefactual assemblages, particularly pottery (Proctor 2018, 28). Settlement was focused within the southern part of the site, with fewer signs of activity to the north, east and west ( <i>ibid.</i> , 26). As such, it is considered unlikely that remains associated with this settlement extend north into the proposed allocation site.

Table 5.4 Previous archaeological events within 1 km of the proposed allocation site

## 5.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Scheduled World War II Decoy Shelter (NHLE 1020759)	<p>Setting: The decoy shelter derives an important contribution to its significance from its isolated rural surroundings, which give meaning and an appreciable functional context to the monument. Its setting, situated far from settlements to draw away enemy fire, allows its historical use and purpose to be better understood.</p> <p>Evidential: The shelter site contains inherent evidential value linked to the potential for location of the currently unknown decoy fires to be identified, if they survive.</p> <p>Historical: The historical illustrative value lies within its association with WWII and its ability to illustrate the 'Blitz spirit', part of Britain's national identity, as well as Darlington's place as a town whose importance warranted such protection from air raids.</p> <p>Aesthetic: The building itself holds little aesthetic value as a contributor to its significance, being primarily a utilitarian structure.</p> <p>Communal: Due to the current level of access, the site contains limited communal value.</p>	<p>The scheduling for the site includes a protected 2 m buffer around the surviving shelter and so there is no potential for any physical impact upon the structure.</p> <p>There is, however, a potential for the unknown location of the decoy fires and their safety enclosures, should they survive, to be impacted by groundworks associated with any development, thereby reducing its evidential value and resulting in a negative impact to its significance.</p>	<p>Infilling this landscape with prominent or dense development within the immediate vicinity of the site has the potential to detract from its significance, divorcing it from its original context as a decoy away from settlements.</p>
Grade II listed Great Burdon Farm (NHLE 1185907) and Grade II listed Farm Buildings on left of Great Burdon Farm-house (NHLE 1299446)	<p>As a mid-18<sup>th</sup>-century brick farmhouse with associated farm buildings, including byres and loose-boxes, this set of listed buildings has inherent historical illustrative value as a historic farmstead with several elements of built fabric that hold architectural interest and aesthetic value.</p> <p>Setting: Although immediately adjacent to the village of Great Burdon, and therefore surrounded by residential development, the open fields to the immediate south and east of the buildings provides an important contribution to its semi-rural setting and therefore its significance as a farmstead.</p>	<p>The distance of this group of assets from the proposed allocation site precludes any physical impacts upon their significance as a result of development.</p>	<p>Views to the south and east of the listed assets are of a primarily rural landscape, and infilling it with adjacent development, particularly within the north-western part of the site, would detract from its overall significance as a historic rural farmstead.</p>
Listed Buildings in Great Burdon Village	<p>Setting: Although views from within the village towards the site are mostly screened, the area of open landscape to the north of Burdon Hill makes a contribution to the semi-rural or village-edge setting of some of these listed buildings, particularly those at the eastern end of the village.</p>	<p>The distance of this group of assets from the proposed allocation area precludes any physical impacts upon their significance as a result of development.</p>	<p>As with the Great Burdon Farm listed buildings, infilling the northern extent of the site would impact upon views of the surrounding rural landscape and therefore result in a low negative impact upon the setting of the listed assets.</p>



Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Haughton-le-Skerne Conservation Area and associated listed buildings	Setting: The surrounding undeveloped green space to the south and east of the conservation area form a key contribution to its significance and legibility as a village settlement separate from the town of Darlington. Much of this distinction as a linear village has already been compromised by later development infilling parts of the immediate landscape.	The distance of this group of assets from the proposed allocation area precludes any physical impacts upon their significance as a result of development.	The western extent of the proposed allocation area is situated immediately adjacent to the conservation area. Consequently, any development within the immediate vicinity would detract from its partially compromised setting as a rural village. Development within this part of the site should be avoided to preserve this key element of its character.
Stockton and Darlington Railway	<p>Setting: The original landscape setting of this portion of the railway line has been partially altered, comprising primarily industrial development within a wider rural landscape. It is considered that views of these wider rural landscapes make a moderate positive contribution to its significance.</p> <p>Evidential: Considering that archaeological investigation within the vicinity of the line of the railway has identified remains pertaining to its early infrastructure, the site derives its evidential value from the opportunity to investigate the line's development should further remains survive.</p> <p>Historical: The site of this portion of the Stockton and Darlington Railway holds considerable inherent historical value given its importance as the first steam-operated railway in the world. Its historical illustrative value lies in the preservation of this original routeway in the form of a public footpath.</p> <p>Aesthetic: It is not considered that this section of the railway line holds any aesthetic value.</p> <p>Communal: It is considered that, as a publicly accessible site, the site contains moderate communal value although there is potential for it to be augmented further by the work of the Stockton and Darlington Railway HAZ, particularly with the introduction of interpretation.</p>	<p>Given the close proximity of the line of the former railway to the southern extent of the proposed allocation site, there is some potential for early infrastructure associated with the railway to survive archaeologically. Groundworks associated with any development could impact upon these remains and detract from its significance.</p>	<p>Completely infilling the rural landscape around the asset has the potential to further divorce it from its original landscape setting. Introducing development of an appropriate design and scale to the north/north-west of the railway would create a link to already developed areas and ensure the preservation of these open views to the east.</p>

Table 5.5 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts



## 5.8 ASSESSMENT OF VISUAL IMPACT

A hypothetical exercise has been undertaken to illustrate the differential effects on visual setting of placing development within different parts of the allocation site as part of this assessment. These have been produced utilising computer-generated elevation data to determine the visibility between a particular observation point or points to help consider the potential for visual impact. In this case, the varying levels of visibility are illustrated on a scale ranging from white (no visibility) to yellow (low-medium visibility) to red (high visibility), with concentrations of red areas considered to have the highest visibility and therefore, the most visual impact.

Illustrated below are two potential areas for development within the proposed allocation site – Development 1 and Development 2. Development 1 is based on development running north-south over Burdon Hill whereas Development 2 has concentrated any development to the south/south-east of the site. Given the prominence of Burdon Hill, the visual impact of Development 1 is far higher than that of Development 2, for which views are far more screened by the intervening topography. It is therefore considered that, from a historic environment perspective, the area south of Burdon Hill is more suited to development.

## 5.9 ASSESSMENT OF POTENTIAL CUMULATIVE IMPACT

The proposed allocation site at Great Burdon is situated immediately south of the Skerningham site (ref: 251), also being considered for allocation within the forthcoming Local Plan. Although the overall impact of development within Great Burdon upon the setting of surrounding heritage assets is considered to be generally low (subject to a number of specific constraints discussed above and below), should the Skerningham site— particularly the south-east area—be subject to substantial development, the magnitude of this impact will increase. For the designated assets within the village of Great Burdon, which has views to both proposed allocation sites and derives significance from its rural setting, it is considered that infilling those areas forming a strong component of views would result in a moderate cumulative impact upon their setting, and therefore their significance. Such an impact would require considerable justification.

## 5.10 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Equally, constraints can take the form of sites of archaeological potential which could have a considerable impact on the location and viability of certain kinds of development. Opportunities to introduce change can often be found in areas which currently detract from the significance of a heritage asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. In addition, opportunities can also often be found to augment underappreciated elements of a heritage asset through sympathetic development or works accompanying that development. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

### 5.10.1 CONSTRAINTS

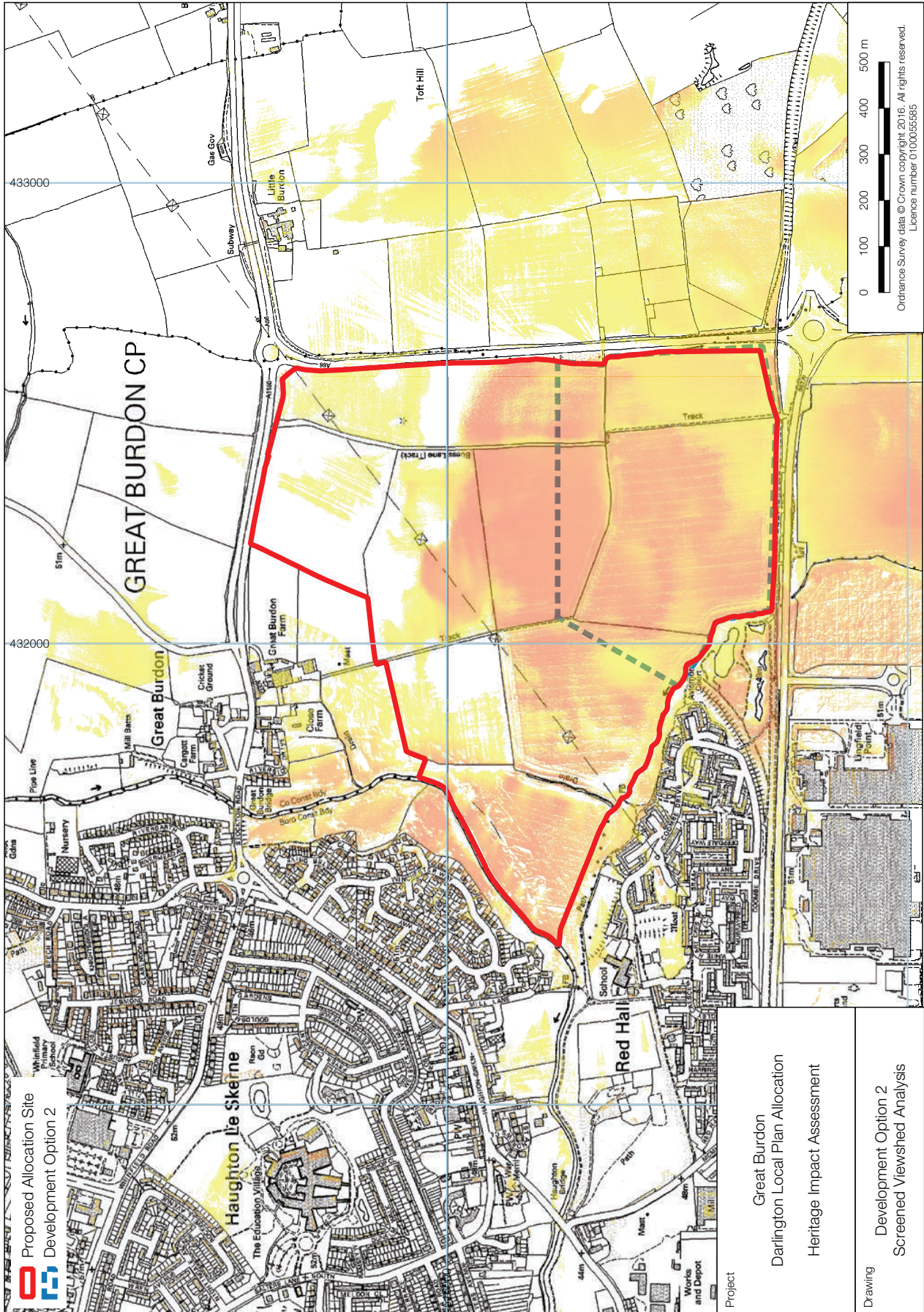
The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The elevated area of Burdon Hill, given its prominence within an otherwise low-lying landscape, is a problematic area for development and should be avoided. Introducing built form at such an elevation would detract from the overall rural setting of the surrounding assets. Building to the north and west of the hill would also impact on the rural setting and views from the listed Great Burdon Farm and listed buildings at the east edge of Great Burdon village. Development would therefore be better suited in the south/south-east of the site, for which Burdon Hill would serve as a natural topographic screen when viewed from within the assets to the north and west.











#### Constraints

The isolated rural landscape setting of the scheduled World War II Decoy Shelter (NHLE 1020759), an important contributor to its significance, should be preserved. Any development should seek to avoid building within the immediate vicinity of the site, preserving a buffer of arable or grassland field and therefore this component of its setting.

The development should consider the potential for remains pertaining to the scheduled decoy shelter, particularly the location of the decoy fires and their safety enclosures, to survive within the site.

The development should consider that the results of a previous geophysical survey within the site (E65349; Willis 2014) detected a series of anomalies of potential archaeological interest which will likely require some form of mitigation.

Table 5.6 Summary of historic environment constraints

### 5.10.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

#### Opportunities

There is an opportunity to improve public access to the scheduled World War II Decoy Shelter (NHLE 1020759) and introduce some form of interpretation allowing the site to realise its potential for strong communal and historical (illustrative) value. Improvements to accessibility and interpretation would consequently result in a positive impact upon the experience of the site and therefore, its significance.

Similarly, although any development will inevitably infringe upon the site's present rural setting, there is an opportunity to improve public access and interpretation of the Stockton and Darlington Railway Heritage Action Zone (HAZ). Doing so would help support the long-term recognition and conservation of the railway as a world-class heritage attraction and therefore fulfil the criteria outlined within the HAZ delivery plan.

Table 5.7 Summary of opportunities to maximise enhancement and avoid harm

## 5.11 CONCLUSION

Considering the above constraints, it is recommended that there should be no development on or immediately around Burdon Hill, within the vicinity of the scheduled World War II Decoy Shelter, and the fields to the west bounded by the River Skerne. Historic field boundaries as identified above should, where possible, be maintained. It is considered that the southern part of the site to the south-east of Burdon Hill is the most suitable area for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the cluster of listed buildings in Great Burdon, including Great Burdon Farm, as well as the Haughton-le-Skerne Conservation Area and listed buildings within, thereby preserving their significance. Development within this area between the historic line of the Stockton and Darlington Railway to the south and the scheduled World War II Decoy Shelter to the north would provide the opportunity to enhance both accessibility and interpretation of these sites.

It is considered that the proposed allocation is sound and meets the tests outlined in NPPF ('positively prepared; justified; effective; and consistent with national policy'), subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- Infilling the area around the Scheduled World War II Decoy Shelter (NHLE 1020759) with dense development within the immediate vicinity of the site would be considered inappropriate, as it would divorce the site from its original rural landscape context and have a negative impact upon its significance. The scale and position of any proposed development should respect a sizeable buffer around the shelter as well as consider the opportunity to improve accessibility to and interpretation of the site as part of the development whilst preserving the most significant elements of its setting.
- The location of the World War II decoy fires and safety enclosures associated with the decoy shelter is not known but may fall within the boundary of the allocation site. As such, any proposed development will need to consider an appropriate programme of archaeological evaluation and monitoring during

groundworks to ensure their locations, if present, are identified and recorded.

- Any proposed development will need to consider an appropriate programme of targeted archaeological evaluation/mitigation to determine the presence and level of survival of those features identified during the 2014 geophysical survey (E65349; Villis 2014) and ensure they are suitably investigated and recorded prior to development.
- Any development is encouraged to incorporate the historic route of the Stockton and Darlington Railway, now a public footpath, bounding the site to the south. By providing improved access and interpretation, such as signage and information boards, development within this area would contribute to the long-term goals of the S&DR Heritage Action Zone (HAZ) delivery plan. By making the site more accessible and well-known, development could help establish the railway as a major heritage tourism attraction, thereby contributing to the regeneration and economic growth of the local area.
- It is considered that development is inappropriate on or immediately around Burdon Hill, within the vicinity of the scheduled World War II Decoy Shelter, and the fields to the west bounded by the River Skerne due to the setting impacts on the surrounding listed buildings. As per paragraph 194 of the NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55).
- Historic field boundaries as identified above should, where possible, be maintained.
- It is considered that the southern part of the site to the south-east of Burdon Hill is the most suitable area for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the cluster of listed buildings in Great Burdon, including Great Burdon Farm, as well as the Haughton-le-Skerne Conservation Area and listed buildings within, thereby preserving their significance. Development within this area between the historic line of the Stockton and Darlington Railway to the south and the scheduled World War II Decoy Shelter to the north would provide the opportunity to enhance both accessibility and interpretation of these sites.



## 6. INGENIUM PARC (SITE REF: 356)

### 6.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Ingenium Parc from a historic environment perspective in accordance with extant legislation, policy and guidance.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around Ingenium Parc, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

Features and/or assets identified throughout the course of work have been assigned a unique identifier (i.e. IP001) and are listed below in Table 6.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

### 6.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site comprising 40.8 ha is a greenfield site located to the south-east of Darlington centred at NGR NZ 31369 13328. It is bounded by the railway line to the south, the Cummins Engine Factory complex to the north, an industrial estate to the east and Salters Lane to the west.

### 6.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

### 6.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.' (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this document will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

## 6.5 SUMMARY OF METHODOLOGY

### 6.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	<p>This document highlights four ‘values’ contributing to significance:</p> <ul style="list-style-type: none"> <li>• Evidential</li> <li>• Historical</li> <li>• Aesthetic</li> <li>• Communal</li> </ul>
NPPF (MCHLG 2019)	<p>Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’:</p> <ul style="list-style-type: none"> <li>• Archaeological</li> <li>• Architectural</li> <li>• Artistic</li> <li>• Historic</li> </ul>
Ancient Monuments and Archaeological Areas Act 1979	<p>This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are:</p> <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 6.1 Criteria for assessment of significance

### 6.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

### 6.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

### 6.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Preliminary assessment of potential impacts to the setting of the heritage assets was also undertaken through production of Zones of Theoretical Visibility (ZTVs) within a GIS environment. A Digital Terrain Model (DTM) was created using Environment Agency 1m LiDAR data for a buffer around the proposed allocation site. A composite ZTV was then created based on a grid of equally spaced points across different parts of the proposed allocation site set at an estimated 6 m height. Such an approach allows for the generation of a graded ZTV that can be intuitively displayed with a colour ramp to show the percentage area of a putative development within the proposed allocation site likely to be visible from any given point. As it is derived from contour data alone, the initial ZTV produced for this assessment assumed that there were no intervening obstacles to a site, such as tree cover or existing buildings. To stand in comparison to this, a second ZTV has also been compiled, based on Digital Surface Model (DSM) LiDAR data incorporating all extant buildings. This was augmented by the addition of tree cover derived from OS Opendata mapping and given an average height value of 9 m. The use of ZTVs is a first stage and not intended to be definitive given that they are a form of desk-based abstraction. Nevertheless, field observation as part of previous projects has demonstrated that composite ZTVs are, in the majority of cases, an accurate predictor of intervisibility.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.



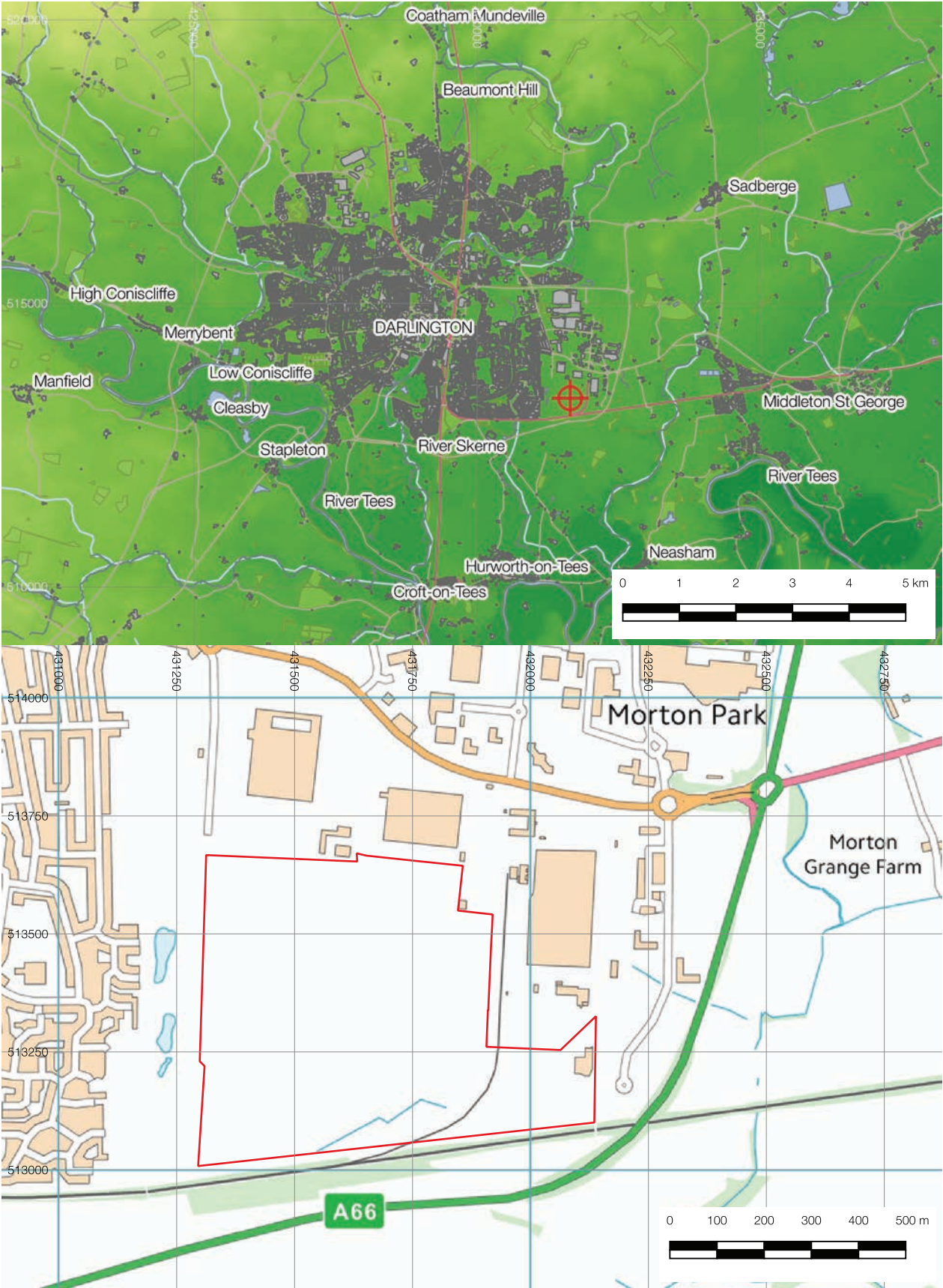


Figure 6.1 Location and extent of the Ingenium Parc proposed allocation site

## 6.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a site visit undertaken on 8<sup>th</sup> May 2019 in overcast conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

### 6.6.1 GEOLOGY AND GEOMORPHOLOGY

The proposed development site sits within the 'Tees Lowlands' National Character Area (NCA). This landscape is defined as 'a broad, open plain dominated by the meandering lower reaches of the River Tees and its tributaries' (NE 2014, 3). In comparison to the dynamic coastline and large Teeside conurbation, the area around the proposed development site is typically rural: 'agricultural land is intensively farmed, with large fields and sparse woodland, and a settlement pattern influenced both by the river and by past agricultural practices' (*ibid.* 3).

The Tees Lowlands, as with the Vale of Mowbray to the south, sits on a bedrock geology which straddles the divide between the Carboniferous, Permian and Triassic periods.

The proposed development area sits partly on calcareous mudstone of the Roxby Formation and partly on dolomitic limestone of the Seaham Formation (BGS 2019). For the purposes of this assessment, however, the more dominant geological influence is that of the overlying superficial deposits which include primarily glacially derived till deposits (*ibid.* 2019).

Online mapping provided by the UK Soil Observatory (2019) characterises the soils across the development site as 'slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils'.

### 6.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

#### 6.6.2.1 DESIGNATED

There are no designated heritage assets recorded within the proposed allocation site; however, the Grade II\* listed Security Fence at the Cummins Engine Factory (NHLE 1335834) bounds its northern and part of its eastern extent.

#### 6.6.2.2 NON-DESIGNATED

There are two records within the HER relating to historical/archaeological sites or findspots within the proposed allocation site. The first of these is a linear feature (H624) running east-west, turning south at a right angle at its eastern extent, identified during a topographic survey of Darlington undertaken in the 1970s (Clack and Pearson 1978).

The second, and considerably more significant, is the site of a possibly prehistoric settlement in the south of the allocation area, identified during a series of geophysical surveys (E62879) and two phases of evaluation trenching (E64695 and E64697). The assemblage of finds including pottery, animal bone and other artefacts uncovered during the first phase of trenching (E64695), combined with the earthwork features including ring-ditches, pits, post-holes and possible hearths identified during an earlier geophysical survey, are characteristic of activity dating from the Bronze Age to the Roman period (Archaeological Services Durham University 2018, 16).

### 6.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

#### 6.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are three Grade II\* listed buildings. These form part of the Cummins Engine Factory complex and include:

- The Cummins Engine Factory Including Chimney (NHLE 1185948)
- Kerbstones Surrounding Pool in Front of Cummins Engine Factory (NHLE 1299427)
- Security Fence at Cummins Engine Factory (NHLE 1335834)

The former engine factory was constructed in 1964-65, designed by Kevin Roche, John Dinkeloo and Associates featuring a flat roof, floor-to-ceiling glazing and a tall rectangular chimney on the front elevation (Historic England 2019). Cummins, an American engine manufacturer based in Indiana who specialised in diesel engines, decided to expand their UK operations following the success of their existing engine plant in Lanarkshire supplying engines for the rail industry (Humble 2015, 1). Darlington was chosen due to its thriving rail infrastructure, providing easy access for transport (Cruikshank 1997, 232).

The building itself was designed to be a sympathetic environment both inside and out, allowing as much light and air into the building as possible for the benefit of the workers. Considerable thought was put into designing a landscape that afforded prominent views of the innovative exterior, the wide areas of glazing and the overall profile of the building, as well as to guarantee uninterrupted views from as much of the building as possible for those inside (Rosie 1969, 31-34). From a social perspective, this ensured that no employee had better views from their workspace than any of their colleagues.

The architectural style, in particular the use of exposed Cor-ten steel designed to fade into a sympathetic chocolate brown colour and the use of neoprene gaskets on the large windows to maximise light, were two industry firsts in Britain, resulting from the priority of the aesthetics of the building above all other considerations (Rosie 1969, 34). The profile of the building was designed to fade into a brown haze when viewed from across the fields, allowing the structure to become 'a substantial and attractive addition to the local environment' rather than something 'lurking shamefacedly on the outskirts of town' (*ibid.*, 31-34).

An integral part of this designed landscape is the rectangular pool surrounded by large concrete kerbstones (NHLE 1299427) at the north of the site, which is clearly visible from both the main road and from inside the factory. Finally, the security fence surrounding the factory (NHLE 1335834) also forms part of the landscape designed by Dan Kiley (Historic England, 2019). Constructed in Cor-ten steel, the fence is concealed within a ha-ha, to ensure as little obstruction to and from the site as possible, demonstrating the architect's commitment to preserving an uninterrupted open space around the site.

As a group, these component assets of the Cummins Engine Factory represent an example of innovative 1960s factory design that placed fundamental importance on the experience of both the worker inside the factory and the casual observer passing the site in the surrounding area. Considerable measures were taken to ensure that the designed landscape around the factories would maximise views to and from the site, and architectural innovations were deployed in the building itself to achieve this. Although the once open landscape setting has been considerably altered since the 1960s, elements of its designed landscape are still discernible, particularly in the form of planted treelines and the preserved line of the boundary fence.

#### 6.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 18 records within the HER relating to historical/archaeological sites or findspots, some of which are duplicates of designated heritage assets already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include the site of a linear feature (H622) and rectilinear enclosure (H623) to the immediate north-west of the proposed allocation site.

It should also be noted that there is a rich archaeological landscape in the area surrounding the proposed allocation site, particularly to the east centred around Maidendale and Morton Palms, with earthwork features and settlement sites recorded within the HER dating to the medieval, Romano-British and possibly Iron Age periods.

#### 6.6.4 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until Christopher Greenwood's map of County Durham in 1820, which shows the proposed allocation site as undeveloped, most likely used as farmland associated with nearby farms including Maiden Dale, High Firth Moor and Low Firth Moor farms. The site remained undeveloped, as shown on the tithe mapping for the townships of Neasham (IR 29/11/186), Haughton-le-Skerne (IR 29/11/123) and Morton Palms (IR 29/11/181), comprising primarily arable and grass fields.





Figure 6.2 Cummins Engine Factory building



Figure 6.3 Cummins Engine Factory building, note extensive glazing





Figure 6.4 Cummins Engine Factory building, note chimney



Figure 6.5 Cummins Engine Factory fencing

By the time of the 1<sup>st</sup> edition Ordnance Survey map, the fields within the proposed allocation site have been divided into small fields with irregular boundaries, likely resulting from piecemeal enclosure. There is also an unlabelled path running north-south along its western extent. The 1899 OS map shows some changes, most notably a railway line running east-west along the southern boundary of the allocation site, part of the Darlington and Saltburn Branch Railway. The previously unnamed path to the west is now labelled as Salter's Lane bridleway, and there is also a public footpath running along the south-west corner of the site, both of which are still present today.

There are no significant changes shown, apart from alterations to previously noted field boundaries, until the 1971 Ordnance Survey map, at which point the substantial urban expansion of Darlington is visible, especially to the west of the site. In the north-west corner of the allocation site, there is a football ground labelled. A drain and row of terraced cottages labelled 'Maidendale cottages' are also visible to the south of the site. Most notably, however, is the site of the Cummins Engine Factory building and associated infrastructure to the immediate north of the allocation site, which was constructed in the 1960s. By the 1982 Ordnance Survey map, High Firth Moor Farm, which was situated to the south-west of the allocation site since at least the early 19<sup>th</sup> century, has been demolished. On the 1991 Ordnance Survey map, the football ground and Maidendale cottages are no longer visible and have been demolished. This remains the case until the present day.

The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1611	John Speed	Speed's Map of County Durham
1768	Andrew Armstrong	Armstrong's Map of County Durham
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1820	Christopher Greenwood	Greenwood's Map of Durham
1838	IR 29/11/186	Tithe apportionment for township of Neasham
1838	IR 29/11/123	Tithe apportionment for township of Haughton-le-Skerne
1838	IR 29/11/181	Tithe apportionment for township of Morton Palms
1858	1 <sup>st</sup> Edition Ordnance Survey	
1899	Ordnance Survey	
1912	Ordnance Survey	
1923	Ordnance Survey	
1938	Ordnance Survey	
1954	Ordnance Survey	
1971	Ordnance Survey	
1982	Ordnance Survey	
1991	Ordnance Survey	

Table 6.2 Historical mapping consulted



#### 6.6.5 REVIEW OF LiDAR COVERAGE

A review of freely available LiDAR data (Environment Agency 2019) was undertaken, which has identified a series of both east-west and north-south ridge and furrow ploughing, particularly in the south-east corner of the site, as well as evidence for historic field boundaries.

#### 6.6.6 AERIAL PHOTOGRAPHY

An exhaustive search of modern digital vertical aerial photography was undertaken; however, no additional features beyond those previously recorded in the HER were identified.

#### 6.6.7 HISTORIC LANDSCAPE CHARACTERISATION

The proposed allocation site of Ingenium Parc is characterised by Durham County Council's Historic Landscape Characterisation (HLC) classification as a combination of industrial (HLC ID: 11877), enclosed land (HLC ID: 11707), recreational and ornamental/urban green space (HLC ID: 11885) and post-medieval rural farmstead settlement centred on the site of Maidendale Farm, which has been truncated by later development (HLC ID: 11711).

#### 6.6.8 PREVIOUS WORK

There is a total of 24 records within the HER relating to previous archaeological projects or events within the 1 km study area, 14 of which fall within the proposed allocation site; however, several of these relate to a single larger piece of work. The most pertinent of these in terms of proximity are:

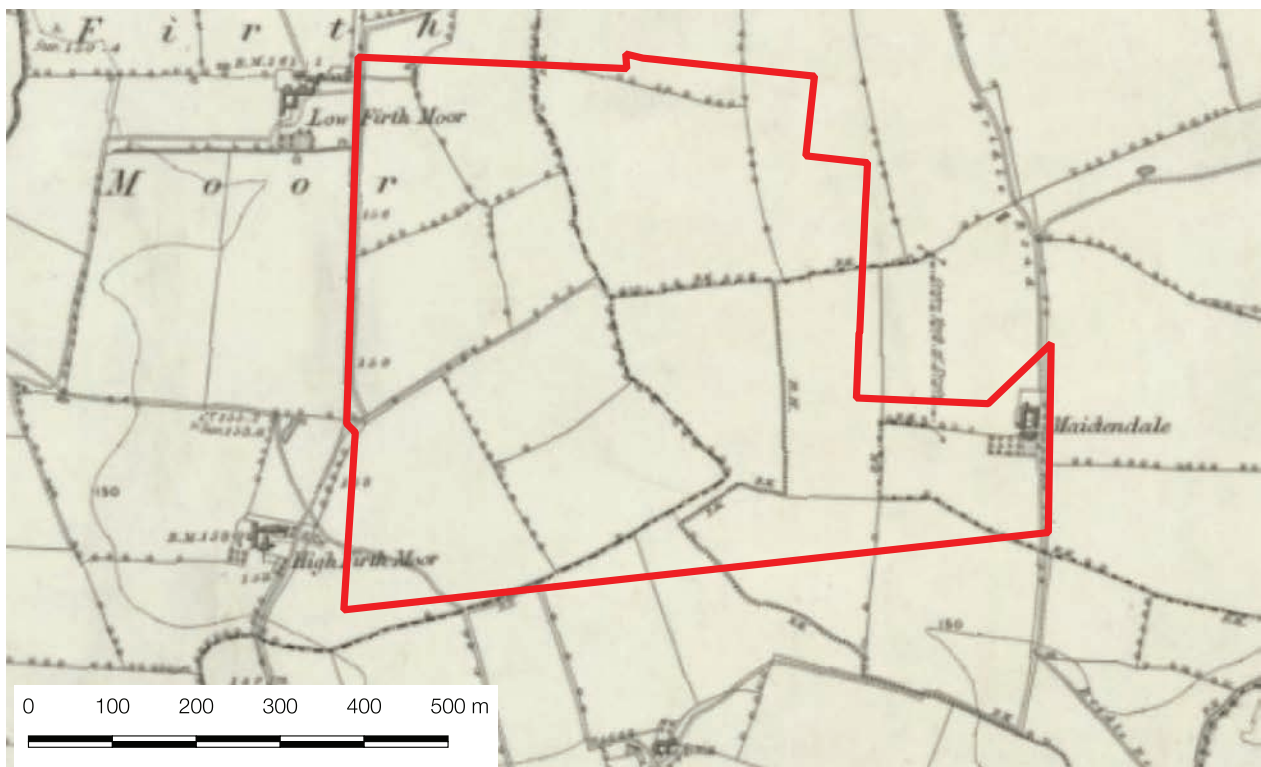
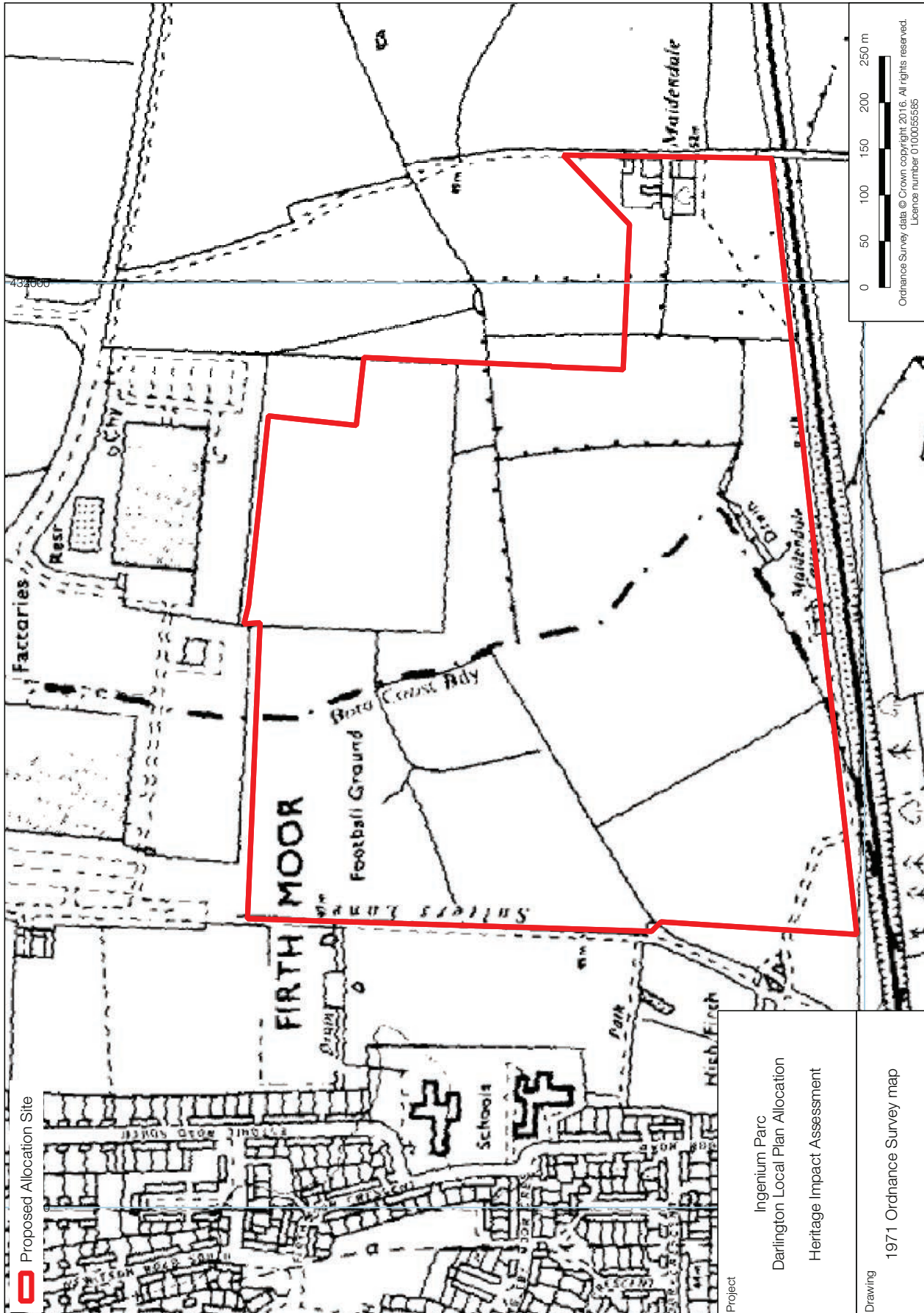
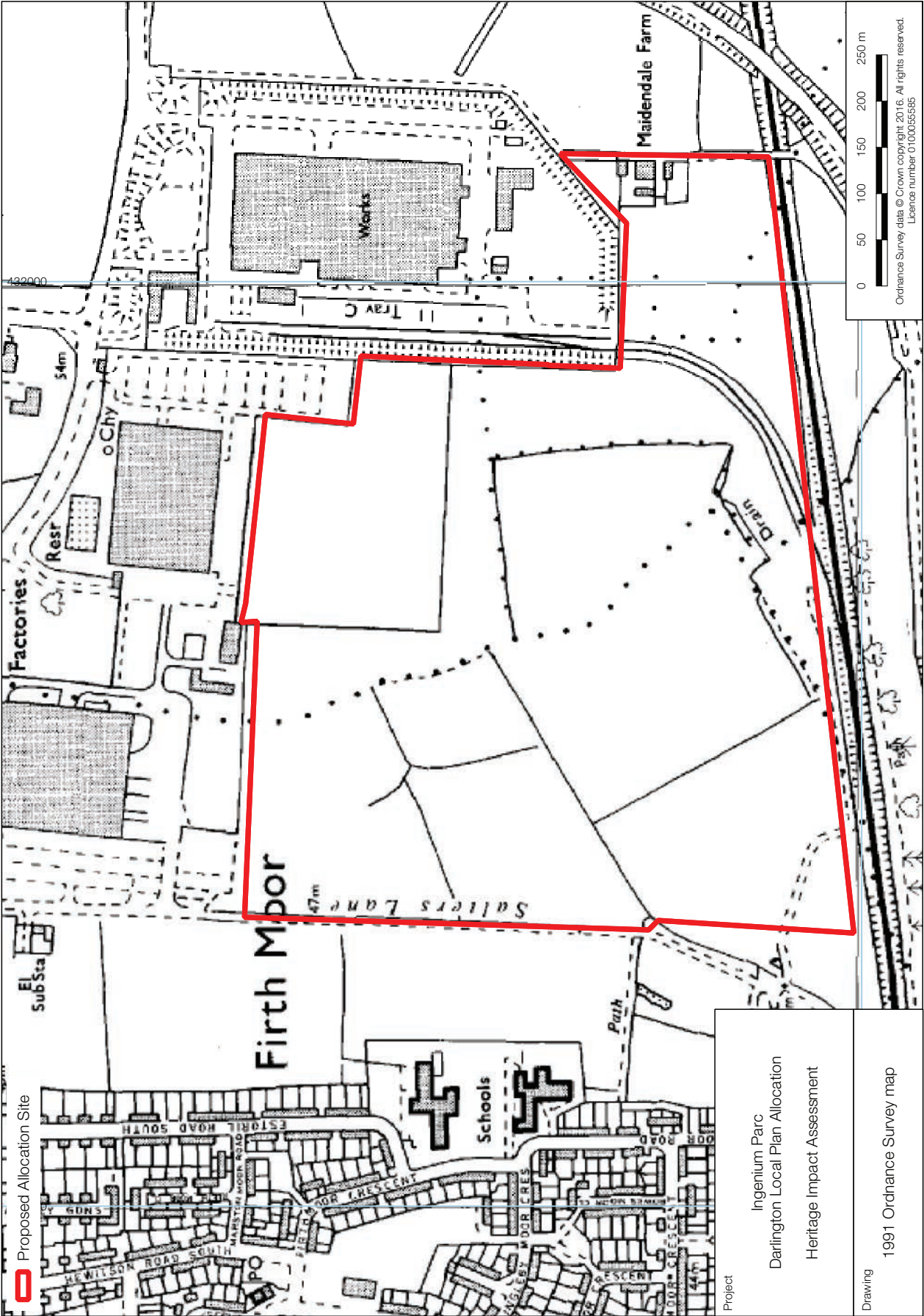


Figure 6.6 1858 Ordnance Survey mapping showing proposed allocation site









PRN	Name	Description
E62506 E62877 E62878 E62880 E62882 E62883 E62884 E62876 E62879 E62881	Geophysical survey of Areas 1-10 at Ingenium Parc, Firth Moor, Darlington 2016	A detailed magnetometry survey was undertaken in 2016 across the proposed allocation site. Several features were recorded, including ring-ditches and other associated features of prehistoric or Romano-British date, as well as ridge and furrow cultivation, areas of disturbed ground with industrial waste infills and modern agricultural and industrial features.
E64695	Evaluation at Ingenium Parc, Firth Moor, Darlington (Phase 1) 2017	The first phase of evaluation within the site comprising a total of 23 excavated trenches confirmed the location of various archaeological features identified by the previous geophysics works, including the possible site of a Bronze Age or Romano-British settlement.
E64697	Evaluation at Ingenium Parc, Firth Moor, Darlington (Phase 2) 2018	A second phase of evaluation was carried out; however, aside from a previously identified area of made ground, no other archaeological remains were encountered.

Table 6.3 Previous archaeological events within 1 km of the proposed allocation site

Most recently, an archaeological evaluation was undertaken in April 2019, comprising the excavation and recording of 49 trial trenches within the south-west (Area A) and south-east (Area C) corners of the proposed allocation site (Archaeological Services Durham University 2019, 1). Several deposits including ditches, pits, post-holes and other features likely relating to later prehistoric settlement activity were encountered in the southern part of Area A with further evidence for Iron Age or Romano-British activity, including pits and gullies, encountered in the eastern part of Area C (*ibid.*). The report concludes with recommendations for a further programme of archaeological excavation in the southern part of Area A and eastern part of Area C (Archaeological Services Durham University 2019, 1).

## 6.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Grade II* listed Cummins Building, Kerbstones, and Fencing NHLE 1335834 NHLE 1185948 NHLE 1299427	<p>Setting: The assets associated with the Cummins Engine Factory derive an important contribution to their significance from the designed landscape setting, which affords prominent views of the exterior as well as uninterrupted views from within the factory.</p> <p>Evidential: Given the relatively modern nature of the asset, it is not considered to hold potential for any meaningful evidential value.</p> <p>Historical: The historical associative value lies within its association not only to the Cummins engine manufactory, but also to the notable architects who designed it, Kevin Roche and John Dinkeloo.</p> <p>Aesthetic: The site, particularly the main engine factory building, holds strong aesthetic value as a contributor to its significance in the form of its conscious design. Similar to the historical associative value, its link to the two notable architects involved in the development also holds associative value.</p> <p>Communal: It is considered that the Cummins engine factory buildings hold inherent communal value in having consciously designed an innovative environment for the benefit of all factory workers, irrespective of rank or social class.</p>	<p>Although the engine factory building and kerbstones are situated outside the proposed allocation area, the fencing bounds the northern and eastern extents of the allocation site. There is, therefore, some limited potential for physical impacts to the earthworks relating to the fencing (as opposed to the fencing itself) should the proposed development extend up to this boundary.</p>	<p>Considering that the Cummins Engine Factory derives such an important element of its significance from its designed landscape setting, infilling this setting—particularly the north-east corner of the allocation site—with prominent or dense development has a high potential to detract from its significance, further divorcing it from its original intended design.</p>
Possible Bronze Age/Romano-British settlement site	<p>The site of a possible Bronze Age or Romano-British settlement within the proposed allocation area contains inherent considerable evidential value considering the potential for surviving remains to yield evidence about late prehistoric and early Roman settlements in County Durham.</p>	<p>Given the previously encountered evidence for archaeological remains pertaining to an early settlement site to survive within the site, there is high potential for those surviving remains to be impacted as a result of groundworks associated with any new development, which would result in a negative impact upon their significance.</p>	<p>Infilling the area immediately around the postulated settlement site would inevitably alter its existing rural setting; however, the below-ground nature of this asset limits the scale of impact upon this element of its significance as a result of development</p>

Table 6.4 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

## 6.8 ASSESSMENT OF VISUAL IMPACT

A hypothetical exercise has been undertaken as part of this assessment to illustrate the differential effects on visual setting of placing development within different parts of the allocation site. This has been produced utilising computer-generated elevation data to determine the visibility between a particular observation point or points to help consider the potential for visual impact. In this case, the varying levels of visibility are illustrated on a scale ranging from white (no visibility) to yellow (low-medium visibility) to red (high visibility), with concentrations of red areas considered to have the highest visibility and therefore, the most visual impact.

One of the main elements assessed was visibility from the south-facing façade of the Cummins Engine Factory building looking into the site which, due to treelines and topography, is possible but views are limited. From this, two areas were identified as having the least amount of potential visual impact as a result of development. These include the north-west corner of the site and the south/south-west area of the site, the latter of which is slightly better screened both generally and from the Cummins building. It is therefore considered that, from a historic environment perspective, the area to the south and west of the site are more suited to development.

## 6.9 ASSESSMENT OF POTENTIAL CUMULATIVE IMPACT

The proposed allocation site of Ingenium Parc is situated adjacent to the permitted development for a storage and distribution centre at Morton Palms to the east (19/00050/NMA). Despite this close proximity, the cumulative effects of development at Ingenium Parc and Morton Park are considered to be minimal, due to the density of existing industrial development between them at Morton Park which precludes any meaningful degree of intervisibility.

## 6.10 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Equally, constraints can take the form of sites of archaeological potential which could have a considerable impact on the location and viability of certain kinds of development. Opportunities to introduce change can often be found in areas which currently detract from the significance of a heritage asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. In addition, opportunities can also often be found to augment underappreciated elements of a heritage asset through sympathetic development or works accompanying that development. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

### 6.10.1 CONSTRAINTS

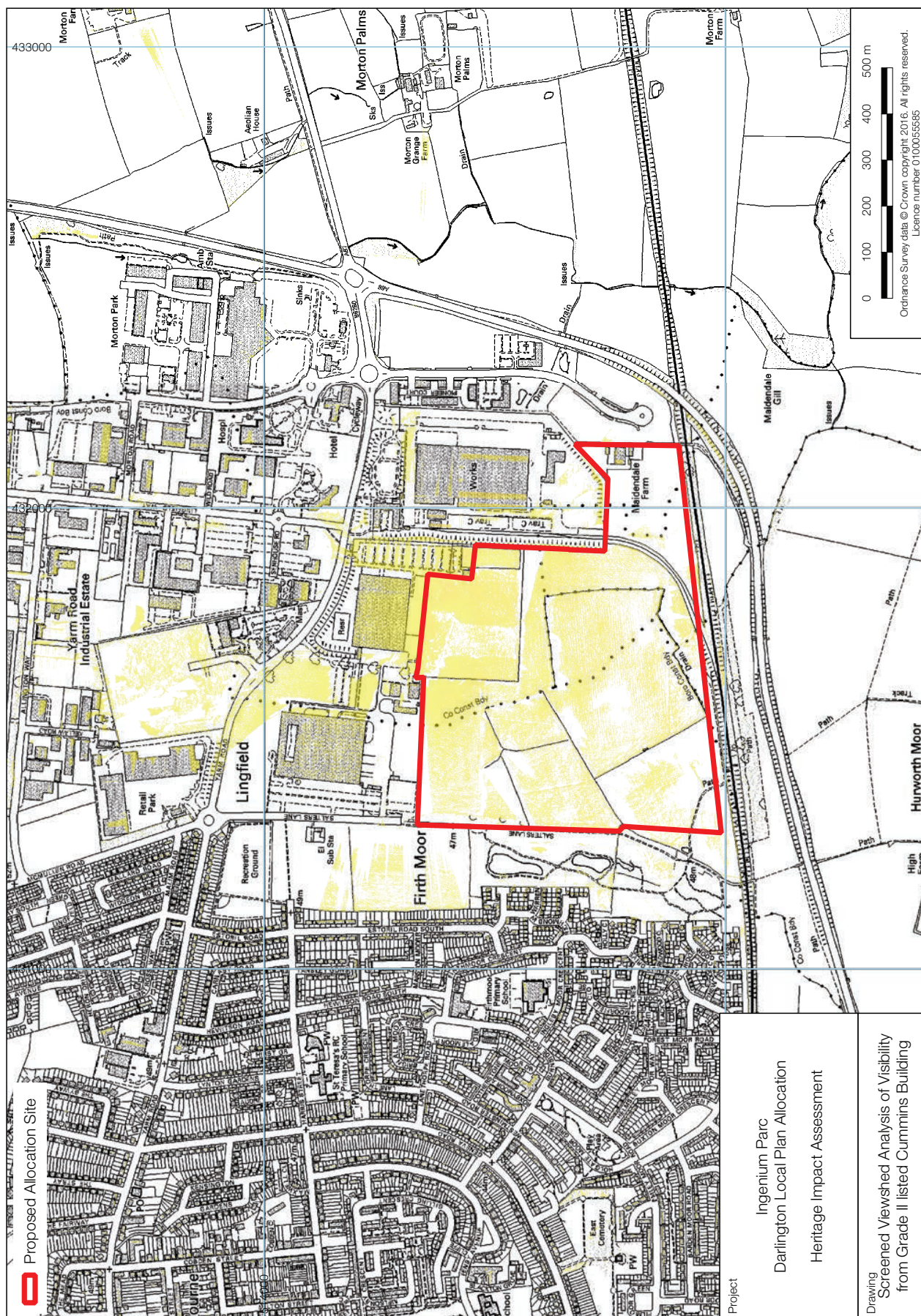
The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

#### Constraints

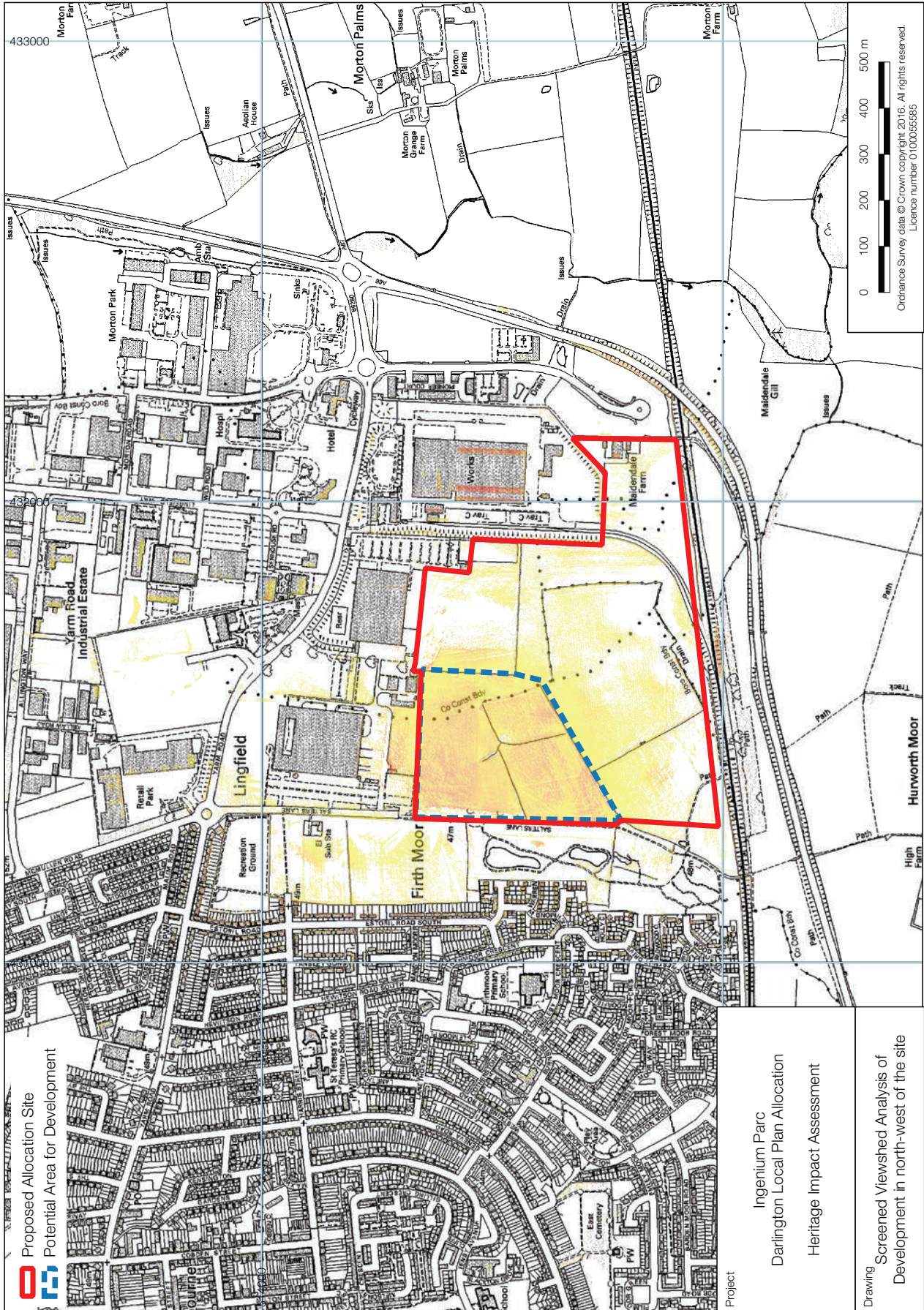
The area to the immediate south of the Cummins building (north-eastern extent of the proposed allocation site) is a problematic area for development and should be avoided. Introducing built form in such close proximity to the Grade II\* listed assets would detract from their overall designed landscape setting and the designed views from within the factory. Development would therefore be better suited to the south/south-west of the site, for which the intervening topography and planting would preclude any meaningful views and therefore preserve this element of the Cummins Engine Factory's significance.

The development should consider the potential for remains pertaining to the possible Bronze Age or Romano-British settlement site, previously identified through geophysical survey and targeted evaluation.

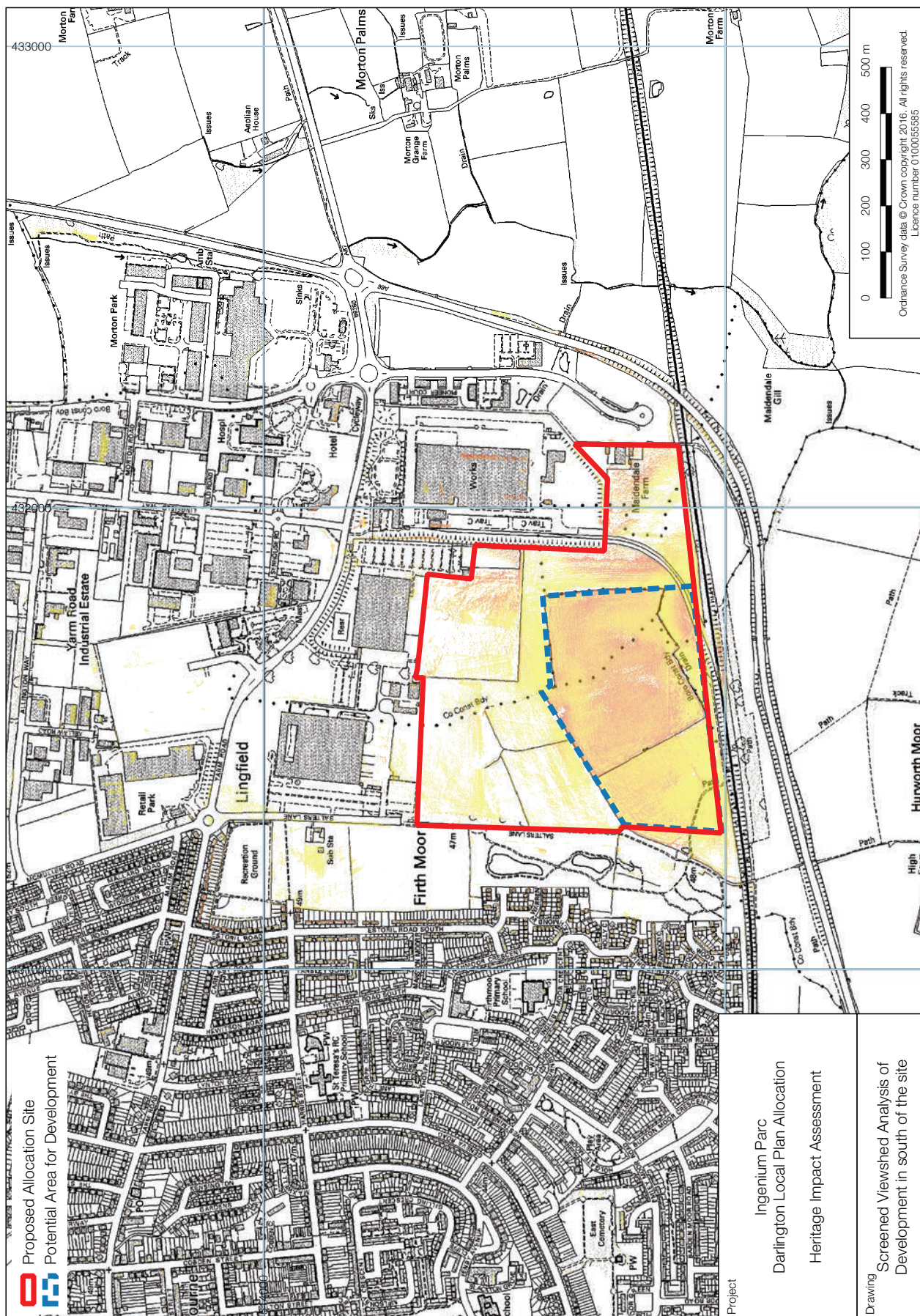














#### Constraints

The development should consider the results of the most recent archaeological evaluation undertaken in April 2019, which has identified further evidence relating to later prehistoric settlement activity in the south-west and south-east corners of the proposed allocation area (Archaeological Services Durham University 2019, 1). A further programme of archaeological investigation within these areas is likely to be required in advance of any development.

Table 6.5 Summary of historic environment constraints

### 6.10.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

#### Opportunities

There is an opportunity to preserve and enhance the original designed landscape setting of the designated Cummins Engine Factory by retaining and adding to the planting, which would further screen views into the proposed allocation site.

There is also an opportunity to take design cues from the innovative landscape architecture of the Cummins Building, creating a sympathetic addition to the wider landscape setting.

Table 6.6 Summary of opportunities to maximise enhancement and avoid harm

## 6.11 CONCLUSION

It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- It is considered that development is inappropriate to the immediate south of the Grade II\* listed Cummins Engine Factory buildings due to the strong potential for a negative impact upon its original designed landscape setting. As per paragraph 194 of the NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55).
- Further to the above, there is an opportunity for the development to preserve and enhance the designed landscape of the Cummins Engine Factory complex at its northern extent by retaining and adding to the existing planting, thereby providing further attractive screening from any subsequent development.
- Historic field boundaries as identified above should, where possible, be maintained.
- It is considered that the southern and western parts of the site are the most suitable areas for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the listed buildings associated with the Cummins Engine Factory.
- Any proposed development will need to consider an appropriate programme of targeted archaeological evaluation and mitigation to determine the presence and level of survival of those features identified, particularly in the southern part of the allocation area, and ensure they are suitably investigated and recorded prior to development.
- Considering that the area most suitable for development from a setting perspective also holds the strongest archaeological potential relating to a possible Bronze Age/Romano-British settlement site, a balanced judgement of the potential physical and setting impacts will be required in choosing where to situate any future development.

## 7. SKERNINGHAM (SITE REF: 251)

### 7.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Skerningham from a historic environment perspective in accordance with extant legislation, policy and guidance.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around Skerningham, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

Features and/or assets identified throughout the course of work have been assigned a unique identifier (i.e. SK001) and are listed below in Table 7.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

### 7.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site, encompassing a total area of 492.5 ha, is a greenfield site located to the north-east of Darlington centred at NGR NZ 30939 17926. The site is bounded by the River Skerne and Barmpton village to the north, residential development at Whinfield/Harrowgate Hill and the A66 to the south, hedgerows and arable fields to the east, and residential development off the A167 at Beaumont Hill to the west.

### 7.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

### 7.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.’ (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this document will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

## 7.5 SUMMARY OF METHODOLOGY

### 7.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four ‘values’ contributing to significance: <ul style="list-style-type: none"> <li>• Evidential</li> <li>• Historical</li> <li>• Aesthetic</li> <li>• Communal</li> </ul>
NPPF (MHCLG 2019)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’: <ul style="list-style-type: none"> <li>• Archaeological</li> <li>• Architectural</li> <li>• Artistic</li> <li>• Historic</li> </ul>
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 7.1 Criteria for assessment of significance

### 7.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute



- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

### 7.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

### 7.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Preliminary assessment of potential impacts to the setting of the heritage assets was also undertaken through production of Zones of Theoretical Visibility (ZTVs) within a GIS environment. A Digital Terrain Model (DTM) was created using Environment Agency 1m LiDAR data for a buffer around the proposed allocation site. A composite ZTV was then created based on a grid of equally spaced points across different parts of the proposed allocation site set at an estimated 6 m height. Such an approach allows for the generation of a graded ZTV that can be intuitively displayed with a colour ramp to show the percentage area of a putative development within the proposed allocation site likely to be visible from any given point. As it is derived from contour data alone, the initial ZTV produced for this assessment assumed that there were no intervening obstacles to a site, such as tree cover or existing buildings. To stand in comparison to this, a second ZTV has also been compiled, based on Digital Surface Model (DSM) LiDAR data incorporating all extant buildings. This was augmented by the addition of tree cover derived from OS Opendata mapping and given an average height value of 9 m. The use of ZTVs is a first stage and not intended to be definitive given that they are a form of desk-based abstraction. Nevertheless, field observation as part of previous projects has demonstrated that composite ZTVs are, in the majority of cases, an accurate predictor of intervisibility.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

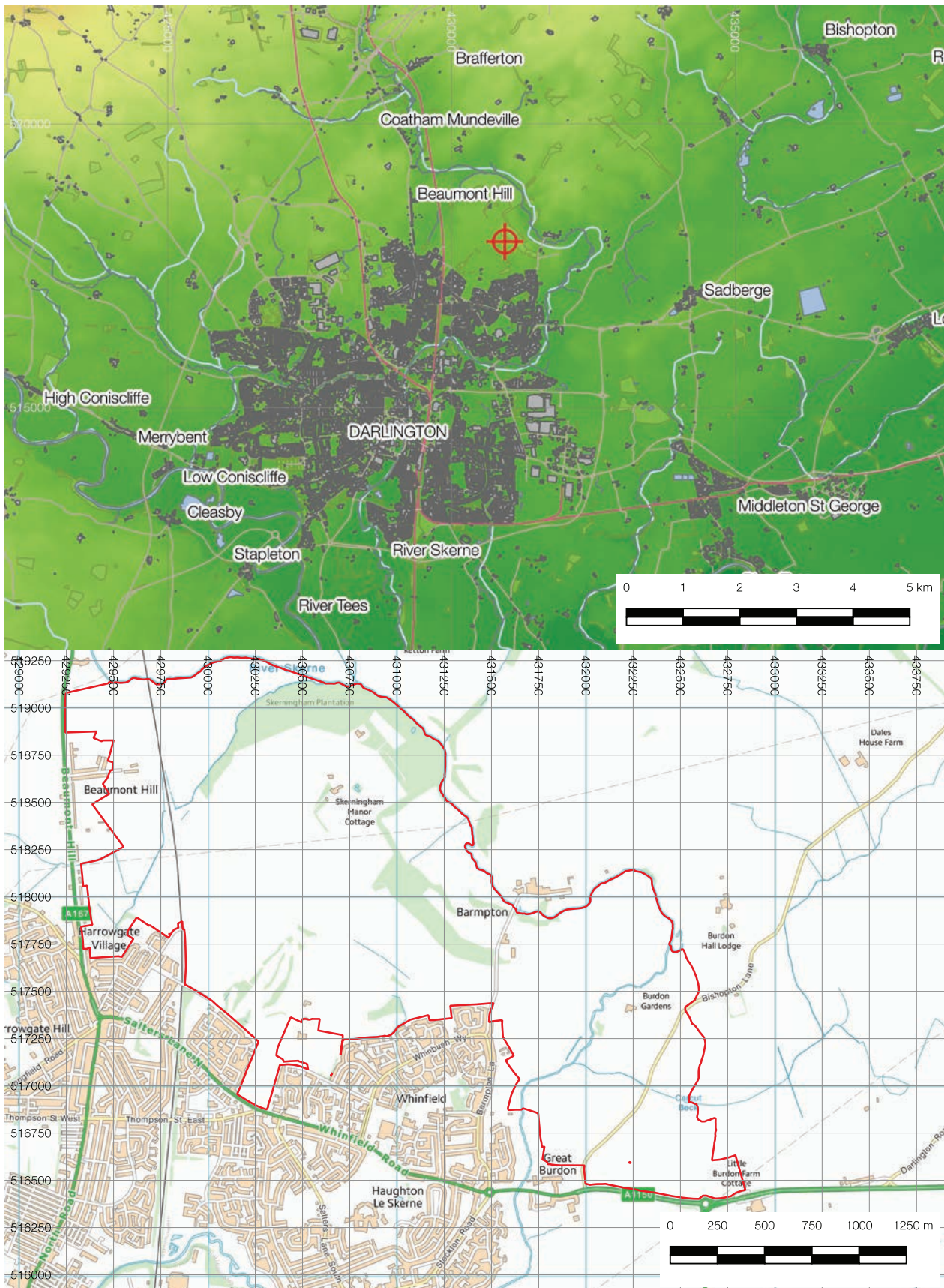


Figure 7.1 Location and extent of the Skerningham proposed allocation site

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.





Figure 7.2 Skerningham Manor, facing north-east



Figure 7.3 Skerningham Manor, note screening from treeline





Figure 7.4 Skerningham Manor, facing north from bottom of approach



Figure 7.5 Low Skerningham, looking north-east

## 7.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a series of site visits undertaken on 12<sup>th</sup> April and 23<sup>rd</sup> April in clear and bright conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

### 7.6.1 GEOLOGY AND GEOMORPHOLOGY

The proposed development site sits within the 'Tees Lowlands' National Character Area (NCA). This landscape is defined as 'a broad, open plain dominated by the meandering lower reaches of the River Tees and its tributaries' (NE 2014, 3). In comparison to the dynamic coastline and large Teeside conurbation, the area around the proposed development site is typically rural: 'agricultural land is intensively farmed, with large fields and sparse woodland, and a settlement pattern influenced both by the river and by past agricultural practices' (ibid. 3).

The Tees Lowlands, as with the Vale of Mowbray to the south, sits on a bedrock geology which straddles the divide between the Carboniferous, Permian and Triassic periods.

The proposed development area sits on a combination of calcareous mudstone of the Roxby Formation and Edlington Formation, as well as dolomitic limestone of the Seaham Formation (BGS 2019). For the purposes of this assessment, however, the more dominant geological influence is that of the overlying superficial deposits which include primarily glacially derived till deposits, as well as smaller areas of lacustrine deposits (clay and silt), glaciofluvial deposits (sand and gravel), and alluvium (clay, silt, sand and gravel) (ibid. 2019).

Online mapping provided by the UK Soil Observatory (2019) characterises the soils across the development site as 'slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils'.

### 7.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

#### 7.6.2.1 DESIGNATED

There are two designated heritage assets within the proposed allocation area, including Skerningham Farmhouse (NHLE 1185895), also referred to as Skerningham Manor, and Low Skerningham (NHLE 1299482), both listed at Grade II.

##### *Skerningham Manor (NHLE 1185895)*

Skerningham Manor is a large, two-storey 18<sup>th</sup>-century farmhouse constructed in English brick bond featuring four bays, a steeply pitched pantile roof and large brick chimney stacks. It forms part of a larger farmstead including several outbuildings, although the majority of these are modern in date and hold no historical or architectural interest. It was once the home of the famed 18<sup>th</sup>-century cattle breeder, Charles Colling, one of the first scientific breeders of shorthorn cattle (Historic England 2019).

The house is situated on an elevated position overlooking the surrounding landscape and was clearly built with the original design intention of having open views from its principal façade facing south. This view, however, only extends as far as the thick treeline of the Skerningham Plantation c. 430 m to the south of the farmhouse, blocking any longer views to the south and east. Given its prominent position, views to the west are also possible; however, these are mostly screened by a line of mature trees along the western boundary of the farm.

##### *Low Skerningham (NHLE 1299482)*

Low Skerningham comprises a series of late 18<sup>th</sup>- and early 19<sup>th</sup>-century buildings including two cottages, both with a wash house, stable and privy (Historic England 2019). Both cottages have steeply pitched pantiled roofs with brick chimney stacks and painted brick walls. A two-bay cart shed is also present, but it is in a ruinous condition. As the name suggests, Low Skerningham almost blends within the landscape, nestled in a low-lying area. Closer inspection of the buildings was not possible due to lack of access via a blocked public right of way (PROW); however, due to its low elevation and topographical screening, there are limited views into the surrounding landscape of the proposed allocation site.





Figure 7.6 World War II pillbox, looking north-east along public footpath



Figure 7.7 View from pillbox



Figure 7.8 Elly Hill House, facing north-east



Figure 7.9 View from Elly Hill House, looking west





Figure 7.10 Low Beaumont Hill, looking east



Figure 7.11 Close up view of Low Beaumont Hill, looking east





Figure 7.12 Low Beaumont Hill looking south-east, note brick-built range



Figure 7.13 View from Low Beaumont Hill, looking east/north-east. Note Little Ketton Farm in the distance

#### 7.6.2.2 NON-DESIGNATED

There is a total of 24 records within the HER relating to historical/archaeological sites or findspots within the proposed allocation area, two of which duplicate the designated heritage assets noted above. The most pertinent of these include:

- Skerningham deserted medieval village, Barmpton (H306)
- Prehistoric settlement site (H668)
- Second World War pillbox (H7875)
- Low Beaumont Hill
- Elly Hill House
- Burdon Gardens

##### *Skerningham deserted medieval village, Barmpton (H306)*

The possible site of the deserted medieval village (DMV) of Skerningham is situated in the fields to the south-east of the Grade II listed Skerningham Farmhouse, or Skerningham Manor (NHLE 1185895). The fields surrounding the farm feature well-defined ridge and furrow ploughing which has formed much of the basis for its interpretation as a DMV. A survey undertaken in the early 1990s recorded that there was no sign of a medieval settlement apart from the ridge and furrow earthworks, and today no other surface remains are visible on the site (Robinson 1993). A consultation of freely available LiDAR data confirms the presence of extensive ridge and furrow, particularly in the fields to the east of the farmhouse; however, no other features that could potentially relate to a medieval settlement were noted (Environment Agency 2019). If a medieval village did exist, it is now likely beneath the present farm, and given the history of misinterpretation of DMV sites in County Durham it is possible that the earthworks relate to a later phase of cultivation.

##### *Cropmark, possible prehistoric settlement site (H668)*

An oval-shaped cropmark with an entrance to the south was identified as a possible prehistoric settlement or



Figure 7.14 Ketton Bridge, looking north-east





Figure 7.15 Looking east towards the control shelter from Buess Lane



Figure 7.16 East-facing façade, looking west

enclosure during a topographical survey of Darlington (Clack and Pearson 1978); however, this feature was not visible within aerial photography or consulted LiDAR data.

#### *Second World War pillbox (H7875)*

To the east of Harrowgate Village across the railway line accessed via a public footpath is an extant World War II pillbox. It is in an excellent state of preservation in terms of both its surviving historic fabric and its setting, having been built to have views within an isolated rural landscape which are still possible today.

#### *Other Identified Assets*

Although not recorded within the HER, the farmsteads of Low Beaumont Hill and Elly Hill House are, for the purposes of this assessment, also considered to be non-designated heritage assets. Elly Hill House is situated to the immediate south of Barmpton village at the base of Ely Hill. The farmstead features an attractive brick-built farmhouse, with a principal south-facing façade, and has some age to it, most likely dating to the late 19<sup>th</sup>/early-20<sup>th</sup> century. At the top of Elly Hill are some modern agricultural sheds which also belong to the farmstead. Given its slightly elevated position, views looking west across the site are possible; however, they are limited from the main farmhouse building, which features no windows on its west-facing gable elevation. The slightly elevated position of the fields to the west also limit any meaningful views in this direction.

The site of Low Beaumont Hill itself features a modern farmhouse, which has likely taken the place of an earlier historic farmhouse. This assumption is based on the presence of some surviving buildings, including a single-storey brick-built range to the north of the farmstead. Despite its relatively low-lying position, open views are possible, especially to the north and east.

The remaining features recorded in the HER comprise a series of linear features and enclosures, as well as an Iron Age sword findspot (H310) and a Hanoverian gravestone (H266), all of which suggest the area around the River Skerne was a focal point for early settlement. The south-eastern extent of the site also contains the site of a post-medieval clay pit (H8906), which is clearly visible on both historic mapping and LiDAR data.

### 7.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

#### 7.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are:

- Two conservation areas
- Two scheduled monuments
- 30 Grade II listed buildings

These assets have been grouped by spatial association and are discussed below

#### *Haughton-le-Skerne Conservation Area and Associated Listed Buildings*

The Haughton-le Skerne Conservation Area is situated c. 1.2 km south of the proposed allocation site. The low-lying linear village of Haughton-le-Skerne, which features two Grade I and twenty Grade II listed buildings, is situated to the north-east of Darlington along the River Skerne, surrounded by primarily undeveloped green space to the south and east which forms a key component of its overall character (Darlington Borough Council 2014, 5). Its distance from the proposed allocation site as well as intervening development and topography preclude any meaningful views to and from the site.

#### *Sadberge Conservation Area*

The Sadberge Conservation Area is situated c. 1.3 km east of the proposed allocation site. The conservation area includes the village green, earthworks including traces of a moat adjacent to the church, and the land on the slopes which give the settlement its appearance of a ridge village within the landscape. It also contains several listed buildings dating to the 18<sup>th</sup> century or later, with buildings in the village primarily constructed of brick and render with pantile and slate roofs. Its distance to the proposed allocation site is considered to preclude any meaningful views to the west.





Figure 7.17 Peartree House, facing north



Figure 7.18 South- and west-facing façade of Barmpton Hall looking east/north-east



Figure 7.19 View from Barmpton Hall, looking south/south-west towards site, partly screened by treeline



Figure 7.20 Mill Batts Farmhouse, facing west/north-west



*Scheduled (NHLE 1002345) and Grade II listed (NHLE 1185904) Ketton Packhorse Bridge*

Ketton Packhorse Bridge, a low and narrow hump-backed bridge built in the late 17<sup>th</sup>/early 18<sup>th</sup> century, is situated 65 m to the north of the allocation site boundary. It is constructed in roughly squared sandstone with a segmental arch of dressed voussoirs, a slightly curved parapet and projecting coping stones (Historic England 2019). There is also a small cast-iron plaque at its southern extent marking the end of Ketton Road. In terms of views, although the bridge is situated close to the proposed allocation site boundary, views to the south/south-west towards the site are screened by intervening topography and the thick treeline forming part of Hutton Plantation. This currently precludes any meaningful views to and from the site.

*World War II bombing decoy control shelter 600m south east of Great Burdon Farm (NHLE 1020759)*

The scheduled World War II bombing decoy control shelter 600m south-east of Great Burdon Farm (NHLE 1020759) is situated c. 330 m south of the proposed allocation area. The monument comprises remains of the control shelter for a World War II bombing decoy site and the base of an associated structure, as well as a surrounding 2 m buffer to protect the site (Historic England 2019). Its function during World War II was to divert enemy bombers, protecting the important industrial and transport centre at Darlington by remotely lighting fires replicating successful bomb damage from the control centre (*ibid.* 2019). This type of site was often referred to as a Starfish decoy site and forms part of a wider network of defensive measures across the north-east of England (Historic England 2019). This particular decoy site would have included a control building, a Nissen hut providing storage/accommodation and a guard house, of which only the control building and the footings for the Nissen hut survive. The location of the decoy fires and their safety enclosures is currently unknown.

Today, the site sits in relative isolation within an agricultural field on private land offering no public access, although landowner access is possible via Buess Lane. The surviving shelter itself, which is surrounded by an earth mound, is a single-storey rectangular, brick-built structure standing on a concrete base with a reinforced concrete roof and a central entrance passage on its east-facing elevation. The building has minimal aesthetic value and, as a result of its poor accessibility, limited communal value. The strongest contributors to its overall significance include its setting within an isolated rural landscape and its strong historical value being associated



Figure 7.21 Little Burdon farmstead complex



Figure 7.22 Principal north-facing façade of Little Burdon Farmhouse



Figure 7.23 Principal north-facing façade of Little Burdon Cottage





Figure 7.24 View looking north/north-west from north of Great Burdon village across the site



Figure 7.25 Looking south towards Great Burdon village, note treeline

with World War II and the 'Blitz spirit', which is an integral part of modern British history. Regionally, as one of the few surviving control shelters in the North East, it also provides some evidential value considering there is potential for the location of the decoy fires and their safety enclosures to be identified.

*Grade II listed Peartree House (NHLE 1186119) and Grade II listed U-Plan Farm Buildings and Gin Gang North of Peartree House (NHLE 1299443)*

Peartree House is a late 18<sup>th</sup>-century, two-storey, three-bay farmhouse built of squared limestone with sandstone dressings in the Gothic style. It has a pantile roof and brick chimney stacks, though these have been rebuilt in more recent years. The building also has a single-storey two-bay wing to the right return (Historic England 2019). Immediately adjacent to the farmhouse is a u-shaped farmstead featuring a gin-gang, or horse mill. The range is composed of a threshing barn and two byres from the late 18<sup>th</sup> and early 19<sup>th</sup> century, built of squared limestone enclosing a foldyard on three sides. The gin-gang is located to the rear of the barn and has a semi-pyramidal roof with stone tiles (*ibid.*). Aside from the 20<sup>th</sup>-century replacement roofing covering the foldyard, it is considered to be a good, unaltered farmstead of its type. Despite its elevated position, views looking south into the site only extend as far as the thick treeline of Skerningham Plantation, beyond which no longer views into the site are possible.

*Grade II listed Barmpton Hall (NHLE 1185894)*

Barmpton Hall Farm is a late 18<sup>th</sup>-century brick-built farmhouse with early 19<sup>th</sup>-century additions. It features two storeys and three bays, as well as a steeply pitched pantile roof with large brick chimney stacks, which have been rebuilt. The interior was substantially altered in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and a rear extension added, although it retains many of its original 18<sup>th</sup>-century features (Historic England 2019). Notably, it was the former home of famous cattle breeder Robert Colling, brother of Charles Colling, who bred shorthorn cattle, including the renowned White Heifer (*ibid.*). Its principal south-facing façade overlooks the approach into the village of Barmpton. Views of the proposed allocation site are possible from its west-facing façade, although this is partly screened by the line of mature trees along the River Skerne.

*Water Mill on Left Return of Mill Batts Farmhouse (NHLE 1186138)*

This asset, situated immediately adjacent to the proposed allocation area, comprises a former water-powered mill attached to Mill Batts Farmhouse, built in the late 18<sup>th</sup> century in narrow English brick bond. It has a steeply pitched concrete tiled roof and a brick chimney stack, as well as a pantiled lean-to bay. Although the mill wheel itself has been removed, the ashlar-lined water channel is still in place, and the mill occasionally operates using a stationary engine (Historic England 2019). The building has further 20<sup>th</sup>-century additions, but they and the farmhouse are of limited interest.

*Listed Buildings in Little Burdon*

The small settlement at Little Burdon, which is situated c. 70 m south-east of the proposed allocation site, features the Grade II listed mid-18<sup>th</sup>-century Little Burdon Farmhouse (NHLE 1185936) and the Grade II listed Little Burdon Cottage (NHLE 1320019). The buildings themselves were in a state of considerable dereliction and unoccupied at the time of the site visit; however, although some elements of its historic fabric have been lost, what remains is of high significance. Furthermore, its overall preservation in terms of its layout as a coherent post-medieval farmstead within an isolated rural landscape setting also contribute positively to the significance of the listed buildings. Although access was not possible during the site visit, the only possible views looking north/north-west towards the site would be from the upper storeys of the buildings though these would be very limited.

*Listed Buildings in Great Burdon Village*

There is a total of ten Grade II listed buildings within Great Burdon, including the core of the village and those at Great Burdon Farm. The historical grain of development within the village—set around and focused on a central green—precludes any long or meaningful views, with view to the rear being primarily screened by mature trees.

The late 18<sup>th</sup>-century Great Burdon Farmhouse (NHLE 1185907) and adjacent farm buildings (NHLE 1299446) are situated c. 150 m to the south/south-west of the proposed allocation site. The surrounding rural landscape setting makes a strong contribution to their significance as it is still in use as a farm today.

#### 7.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 94





Figure 7.26 Burdon Hall, looking east/north-east



Figure 7.27 Barmpton village looking west along lane, note Barmpton Grange Farm





Figure 7.28 Barmpton Village looking north, note Barmpton Hall and Barmpton Grange Farm



Figure 7.29 Little Ketton Farm, looking east from the bottom of Peartree House



records within the HER relating to historical/archaeological sites or findspots, some of which are duplicates of designated heritage assets already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include:

- Little Burdon Deserted Medieval Village (H311)
- Possible air raid shelter, Harrowgate Village, Darlington (H60215)
- Burdon Hall
- Barmpton Grange Farm
- Little Ketton Farm

#### *Little Burdon Deserted Medieval Village (DMV)*

The posited site of a deserted medieval village complex at Little Burdon (H311) is located in the fields north and south of the A66. The remains comprise a series of low banks covered by turf, some of which form small enclosures, partially truncated by later ridge and furrow. A survey of the site undertaken in 1994 recorded a series of earthworks including a platform mound surrounded by a ditch in one of the western fields (H8905) and a distinct L-shaped enclosure (H312) surrounded by ridge and furrow (Robinson 1994).

At the time of the site visit, these fields were overgrown and, in some parts, put to crop, therefore no visible surface expression of earthworks associated with the DMV were identified. However, consultation of freely available LiDAR data shows a high level of preservation of ridge and furrow earthworks, particularly in the fields north of the A66, likely to be associated with the deserted medieval village. The L-shaped enclosure is also clearly visible and appears to feature a ditch and secondary external bank. It is evident that the core of the medieval settlement was situated in the fields to the north of the A66 immediately adjacent to, but not within the proposed allocation site as the fields to the west show no signs of medieval activity.

#### *Possible air raid shelter, Harrowgate Village, Darlington*

A concrete structure interpreted as a World War II air raid shelter was recorded as part of a desk-based assessment (Archaeological Services Durham University 2015). Closer inspection was not possible during the site visit as it is situated in the back garden of a private house, over 100 m to the west of the proposed allocation site.

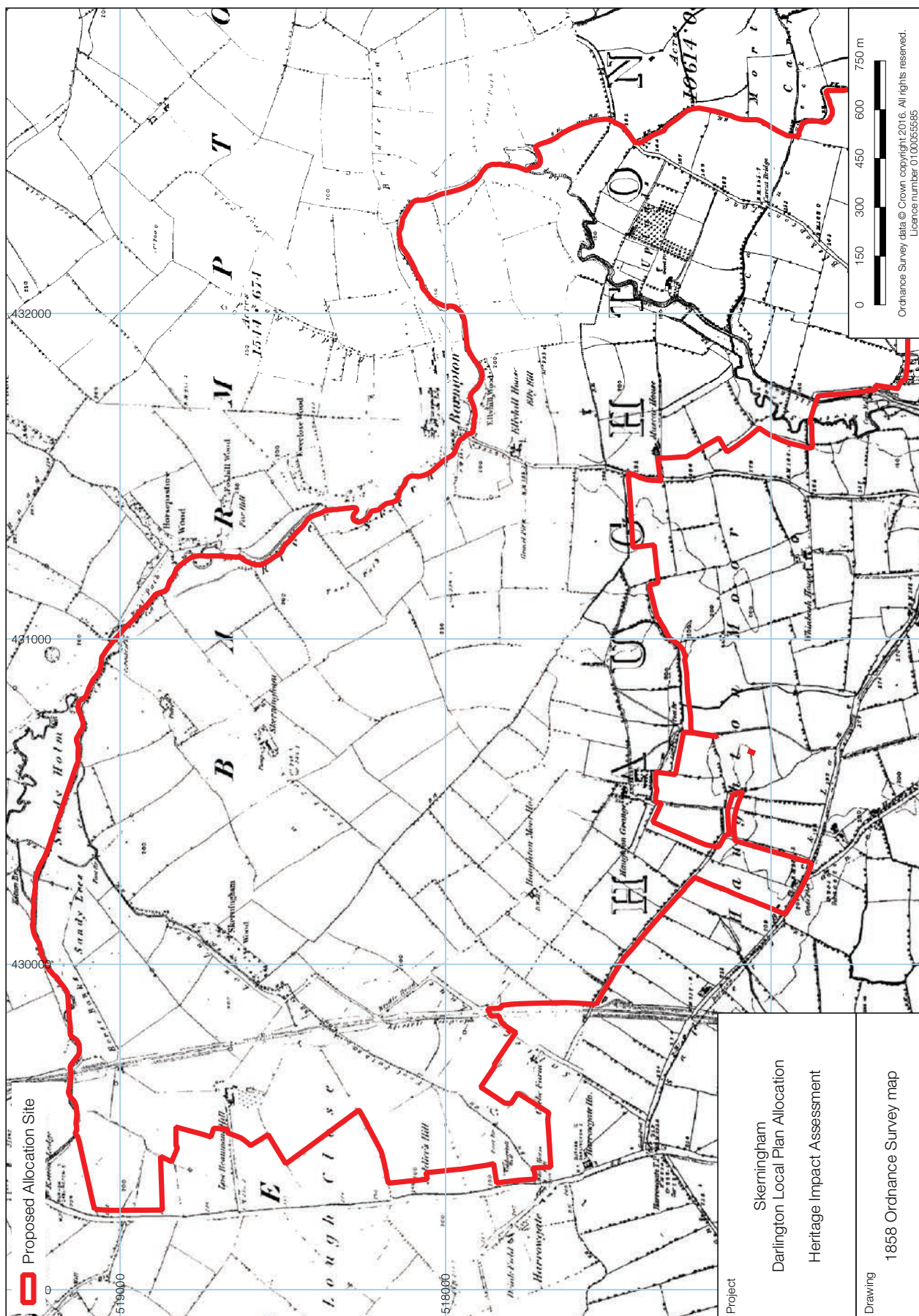
#### *Other Identified Assets*

Although not recorded within the HER, the buildings at Burdon Hall, Barmpton Grange Farm, and Little Ketton Farm are, for the purposes of this assessment, also considered to be non-designated heritage assets. Burdon Hall is an attractive two-storey building situated c. 310 m north-east of the proposed allocation site. Despite its slightly elevated position, with the principal façade facing west into the site, the majority of views are well screened by a line of mature trees immediately around the building as well as those lining the eastern boundary of the allocation site. Barmpton Grange Farm is a farmstead situated in the village of Barmpton, currently in a poor state of repair. Its distance from the proposed allocation site, as well as intervening topography, preclude any meaningful views. It should be noted that the village of Barmpton is low-lying and no long views from within the village are possible. Little Ketton Farm is an elevated farmstead situated c. 450 m north of the proposed allocation site. The farm itself is visible, particularly looking to the north-east from within the site, although the distance and intervening topography preclude any meaningful views.

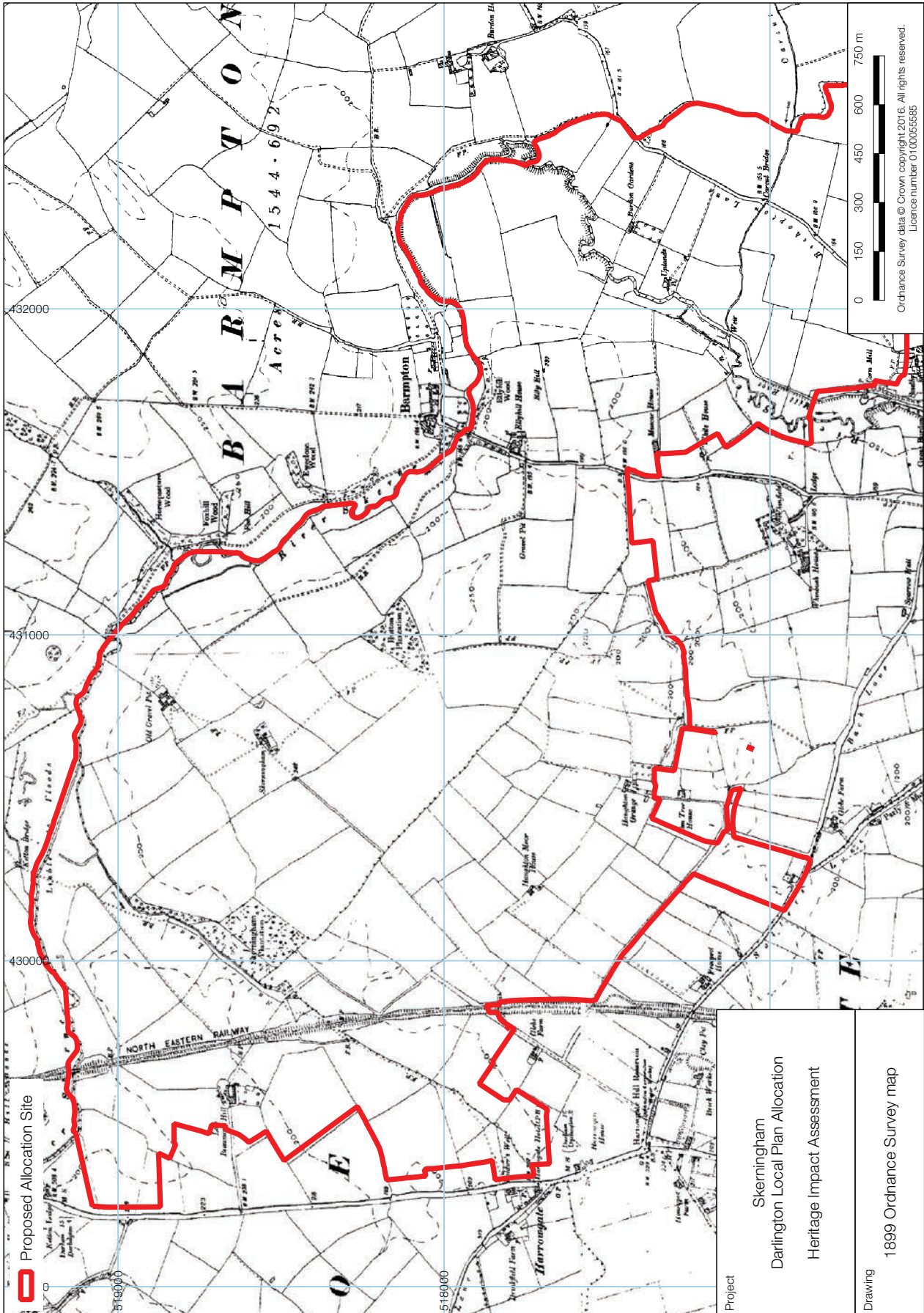
The remaining features recorded in the HER comprise a series of earthworks including linear features and enclosures (rectangular, circular and trapezoidal), as well as extensive areas of ridge and furrow, particularly to the immediate west of the proposed allocation site.

### 7.6.4 CARTOGRAPHIC SOURCES

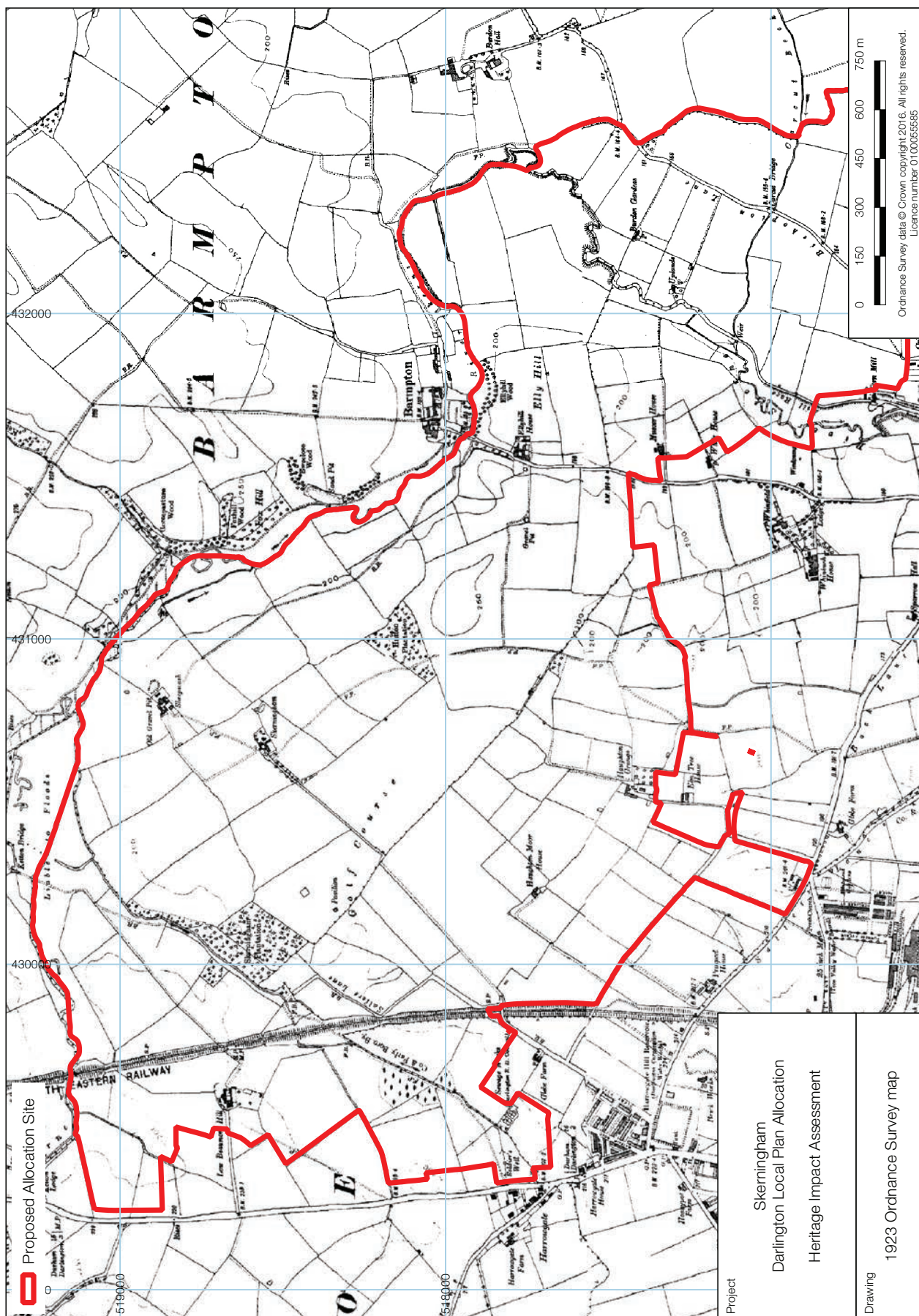
Consultation of historical mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until the 1<sup>st</sup> Edition Ordnance Survey mapping (1858), at which time Skerningham Farmhouse, Low Skerningham, Low Beaumont Hill, Elly Hill House are visible. The allocation site comprises, for the most part, open fields and scattered farmsteads with small-scale industrial development including a corn mill and millrace (later Mill Batts), gravel pits, sand pits and















a north-south-oriented railway line running near its western boundary. Several of these farmsteads including Haughton Moor House, Muscar House and Uplands, are no longer extant within the site today. The surrounding villages of Barmpton, Great Burdon and Harrowgate are also visible.

By the 1899 Ordnance Survey map, the railway line is labelled as part of the North Eastern Railway. The early form of Skerningham Plantation is also visible, as are Elmtree House just south of the allocation site boundary and Burdon Gardens to the east. Part of the previously mentioned industrial infrastructure throughout the site, several gravel pits and clay pits are still labelled. There is little change noted in the site until the 1923 Ordnance Survey map, at which time there have been subtle changes to the field boundaries and several of the existing settlements within the site, particularly Elly Hill House and Skerningham Farmhouse, which have expanded. This map also marks the site of a golf course and pavilion to the immediate west of Skerningham Farmhouse, south of the enlarged Skerningham Plantation. Access to industrial sites has also improved, with the creation of new trackways to support growth. To the immediate east of the golf course is Hutton Plantation.

The 1948 map shows residential development has taken place to the west of Low Beaumont Hill, and the previously mentioned plantations have continued to expand. The area immediately north of Skerningham Plantation is labelled as marshland liable to flooding. Perhaps the most notable change is the relocation of the golf course between Haughton Moor House and Elm Tree House to the south, which is roughly where the golf course is situated today. Further development has also taken place to the south and south-east of the site in the village of Great Burdon, with Mill Batts and the old mill race now labelled. By the 1954 Ordnance Survey map, Mill Batts is marked as ‘disused’, and the site of Haughton Grange has been converted into a club house, presumably following the relocation of the golf course.

The previously noted marshland to the north of Skerningham Plantation has notably been drained by the 1968 Ordnance Survey map. Although little else has changed within the allocation site, further urbanisation of Darlington has progressed rapidly, particularly the south and west of the site. The next changes are noted in the 1982 Ordnance Survey map, at which point Haughton Moor House appears to have been demolished and the site of a sand and gravel quarry to the immediate south-west of Barmpton village is now labelled. Aside from the later demolition of Muscar House and Uplands, both of which are no longer visible on the 1991 Ordnance Survey map, no major changes are noted. Due to further urbanisation of Darlington, the areas to the south and south-west of the allocation site, which itself was formerly bounded by a rural landscape, have now been infilled with residential development, and this remains the case until the present day.

The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1858	1 <sup>st</sup> Edition Ordnance Survey	
1899	Ordnance Survey	
1923	Ordnance Survey	
1948	Ordnance Survey	
1954	Ordnance Survey	
1968	Ordnance Survey	
1971	Ordnance Survey	
1985	Ordnance Survey	
1991	Ordnance Survey	

Table 7.2 Historic Ordnance Survey mapping consulted

### 7.6.5 REVIEW OF LiDAR COVERAGE

A review of freely available LiDAR data (Environment Agency 2019) has been highly instructive in both identifying features not visible during the site walkover due to the depth of crop cover and in helping to provide further evidence regarding the development of the historic landscape within the site. These include further areas of sur-





living ridge and furrow as well as several historic field boundaries lined with mature Hawthorn, many of which were noted during the site visit and are considered to represent pre-enclosure land divisions.

#### 7.6.6 AERIAL PHOTOGRAPHY

An exhaustive search of modern digital vertical aerial photography was undertaken; however, no additional features beyond those previously recorded in the HER were identified.

#### 7.6.7 HISTORIC LANDSCAPE CHARACTERISATION

Durham County Council's Historic Landscape Characterisation (HLC) records the proposed allocation site of Skerningham as being characterised as a combination of post-medieval enclosed farmland and modern field amalgamation with areas of woodland, nucleated rural settlements, and recreational use (referring to the golf course).

#### 7.6.8 PREVIOUS WORK

There is a total of 23 records within the HER relating to previous archaeological projects or events within the 1 km study area, two of which fall within the proposed allocation site. The most pertinent of these in terms of proximity are:

PRN	Name	Description
E65185	Desk based assessment of land east Of A167, Harrowgate Hill, Darlington 2015	A desk-based assessment was carried out on land east of the A167, Harrowgate Hill, Darlington, which identified the potential for unknown prehistoric archaeological remains to survive within the western extent of the site, as in the nearby site of Faverdale (Peters 2015, 1).
E60214	Desk based assessment of land at Berrymead Farm, Harrowgate Hill, Darlington 2015	A desk-based assessment was carried out on land at Berrymead Farm, Harrowgate Hill, Darlington, which identified surviving ridge and furrow as well as a probable 20 <sup>th</sup> -century air raid shelter (Archaeological Services Durham University 2015, 9).
E60227	Geophysical and topographic survey at Berrymead Farm, Harrowgate Hill, Darlington 2015	A geophysical and topographic survey was undertaken across 8 areas, totalling c. 14.5 ha, which recorded a possible air raid shelter, ridge and furrow, and other possible structures, as well as former field boundaries and a trackway (Archaeological Services Durham University 2015, 1-2).
E65509	Geophysical Survey at Sparrow Hall Drive, Darlington 2017	A magnetometry survey was undertaken on land at Sparrow Hall Drive across approximately 8 ha. which identified some potential archaeological anomalies, including ridge and furrow ploughing, as well as significant magnetic disturbance, most likely related to modern services (Muncaster 2017, 6-7).

Table 7.3 Previous archaeological events within 1 km of the proposed allocation site

## 7.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Grade II listed Skerningham Farmhouse (NHLE 1185895)	<p>Setting: The farmhouse is situated on an elevated position within a predominantly rural landscape, built with the original design intention to have sweeping views looking south from its principal façade. This aspect of its setting makes a strong positive contribution to its significance.</p> <p>Evidential: The farmhouse is not considered to hold any meaningful evidential value.</p> <p>Historical: The farmhouse contains inherent historical associative value via its former resident, Charles Colling, who was a noted breeder of shorthorn cattle in the 18<sup>th</sup> century. It also holds historical illustrative value as an example of the dispersed rural farmsteads of the local area.</p> <p>Aesthetic: The building itself is considered to hold aesthetic value as a contributor to its significance, particularly in its attractive south-facing façade from which the designed views looking south are possible.</p> <p>Communal: The asset, being a private house, holds little communal value, although its above association with the cattle industry does provide a link to rural Darlington's agricultural heritage.</p>	It is not considered that development within the proposed allocation site has the potential to result in any physical impacts upon the significance of the historic fabric at Skerningham Farmhouse.	Although the asset is situated in a prominent position within the landscape, open views only extend as far south as Skerningham Plantation, which screens further views. As such, provided that the development does not intrude upon these limited views, there is a low potential for resulting impacts upon its setting.
Grade II listed Low Skerningham (NHLE 1299482)	<p>Setting: The surrounding rural landscape setting provides an important contribution to its context as a farmstead and, therefore, its significance.</p> <p>As noted above, closer inspection of the site was not possible during the site visit however, based on the listing description, it is considered that the buildings hold some aesthetic value as well as historical illustrative value as an example of the dispersed rural farmsteads of the local area.</p>	It is not considered that development within the proposed allocation site has the potential to result in any physical impacts upon the significance of the historic fabric at Low Skerningham.	The farmstead itself is, as the name suggests, low-lying, and although its immediate rural landscape setting should be preserved, longer views within the site are limited.
Second World War pillbox (H7875)	<p>Setting: The pillbox derives an important contribution to its significance from its isolated rural surroundings, which give meaning and an appreciable functional context to the building. Its setting, situated away from settlements, with intentional open views possible to all sides, allows its historical use and purpose to be better understood.</p> <p>Evidential: The site is considered to hold some evidential value relating to the potential for surrounding associated features that have not yet been identified.</p> <p>Historical: The historical illustrative value lies within its association with WWII and its ability to illustrate the 'Blitz spirit', part of Britain's national identity.</p> <p>Aesthetic: The building itself holds little aesthetic value as a contributor to its significance, being primarily a utilitarian structure.</p> <p>Communal: As the site is situated along a public footpath, its accessibility and ability to be experienced contributes an element of communal value; however, it is currently lacking in interpretation.</p>	As a non-designated heritage asset, there is some potential for physical impacts resulting from future development, which would result in a negative impact to its significance.	Infilling the surrounding rural landscape with dense development would impact upon views from the asset, which are an important part of its character and, therefore, its significance. Blocking some or all of these views would result in a negative impact upon its setting.





Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Skerningham Deserted Medieval Village (DMV)	<p>Setting: Although the site is situated within a predominantly rural setting, this is not considered to be a chief contributor to its significance.</p> <p>The site of the DMV is considered to hold some evidential value relating to the potential for remains relating to the settlement to survive archaeologically; however, this contribution to its significance is limited due to the lack of associated earthwork remains apart from ridge and furrow ploughing.</p>	<p>Depending on the nature and extent of groundworks associated with any development within the immediate vicinity of the core area of the DMV adjacent to Skerningham Farmhouse, there is a moderate to high potential for any surviving remains to be impacted as a result.</p>	<p>Infilling the area immediately around the DMV would inevitably alter its existing rural setting; however, the below-ground nature of this asset limits the scale of impact upon this element of its significance as a result of development.</p>
Grade II listed Barmpton Hall Farm (NHLE 1185894)	<p>Setting: The building derives much of its contribution to significance from its rural landscape setting, nestled in the low-lying village of Barmpton, most appreciable in its immediate views to the west.</p> <p>Evidential: The farmhouse is not considered to hold any meaningful evidential value.</p> <p>Historical: The farm contains inherent historical associative value as the former home of famous cattle breeder Robert Colling, brother of Charles Colling, who bred shorthorn cattle, including the renowned White Heifer (Historic England 2019).</p> <p>Aesthetic: The building itself is considered to hold some aesthetic value as a contributor to its significance, particularly its principal south-facing façade.</p> <p>Communal: The asset, being a private house, holds little communal value, although its association with the cattle industry does provide a link to rural Darlington's agricultural heritage.</p>	<p>The distance of this asset from the proposed allocation site precludes any physical impacts upon its significance as a result of development.</p>	<p>The proposed allocation site is generally well screened by the treeline bordering the River Skerne, forming the eastern boundary of the site. However, longer views looking north/north-west from first-floor windows are likely possible, and the introduction of development within these views could potentially result in a negative impact to its rural landscape setting.</p>
Listed Buildings in Great Burdon	<p>Setting: Although views from within the village towards the site are mostly screened, the area of open landscape to the north makes a contribution to the semi-rural or village-edge setting of some of these listed buildings, particularly those at the eastern end of the village and at Great Burdon Farm.</p>	<p>The distance of this group of assets from the proposed allocation site precludes any physical impacts upon their significance as a result of development.</p>	<p>Views from within the village towards the proposed allocation site, particularly its south-eastern extent, are possible. Development within this area would likely impact upon the village's semi-rural landscape setting.</p>

Table 7.4 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

## 7.8 ASSESSMENT OF VISUAL IMPACT

A hypothetical exercise has been undertaken to illustrate the differential effects on visual setting of placing development within different parts of the allocation site as part of this assessment. This has been produced utilising computer-generated elevation data to determine the visibility between a particular observation point or points to help consider the potential for visual impact. In this case, the varying levels of visibility are illustrated on a scale ranging from white (no visibility) to yellow (low-medium visibility) to red (high visibility), with concentrations of red areas considered to have the highest visibility and therefore, the most visual impact.

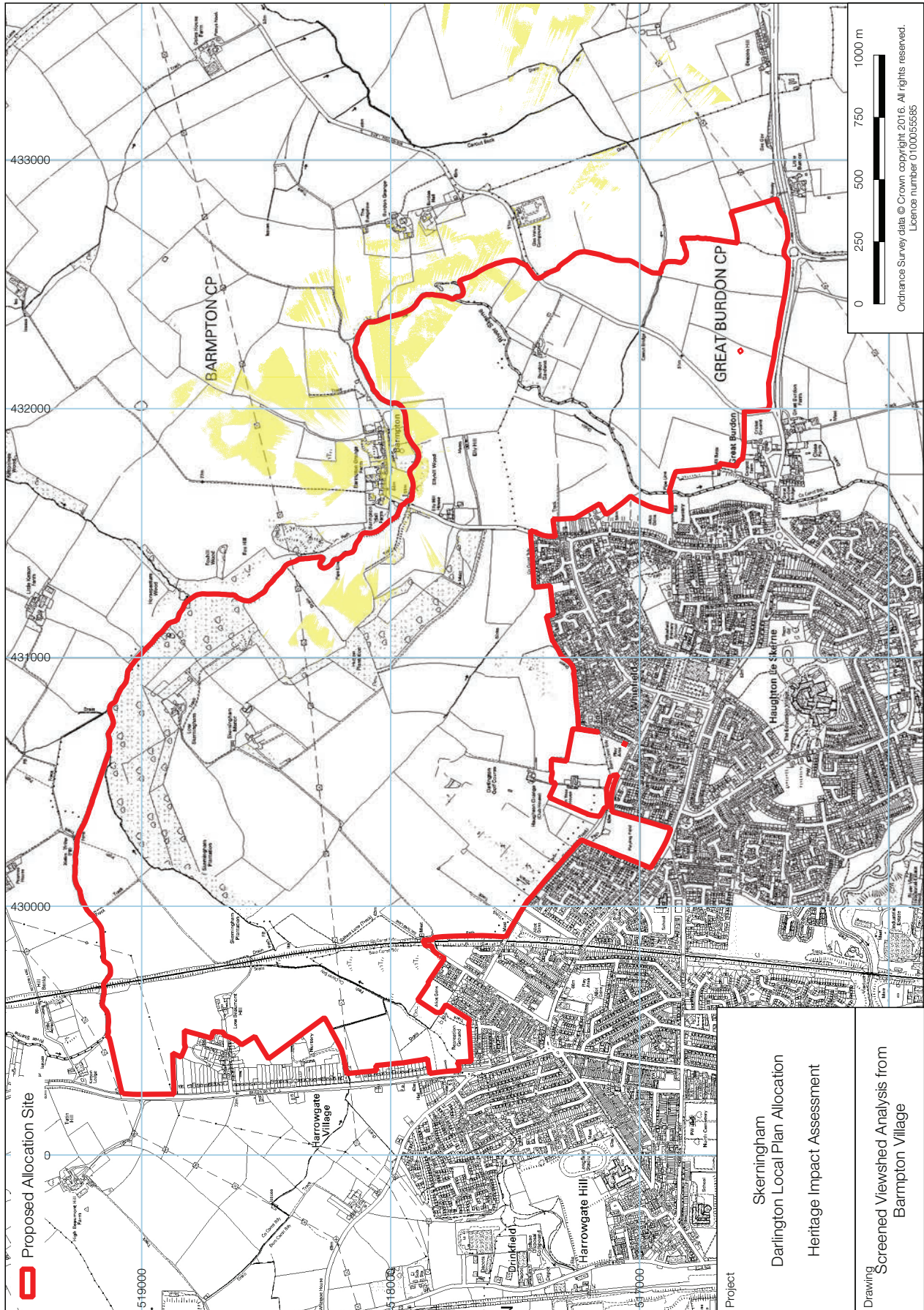
In the first instance, static views from Barmpton Village and the elevated Grade II listed Skerningham Farmhouse were assessed. As previously mentioned, Barmpton is a low-lying village to the north-east of the proposed allocation site. The viewshed analysis of visibility to and from the site shows that limited, highly screened views are possible to the immediate west/north-west of the village. Despite the elevated position of Skerningham Farmhouse, views from its principal façade are only possible to the south as far as Hutton Plantation, part of its original designed intention. Views to the open landscape to the west are virtually impossible.

Three potential areas for development were also assessed in terms of visibility. The area most suitable for development in terms of visual impact is Development 1, situated within the south-west portion of the site, where development would be less visible from the north and east, where most of the heritage assets are situated.

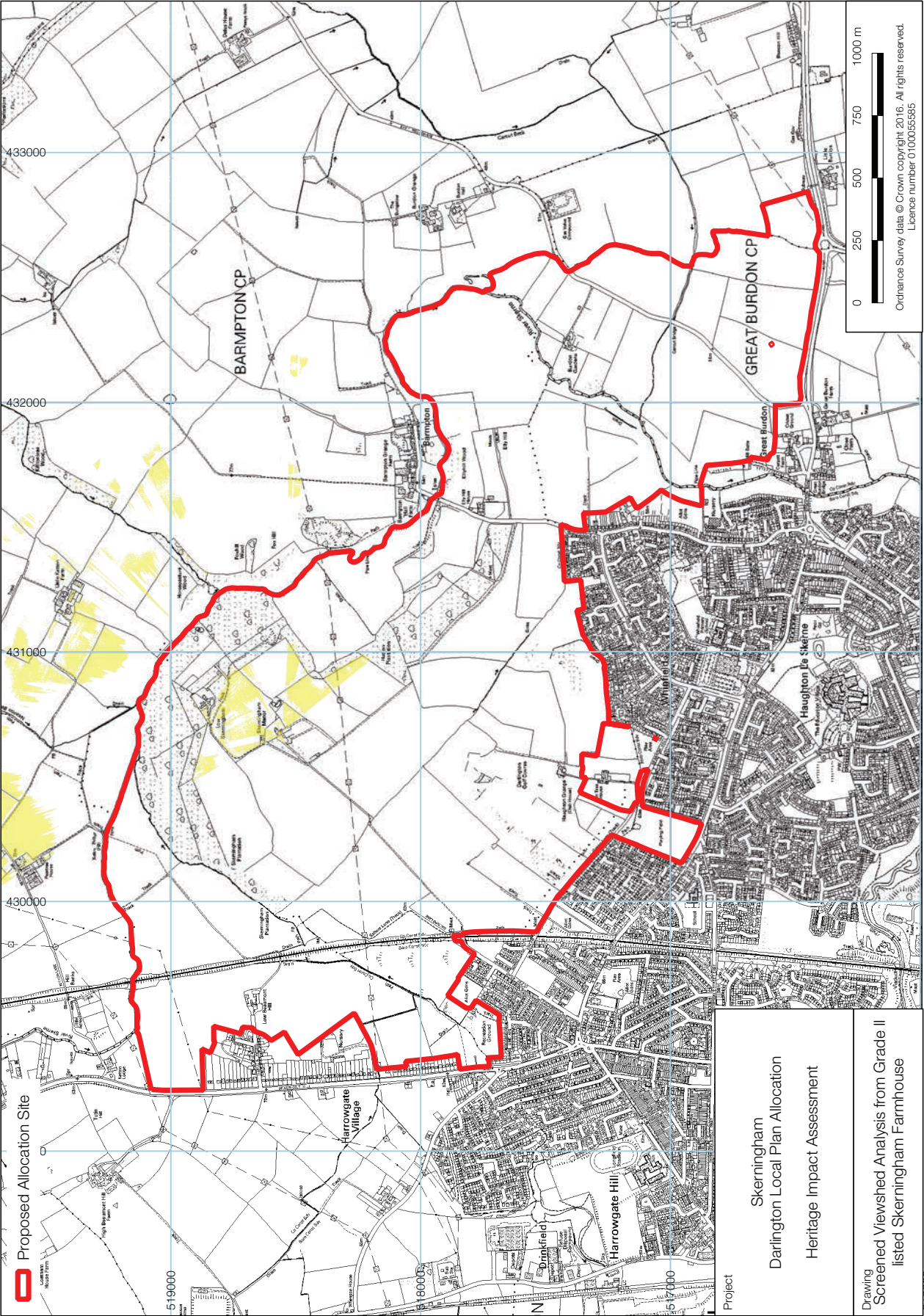
## 7.9 ASSESSMENT OF POTENTIAL CUMULATIVE IMPACT

Within the vicinity of the proposed allocation site at Skerningham, it is considered that there are several areas of permitted or potential development which could result in a potential cumulative impact. An application to demolish the existing farm buildings of Elmtree Farm, which bounds the southern extent of the proposed allocation site, and erect 150 dwellings is currently awaiting decision (18/00988-FUL). A second site at Berrymead Farm, which is situated between the Skerningham and Wider Faverdale (ref: 185) allocations sites, also has outline planning permission (15/00804-OUT) for the construction of 370 dwellings. These developments, combined with potential development within the northern part of the Great Burdon (ref: 20) and eastern part of the Wider Faverdale (ref: 185) allocation sites, would effectively create a link of development across what is currently a defined rural landscape north of Darlington. Removing this rural aspect of the setting of current heritage assets within this area of potentially dense development would result in a negative cumulative impact upon their setting, and therefore their significance.

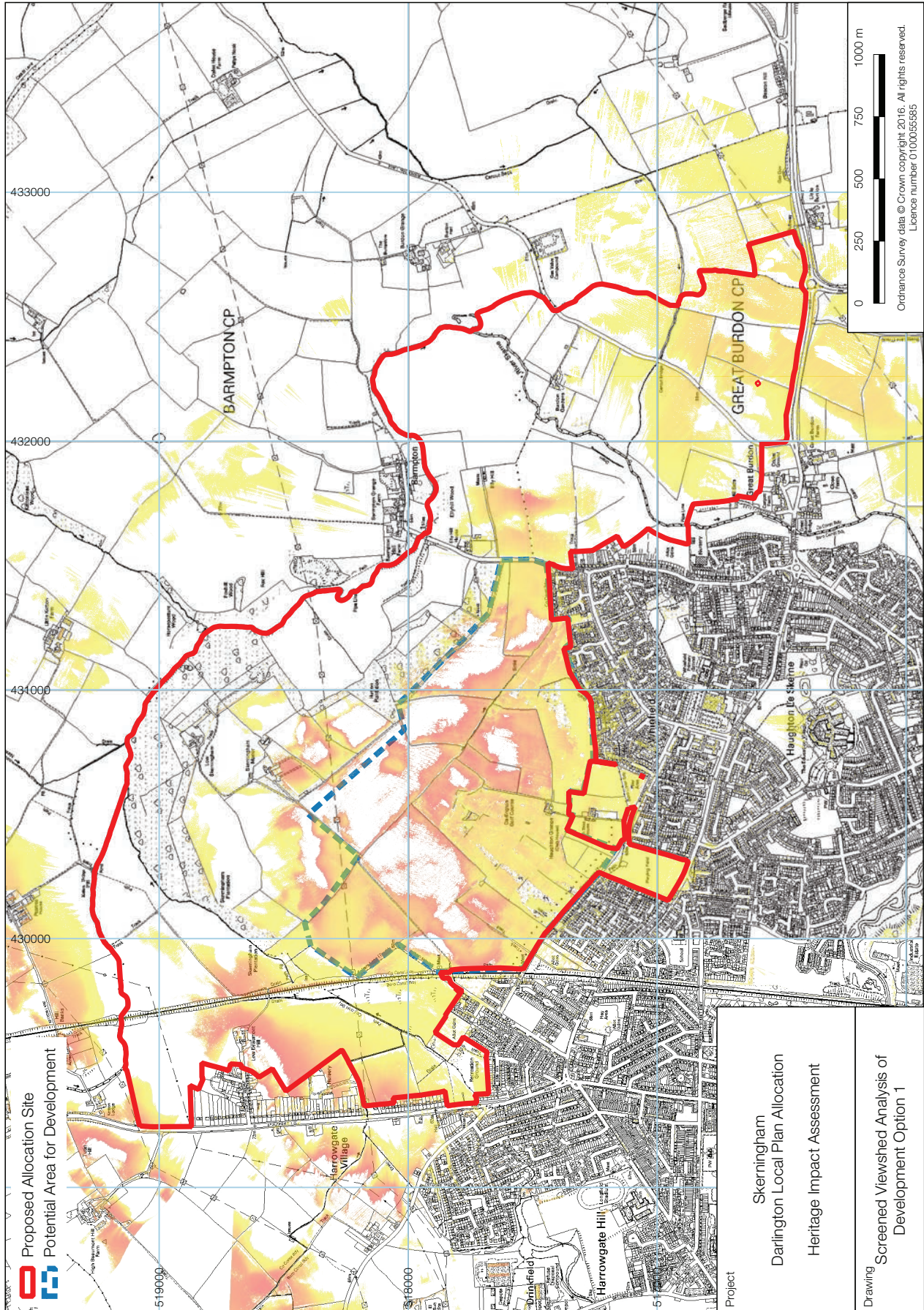




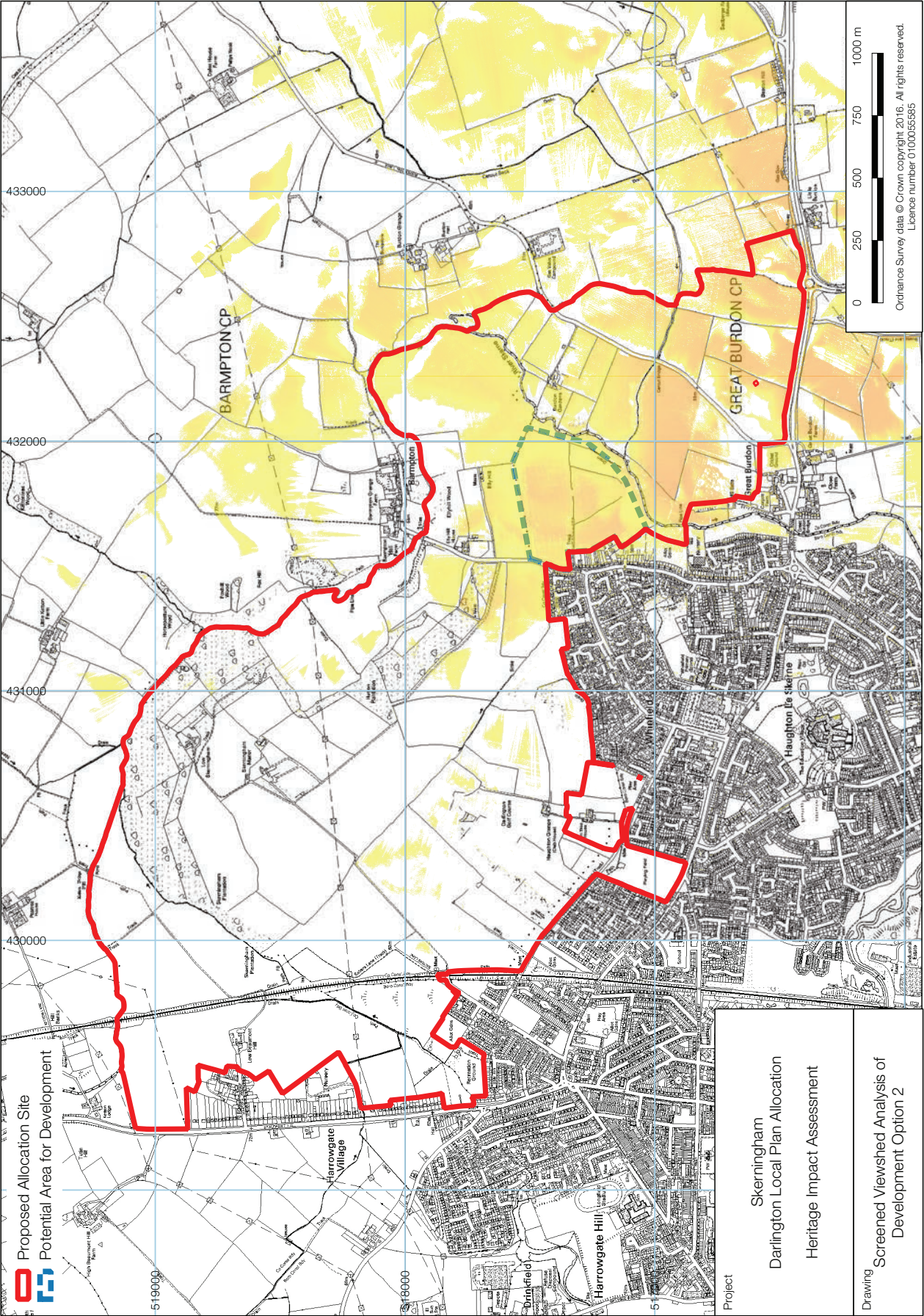




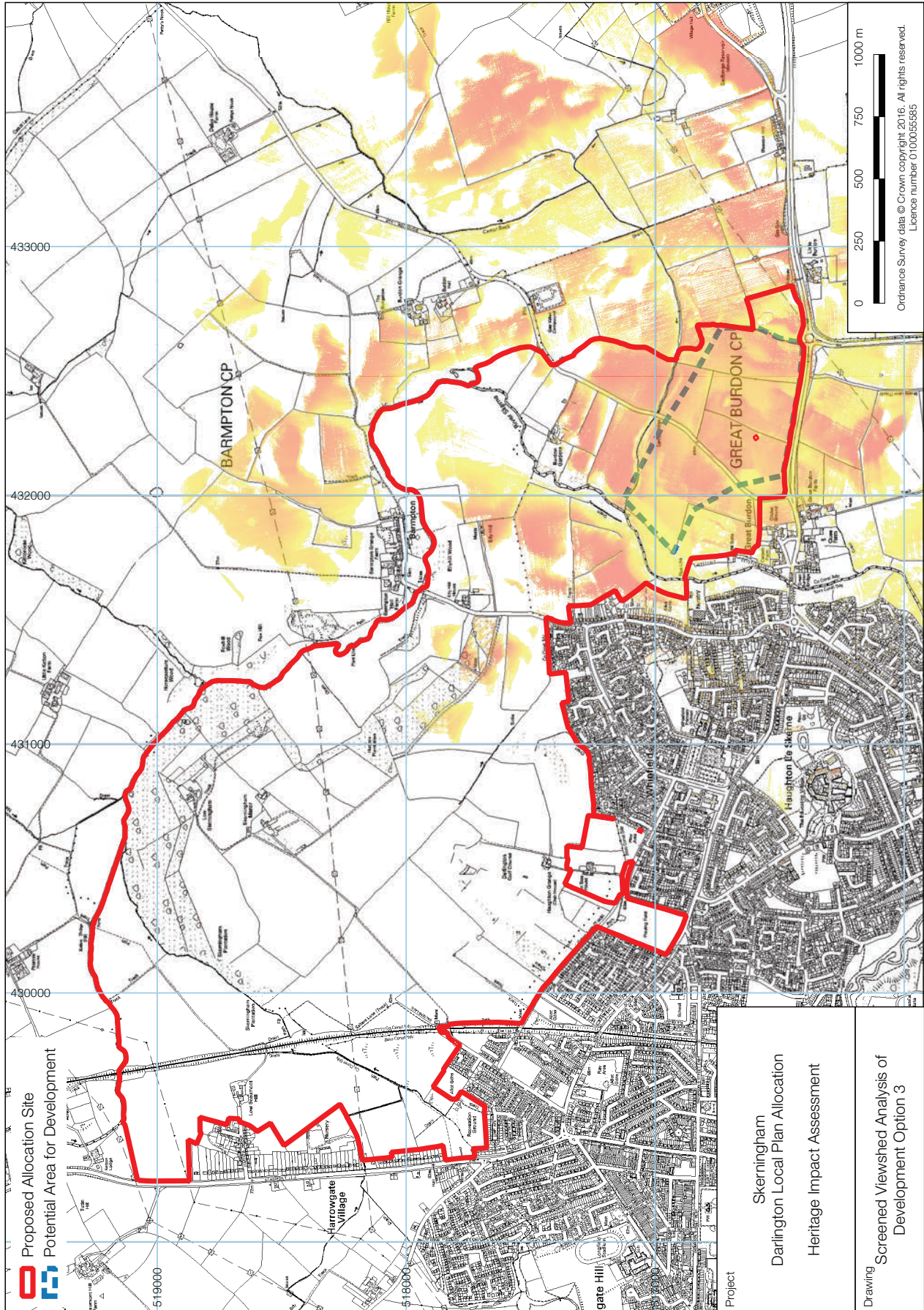












## 7.10 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Equally, constraints can take the form of sites of archaeological potential which could have a considerable impact on the location and viability of certain kinds of development. Opportunities to introduce change can often be found in areas which currently detract from the significance of a heritage asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. In addition, opportunities can also often be found to augment underappreciated elements of a heritage asset through sympathetic development or works accompanying that development. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

### 7.10.1 CONSTRAINTS

The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The development should consider the elevated position of the Grade II listed Skerningham Farmhouse and its original intended views south within its immediate designed landscape.
The isolated rural landscape setting of the non-designated pillbox, an important contributor to its significance, should be preserved. Any development should seek to avoid building within the immediate vicinity of the site, preserving a buffer of arable or grassland field and therefore this component of its setting.
The development will need to consider the potential for remains pertaining to the demolished buildings of Haughton Moor House, Muscar House, and Uplands to survive archaeologically within the site.
The development should consider the potential for remains pertaining to the Skerningham DMV to survive within the vicinity of Skerningham Farmhouse .
The development should aim to preserve the rural landscape setting of the area around Mill Batts and Great Burdon, which form a strong component of their significance.

Table 7.5 Summary of historic environment constraints

### 7.10.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

Opportunities
There is an opportunity to retain surviving historic field boundaries, as identified above, and incorporate them into the design for a new development.
There is an opportunity to improve interpretation of the pillbox within the site, as well as to preserve some, if not all, of the originally intended open views around it.

Table 7.6 Summary of opportunities to maximise enhancement and avoid harm

## 7.11 CONCLUSION

It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- It is considered that the southern part of the site is the most suitable area for development both in terms of visual impact and setting impacts. The introduction of appropriately designed and scaled built form



in this part of the site would preclude any meaningful views from the listed buildings within the site and those immediately beyond the boundary to the north and north-east due to intervening topography. Focusing development within this part of the site, which is itself already bounded by urban development, would allow the northern part of the site and those assets within to retain their rural landscape setting.

- There is potential for archaeological remains to survive within the site relating to the Skerningham DMV, previously demolished historic buildings, and other earthworks as identified in the HER. As such, any proposed development will need to consider an appropriate programme of archaeological mitigation to ensure these are properly identified and recorded in advance of and throughout development works.
- Historic field boundaries as identified above should, where possible, be maintained.
- Any development is encouraged to retain and incorporate the Second World War pillbox in the south-west area of the site, as well as preserve some, if not all, of its original intended views within the landscape. In doing so and providing improved interpretation, such as signage and information boards, development within this area could contribute to making the site more well-known and accessible, increasing its overall communal value and resulting in a positive impact to its significance.

## 8. WIDER FAVERDALE (SITE REF: 185)

### 8.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Wider Faverdale from a historic environment perspective in accordance with extant legislation, policy and guidance.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around Wider Faverdale, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

Features and/or assets identified throughout the course of work have been assigned a unique identifier (i.e. SK001) and are listed below in Table 8.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

### 8.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site comprising 177.8 ha is a greenfield site located to the north-west of Darlington centred at NGR NZ 27319 18007. The site is bounded by the A68 and A1(M) to the west, Burtree Lane to the north, Rotary Way and the Faverdale Industrial Estate to the south, and the live line of the former Stockton and Darlington Railway to the east.

### 8.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

### 8.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and



- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.’ (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this document will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

## 8.5 SUMMARY OF METHODOLOGY

### 8.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four ‘values’ contributing to significance: <ul style="list-style-type: none"> <li>• Evidential</li> <li>• Historical</li> <li>• Aesthetic</li> <li>• Communal</li> </ul>
NPPF (MHCLG 2019)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’: <ul style="list-style-type: none"> <li>• Archaeological</li> <li>• Architectural</li> <li>• Artistic</li> <li>• Historic</li> </ul>
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> <li>• Period or category</li> <li>• Rarity</li> <li>• Documentation (either contemporary written records or records of previous investigations)</li> <li>• Group value</li> <li>• Survival/condition</li> <li>• Fragility/vulnerability</li> <li>• Diversity (importance of individual attributes of a site)</li> <li>• Potential</li> </ul>

Table 8.1 Criteria for assessment of significance

### 8.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute

- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

### 8.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

### 8.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.



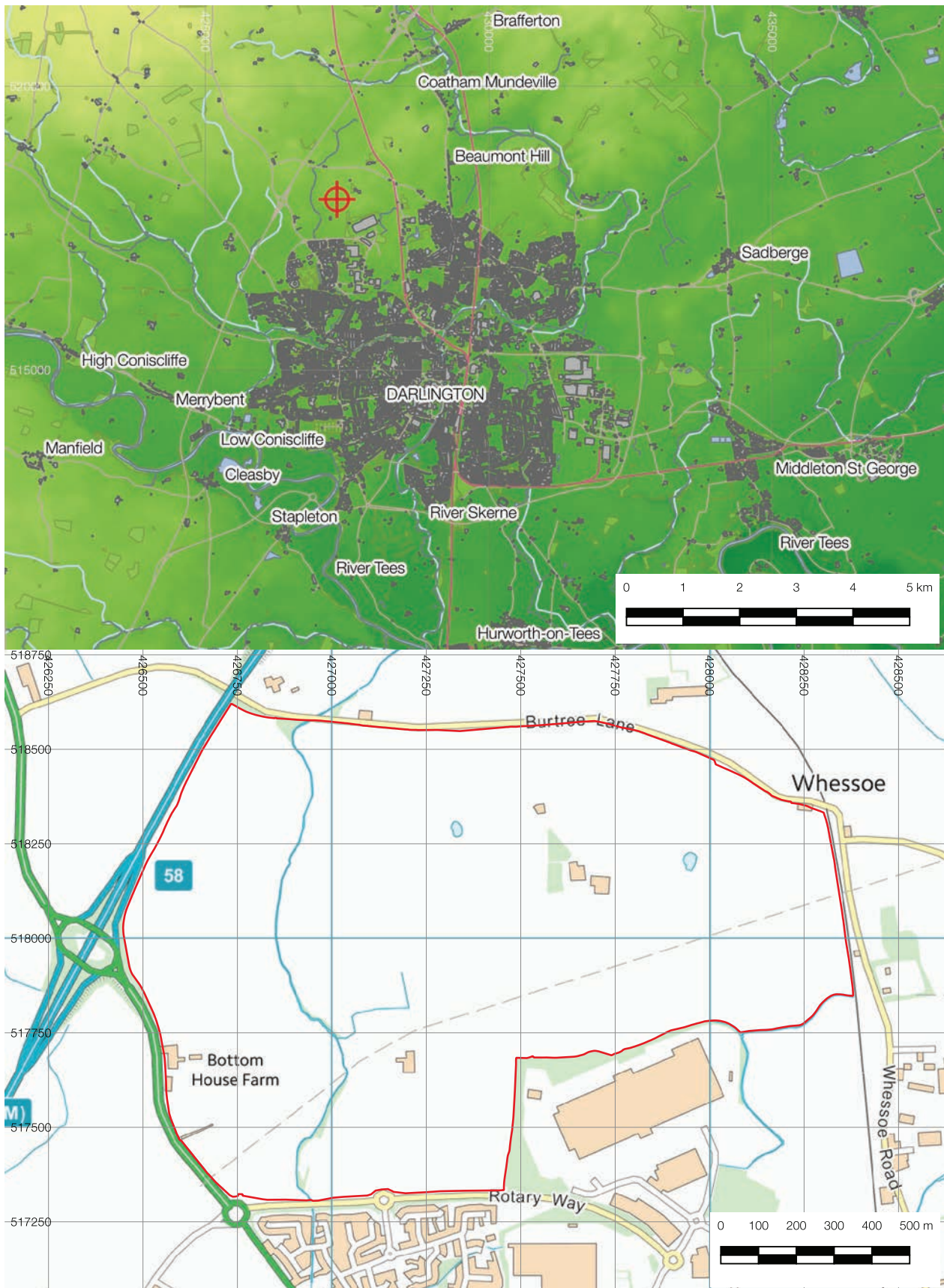


Figure 8.1 Location and extent of the Wider Faverdale proposed allocation site

## 8.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a site walkover undertaken on 4<sup>th</sup> April in clear and bright conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

### 8.6.1 GEOLOGY AND GEOMORPHOLOGY

The proposed development site sits within the 'Tees Lowlands' National Character Area (NCA). This landscape is defined as 'a broad, open plain dominated by the meandering lower reaches of the River Tees and its tributaries' (NE 2014, 3). In comparison to the dynamic coastline and large Teeside conurbation, the area around the proposed development site is typically rural: 'agricultural land is intensively farmed, with large fields and sparse woodland, and a settlement pattern influenced both by the river and by past agricultural practices' (ibid. 3).

The Tees Lowlands, as with the Vale of Mowbray to the south, sits on a bedrock geology which straddles the divide between the Carboniferous, Permian and Triassic periods.

The proposed allocation site sits on Dolostone of the Ford Formation (BGs 2019). For the purposes of this assessment, however, the more dominant geological influence is that of the overlying superficial deposits which include primarily glacially derived glacially derived diamicton (till), as well as smaller areas of Hummocky glacial deposits (gravel, sand and silt) and alluvium (clay, silt, sand and gravel) (ibid. 2019).

Online mapping provided by the UK Soil Observatory (2019) characterises the soils across the development site as 'slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils'.

### 8.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

#### 8.6.2.1 DESIGNATED

*Grade II listed Manor House Ruins and Wall, 70 metres south-east of Whessoe Grange Farmhouse (NHLE 1121179)*

The Grade II listed Manor House Ruins and Wall (NHLE 1121179) is the only designated heritage asset within the allocation area. The listing description comprises the remains of 16<sup>th</sup>-century buildings including a Manor House with a surviving single storey and ruinous second storey (Historic England 2019). It originally may have been a 12<sup>th</sup>-century chapel which was later converted into a house in the mid-16<sup>th</sup> century (ibid.). To the south of the larger manor building is a north-south-oriented single-storey range, also dating to the 16<sup>th</sup> century, forming part of a semi-enclosed courtyard and featuring a number of elements of historic fabric including an off-centre boarded doorway with round-arched oak head and the remains of a brick beehive oven at its northern extent (Historic England 2019). It is considered that the site itself may have been formerly moated, supported by the presence of a substantial north-south-oriented ditch to the west of the 16<sup>th</sup>-century buildings adjacent to the later farmhouse (Ryder 1986, 97).

During the site visit, it was noted that the two-storey Manor House element of the listed building has been demolished and replaced with a modern breezeblock shed along the same footprint. Elements of the wall to the south have also been demolished, in particular the northern extent where the former brick beehive oven would have originally been.

#### 8.6.2.2 NON-DESIGNATED

There is a total of 33 records within the HER relating to historical/archaeological sites or findspots within the proposed allocation site, one of which duplicates the designated heritage asset noted above. The vast majority of these are earthworks related to the Whessoe deserted medieval village (DMV), particularly those focused in and around Village Field to the immediate north of the Faverdale Industrial Estate. Elsewhere within the proposed allocation site, the remaining non-designated heritage assets include substantial areas of ridge and furrow, all of which are clearly visible on freely available LiDAR data of the site and represent significant time depth within the site (Environment Agency 2019). Ridge and furrow, one of the most recognisable features of regular open-field and enclosed field systems, are often curved in form, like that of a reverse 'S', particularly those dating to the medieval period (McOmish 2018, 8). Those ridge and furrow earthworks in the vicinity of the site of the





Figure 8.2 View of listed complex, facing north/north-east



Figure 8.3 South range of Manor House, south-east of Whessoe Grange Farm. Note modern shed





Figure 8.4 South range of Whessoe Grange, facing north-east



Figure 8.5 South range of Whessoe Grange. Note breezeblock alterations at northern extent



DMV are therefore considered to be of greater significance than those in the fringes of the site, as they are likely to be associated with the medieval settlement. Generally speaking, those features not within the vicinity of the DMV, although they may represent considerable time depth within the proposed allocation site, are likely to be of low significance. Aside from these earthworks, the only other non-designated asset within the site is a World War II pillbox (H7874); however, it is not labelled on any historic mapping, nor was it observed during the site visit and is therefore presumed lost.

#### *High Faverdale Farm*

Although not recorded within the HER, High Faverdale Farm is a farmstead situated in the southern part of the proposed allocation site in a prominent position overlooking the surrounding landscape. For the purposes of this assessment, it is considered to be a non-designated heritage asset. The farmhouse itself is of some age, dating from the early to mid-19<sup>th</sup> century as visible on historic mapping, with later alterations, constructed in brown brick with a slate roof and featuring dentilled corncicing beneath the eaves. Its southern façade features two projecting bays as well as a dormer window. The principal west-facing façade also features a dormer window and several later alterations, including an inserted window and modern porch extension. Some of the buildings within the farmstead are historic, constructed in brick with a clay pantiled roof, although a series of large modern sheds dominate views. The fields to either side of the trackway approaching the farm contain extensive ridge and furrow earthwork features (H60678–H60681). Ridge and furrow earthworks are also visible between High Faverdale Farm and Bottom House Farm to the west.

#### *Whessoe DMV and associated earthworks*

The first reference to a settlement at Whessoe is recorded in the Boldon Book, compiled in 1183, which refers to 'lands at Quosshur', an earlier form of 'Whessoe' (Proctor 2012, 15). The main medieval settlement at Whessoe (H1529) is believed to have extended south of the surviving buildings into what was known as 'Village Field' (Ryder 1986, 97). A series of earthworks here, once posited as the site of a moat, were destroyed in 1952 by a bulldozer following previous damage due to ploughing (Robinson 1994).



Figure 8.6 View looking west across ploughed fields towards site of pillbox, which is no longer extant



Figure 8.7 High Faverdale Farm, looking north-east



Figure 8.8 View of High Faverdale Farm looking south-east





Figure 8.9 Ridge and furrow looking north towards High Faverdale Farm



Figure 8.10 View looking north-east across the site





Figure 8.11 View looking south across ‘Village Field’ towards Faverdale Industrial Estate



Figure 8.12 Disturbed earthworks looking east



Today, the area considered to form part of the DMV primarily comprises grassland. During the site visit it was noted that much of this area has been disturbed by modern farming, including ploughing and other interventions. As such, no distinct earthworks were visible although areas of disturbed earthworks were clearly noted. Surrounding fields are arable and those to the west and east have been substantially ploughed with no visible surface expression of earthworks. However, as mentioned above, consultation of freely available LiDAR data (Environment Agency 2019) has identified extensive areas of surviving ridge and furrow throughout the site, some of which are likely to be related to the DMV. Ridge and furrow, one of the most recognisable features of regular open-field and enclosed field systems, are often curved in form, like that of a reverse 'S', particularly those dating to the medieval period (McOmish 2018, 8).

### 8.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

#### 8.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are:

- One scheduled monument
- One Grade II listed buildings

*Archdeacon Newton moated site, deserted manorial settlement and section of ridge and furrow (NHLE 1015841)*

The moated site at Archdeacon Newton comprises the site of a medieval manorial settlement where the Archdeacon of Durham had a manor (Robinson 1994). The site features partial remains of its associated ditch and earthworks, as well as areas of ridge and furrow, indicating the presence of cultivated land. In common with most similar moated manorial sites in Britain, it was probably constructed sometime between 1250 and 1350 and used as an administrative centre for local agriculture rather than a serious defensive position (Historic England 2019). Historic documentation indicates that a small chapel was present on the site in 1414, but this is not recorded in a later document of 1570 which states the site possessed a Hall, a Parlour above the Hall, a chamber over the Hall, The New Chamber, The Little Chamber, a loft beneath the doors, a Buttery, a Kitchen and a Stable (Historic England 2019). The majority of this complex is no longer extant, except for a medieval section of the building's service wing known as the 'Old Hall' which is listed separately.

The surviving section of ridge and furrow to the west of the site is further evidence of the site's probable role as the centre of a large agricultural area although it is thought that they may have formed later than the Hall described above. The modern site comprises farm buildings from the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries, modern sheds and other agricultural features such as hard standing as well as hedges and fences. In spite of this, the original earthworks are still clearly visible, particularly in the north-west and south-west of the site, with surviving ridge and furrow earthworks also extending westward beyond the village (Robinson 1994).

*Grade II listed Huntershaw (NHLE 1322945)*

The Grade II listed Huntershaw (NHLE 1322945) is a mid-18<sup>th</sup>-century farmhouse featuring two storeys and three wide bays constructed in dark rubble stone with a high-pitched pantiled roof (Historic England 2019). A long, single-storey barn is described as projecting to the south of the main farmhouse (*ibid.*). Consultation of freely available satellite imagery has identified that the listed building has been demolished, although its footprint is still visible. It was noted that a small section of stone walling may still survive at its north-western extent; however, lack of access on the ground during the site visit meant this could not be confirmed.

#### 8.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 27 records within the HER relating to historical/archaeological sites or findspots, some of which are duplicates of designated heritage assets already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include further areas of ridge and furrow to the east of the site and various farmsteads and other historic buildings within the surrounding landscape including: Humbleton Farm, Burtree Gate (H63758 and H63759) to the north-west; Stag House Farmstead (H65045) to the south-west; Middle Faverdale Farm (H5749), Faverdale Hall (H5748), and Cockerton Grange Farm (H5750) to the south; and the site of Drinkfield Iron Company Iron Works (H60593) to the east.

Most pertinent to this assessment are the live line of the former Stockton and Darlington Railway, which runs north-south along the eastern boundary of the site, and the Roman site of Faverdale to the immediate south.

#### *Stockton and Darlington Railway Heritage Action Zone (HAZ)*

The historic line of the Stockton and Darlington Railway bounds the proposed allocation site, running north to south at its eastern extent, still in use a live line. Originally built to transport coal in 1822, it became the first steam-operated railway line in the world (AIBC 1877). Three years later, in 1825, the main line was opened to passengers as a potentially lucrative venture which enabled further world firsts, including the first passenger coach and the building of Bank Top, Darlington, the first railway station (McDougall 1975). This resulted in rapid railway expansion, including the creation of multiple transport links between towns as well as a goods transport line between Darlington and York established in 1841 (Emett 2007). The line eventually merged with the North Eastern Railway in 1863 after just 18 years of independent operation. No early infrastructure associated with the railway has been identified throughout this assessment.

#### *Roman Site of Faverdale*

A programme of archaeological investigations in advance of the development of the Faverdale Industrial Estate, which bounds the proposed allocation site at its southern/south-eastern extent, identified the first evidence for Roman settlement around Darlington, occupied until at least the 3<sup>rd</sup> and 4<sup>th</sup> centuries AD (Proctor 2012, 1). Village Field and the site of the Whessoe DMV is situated to the immediate north. Excavations within the site yielded significant artefactual evidence which has furthered understanding of indigenous settlement sites and societal functions in the northern frontier zone of Roman Britain (*ibid.*, 177). Evidence uncovered during excavations within the Roman site of Faverdale changed perceptions of what life in the northern frontier zone was like, making this one of the most important excavated Roman sites in the Tees Valley. Its close proximity to the site and notable lack of evidence for significant medieval activity (except for ridge and furrow ploughing) combined with a history of misinterpretation of DMVs in County Durham puts the posited date of the remains in Village Field and Whessoe DMV to question (Proctor 2012, 16). It is therefore possible that the earthworks within the proposed allocation may relate to an earlier settlement, perhaps an extension of the Roman-period site of Faverdale.

### 8.6.4 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed allocation site. John Micheson's map of 1601 provides the earliest map reference of the site, showing that it comprised primarily open fields with the buildings forming part of a small disused manorial settlement at Whessoe visible in the centre. Historical mapping does not show the site in any great detail until the 1838 tithe map for the township of Whessoe (IR 29/11/278), which covers the northern part of the allocation site. The majority of the site at this time is shown as arable and grassland fields, with the Whessoe Grange farm buildings and Grade II listed manor house ruins also visible. Plot 95, to the immediate east of the manor house, is labelled as 'Chapel Garth', providing at the very least place-name evidence to support the origins of the later manor house as an earlier chapel. The 1847 tithe map for the township of Cockerton (IR 29/11/55), covering the southern part of the site, also shows most of the area as open farmland, including arable and grassland fields. Both High Faverdale Farm and Bottom House Farm are visible to the south but not labelled.

The 1<sup>st</sup> edition Ordnance Survey map of 1856 shows further subdivision of fields, particularly to the south of the manor house—which itself is now labelled 'chapel'—in the area of the DMV, one of which features a pond. Several hedgerows are marked to the south, adjacent to the now labelled High Faverdale Farm and Bottom House Farm. By the time of the 1896 Ordnance Survey map, both Whessoe Grange Farm and High Faverdale Farm have expanded with additional buildings. A former track following the line of existing field boundaries has been replaced with a direct trackway leading from Whessoe Grange Farm to the live trackway at the site's eastern extent.

The 'chapel' building shown on previous mapping has, by the 1913 Ordnance Survey map, been replaced with the label 'Manor House (remains of)'. The area of the DMV has been labelled 'Village Field', with the associated earthworks annotated as a 'Moated Site'. A trackway leading north from the earthworks to the previously noted pond is also visible. The buildings at High Faverdale Farm have also been altered and the site further expanded. One of the easternmost fields is now shown as marshland. No notable changes are visible on the 1939 Ordnance Survey map, apart from further alterations to Bottom House Farm and the addition of trees within the



previously noted area of marshland.

The 1948 Ordnance Survey mapping shows little change apart from the addition of a sheepwash at Whessoe Grange Farm and alterations to the trackway that originally led east towards the railway, shown as terminating in one of the adjacent fields. It is also worth mentioning that although a World War II pillbox is recorded in the HER (H7874), it does not appear on this or any subsequent mapping. Further alterations to High Faverdale Farm and Bottom House Farm are noted in the 1968 Ordnance Survey map as is the addition of a large structure, to the immediate north of the manor house ruins most likely one of the sheds noted during the site visit. As previously mentioned, much of the earthworks associated with the DMV marked on earlier historic mapping were bulldozed in the early 1950s and therefore no longer shown on this map, although the site of the DMV is still labelled. The most notable change in the 1985 Ordnance Survey map is the apparent demolition of the manor house to the south-east of Whessoe Grange and its replacement by a modern shed, as confirmed during the site visit. The exact date of demolition, however, is unclear as the manor house was extant in 1986 as described in Peter Ryder's survey (Ryder 1986). Consultation of aerial photography has confirmed that by 2001 the manor house had in fact been demolished, suggesting this took place sometime between 1986 and 2001. The only other notable change in this and the subsequent 1991 Ordnance Survey map is that there had been alterations to High Faverdale Farm.

Due to copyright restrictions, some of the earlier maps have been consulted but not reproduced within this assessment. The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1601	John Micheson	
1776	Armstrong	
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1838	Tithe Map	Township of Whessoe - IR 29/11/278
1847	Tithe Map	Township of Cockerton – IR 29/11/55
1856	1 <sup>st</sup> Edition Ordnance Survey	
1896	Ordnance Survey	
1899	Ordnance Survey	
1913	Ordnance Survey	
1939	Ordnance Survey	
1948	Ordnance Survey	
1968	Ordnance Survey	
1985	Ordnance Survey	
1991	Ordnance Survey	

Table 8.2 Historic Ordnance Survey mapping consulted

#### 8.6.5 REVIEW OF LiDAR COVERAGE

A review of freely available LiDAR data (Environment Agency 2019) has been highly instructive in both identifying features not visible during the site walkover due to the surface disturbance and depth of crop cover and in helping to provide further evidence regarding the development of the historic landscape within the site. As previously mentioned, there are extensive areas of ridge and furrow within the proposed allocation site as well as evidence for historic field boundaries discussed further below.



Figure 8.13 1856 Ordnance Survey mapping showing proposed allocation site

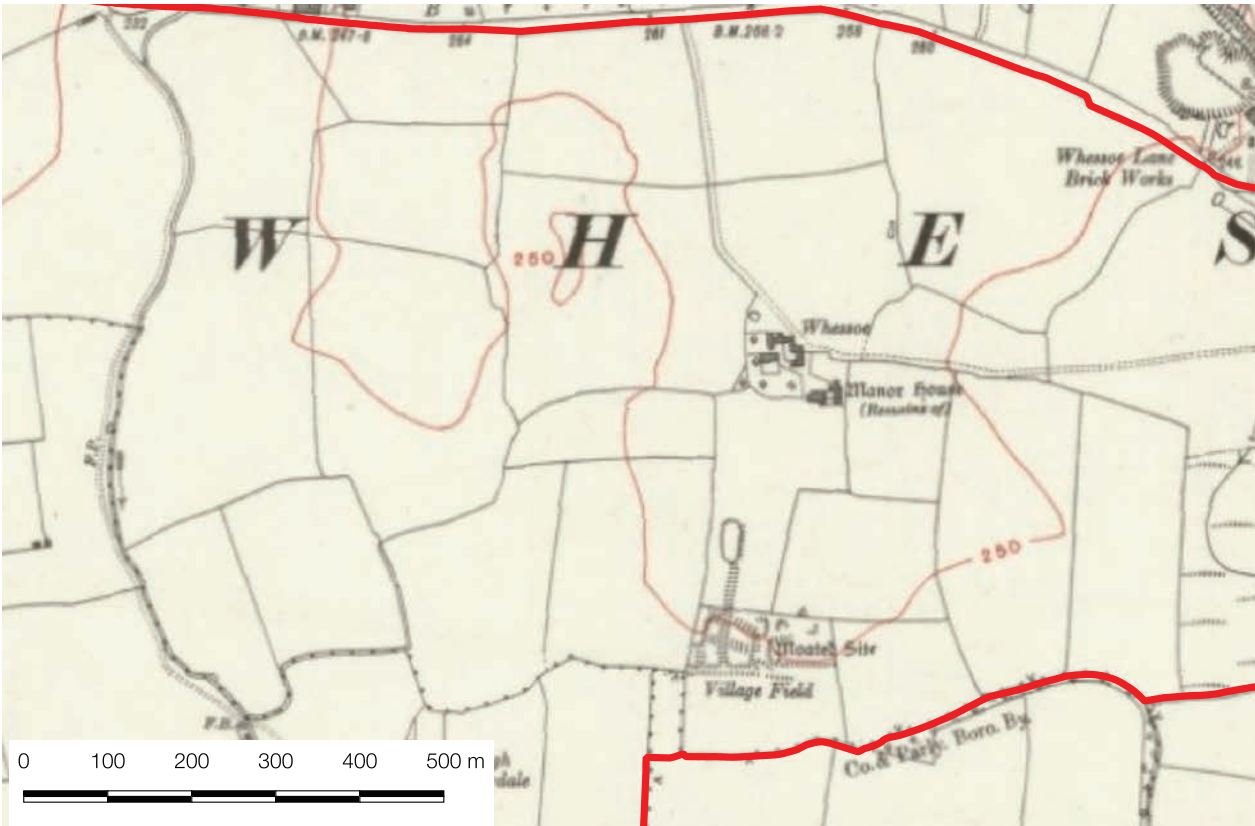
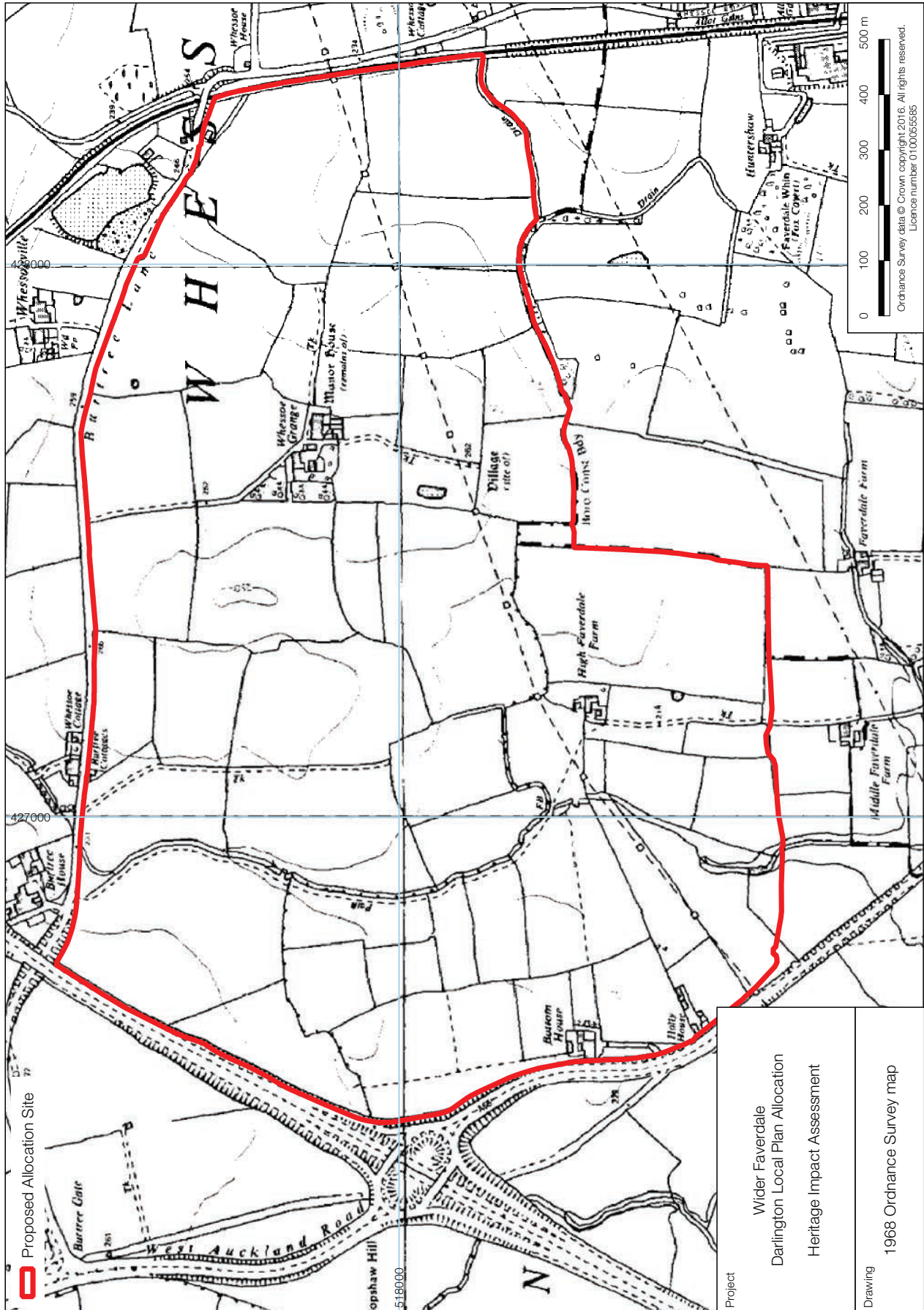
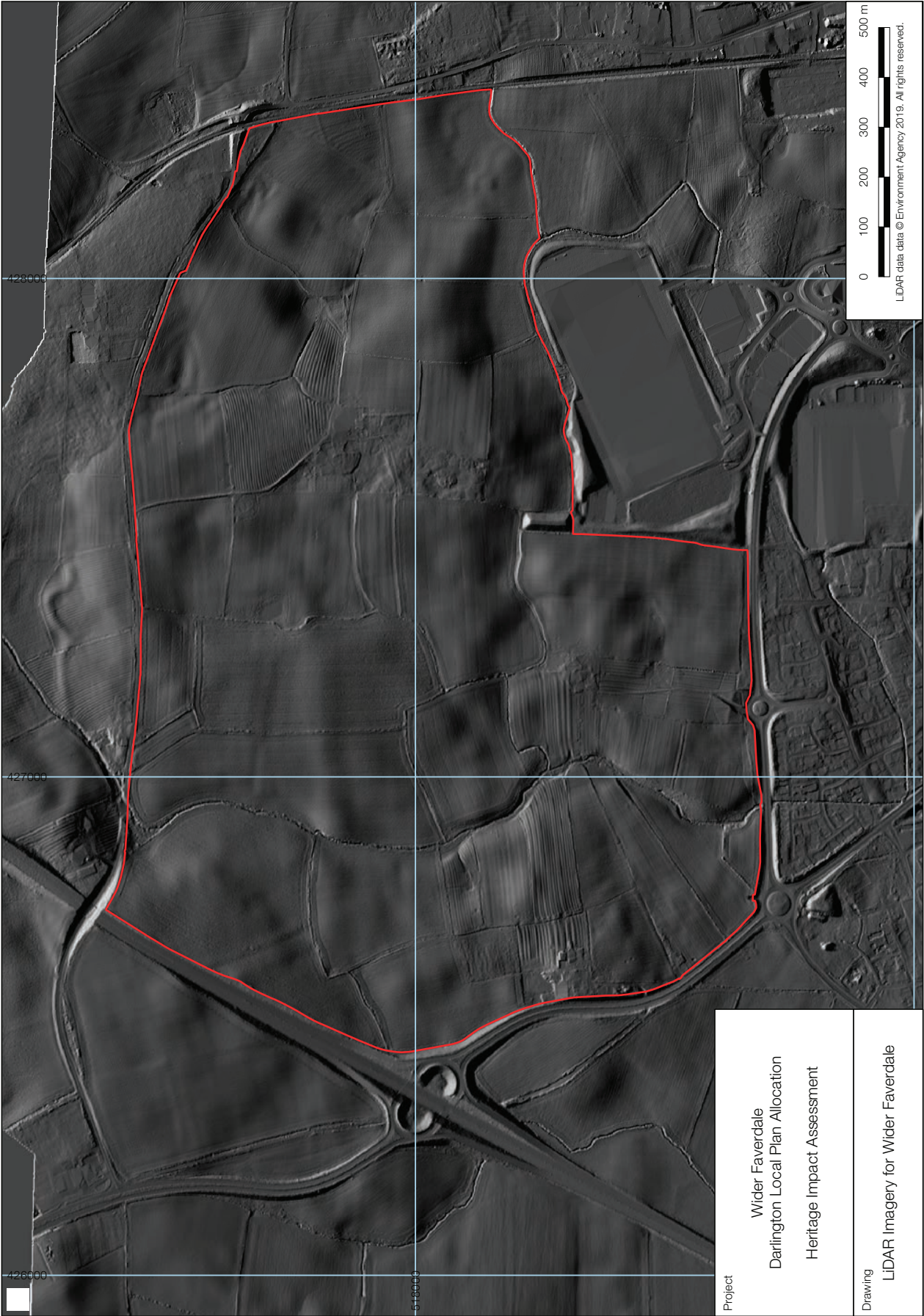


Figure 8.14 1913 Ordnance Survey mapping showing proposed allocation site











#### 8.6.6 AERIAL PHOTOGRAPHY

An exhaustive search of modern digital vertical aerial photography was undertaken. The most pertinent of these has been reproduced below, showing several visible landscape features, including the location of the former pond, as well as the manor house remains still fully extant (Aerial Photograph County Durham HER A5757). It also confirms that the surface expression of former earthworks has been greatly reduced as a result of bulldozing in the 1950s and modern ploughing, with only faint traces of ridge and furrow visible.



Figure 8.17 Aerial photograph A5757 held by County Durham HER showing the core earthworks around the Manor House

### 8.6.7 IDENTIFIED FEATURES

Feature No.	Basic Description	Approximate Date
WF001	Field boundary 1	Late medieval/early post-medieval (pre-enclosure)
WF002	Field boundary 2	Late medieval/early post-medieval (pre-enclosure)
WF003	Field boundary 3	Late medieval/early post-medieval (pre-enclosure)
WF004	Field boundary 4	Late medieval/early post-medieval (pre-enclosure)
WF005	Pond	Late medieval/early post-medieval

Table 8.3 Features Identified from LiDAR, historical mapping and previous archaeological investigations

### 8.6.8 HISTORIC LANDSCAPE CHARACTERISATION

The proposed allocation site of Wider Faverdale is characterised as post-medieval enclosed farmland by Durham County Council's Historic Landscape Characterisation (HLC) classification (HLC ID: 11 629).

### 8.6.9 PREVIOUS WORK

There is a total of 40 records within the HER relating to previous archaeological projects or events within the 1 km study area, several of which fall within the proposed allocation site. The most pertinent of these relate to works undertaken at Whessoe Grange Farm, discussed in more detail below.

PRN	Name	Description
E8892	Geophysical Survey at Faverdale, 2004	A geophysical survey was undertaken by Pre-Construct Geophysics on approximately 10 ha across six fields using a fluxgate gradiometer. Anomalies pertaining to former buildings were identified in Areas 6-8 (all within the proposed allocation site); however, it is unclear whether these relate to medieval activity within the Whessoe DMV or earlier Iron Age/Roman features.
E8891	Desk-Based Assessment on High Faverdale and Whessoe Grange Farms, 2004	A desk-based assessment of land around Faverdale and Whessoe Grange was undertaken by Pre-Construct Archaeology, further investigating remains found at the Faverdale East Business Park to test the viability of potential future development within the area. Preliminary trial trenching was recommended to sample the remains and provide further evidence of the archaeological potential in the area.
E60553	Geophysical Survey on Land at Whessoe Grange Farm (Area A), Darlington, 2010	A geophysical survey was undertaken by Archaeological Services University of Durham (ASUD) on land at Whessoe Grange Farm (Area A) comprising 19 fields across 80 ha. Ridge and furrow was detected along with former field boundaries, a possible rectilinear enclosure with possible ring ditches, and other associated ditches.
E60556	Watching Brief on Geotechnical Pits, on land at Whessoe Grange Farm, Darlington, 2010	A watching brief was carried out by Pre-Construct Archaeology on geotechnical pits at Whessoe Grange Farm. A total of 68 pits were monitored, and no archaeological features were recorded.
E60558	Desk-Based Assessment on Land at Whessoe Grange Farm, Darlington, 2010	A desk-based assessment on land at Whessoe Grange Farm was undertaken by CgMs which concluded that the site is considered to have an archaeological potential for the later prehistoric, Roman, medieval and post-medieval periods.
E60551	Geophysical Survey on Land at Whessoe Grange Farm (Area B), Darlington, 2010	A magnetometry survey was undertaken by Pre-Construct Geophysics on land at Whessoe Grange Farm (Area B) across thirteen fields totalling 60 ha. Ridge and furrow remains were recorded, as well as more recent features.
E60634	Geophysical Survey on Land at Whessoe Grange Farm (Area B), Darlington, 2010	A resistivity survey was undertaken by Pre-Construct Geophysics on land at Whessoe Grange Farm (Area B) on five areas which were targeted to further investigate features detected by previous magnetometry survey.



PRN	Name	Description
E60516	Evaluation at Whessoe Grange Farm, Whessoe, Darlington, 2010	<p>A trial trenching evaluation was carried out by Pre-Construct Archaeology at Whessoe Grange Farm comprising 26 trenches in which various archaeological features were identified including:</p> <p>A series of undated linear features, probably representing boundaries and drainage ditches</p> <p>A developed subsoil across the majority of trenches, assumed to be medieval or earlier</p> <p>Evidence of medieval activity including 14<sup>th</sup>-century pottery assemblage and iron objects in Trench 17 (south of Whessoe Grange Farm)</p> <p>Assemblage of faunal remains and a fragment of human long bone, suggesting possibility of nearby burial site/cemetery</p> <p>Evidence of medieval and post-medieval ridge and furrow ploughing (Goode and Taylor-Wilson 2010, 27-28).</p>

Table 8.4 Previous archaeological events within 1 km of the proposed allocation site

The results of the most recent investigations within the site including the resistivity survey (E60634) and later evaluation (E60516) are of particular interest to this assessment. The resistivity survey identified several features, including historic field boundaries, pits with evidence for burning, and former ponds, among areas of cultivation (predominantly ridge and furrow). The most pertinent of these features have been mapped as non-designated heritage assets and given a unique reference number, which are listed above in the Identified Features section. The evaluation trenching (E60516) yielded further information about the archaeological potential within the site, particularly the confirmation of medieval activity within the field to the immediate south of Whessoe Grange Farm. The discovery of a human bone also raises the potential for a burial site, or previously unknown cemetery, possibly associated with the posited 12<sup>th</sup>-century chapel that once stood on the site of the Grade II listed Manor house and ruins (NHLE 1121179)

## 8.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Grade II listed Manor House Ruins and Wall, 70 Metres South-East of Whessoe Grange Farmhouse (NHLE 1121179)	<p>Setting: The surviving elements of the manor house derive an important contribution to their significance from their rural surroundings, which provides its context as a rural manorial settlement site. The adjacent modern agricultural sheds, which are constructed in breezeblock, detract from this setting as they dominate views towards the asset.</p> <p>Evidential: The surviving south range contains limited evidential value, especially as it has been divorced from its original spatial association to the demolished manor house structure. There is, however, some potential for the archaeological remains of ancillary or associated structures to survive in the immediate vicinity.</p> <p>Historical: The historical illustrative value lies within its ability to demonstrate a 16<sup>th</sup>-century manorial site; however, the loss of the manor house structure itself limits this contribution to its significance as its legibility as a site has been significantly altered.</p> <p>Aesthetic: It is considered that the site has very limited aesthetic value in the form of the south range, which is the only surviving element of the original complex. Later modern alterations and adjacent development have further impacted and limited this element of its contribution to significance.</p> <p>Communal: Due to the current level of access within private land, the site contains limited communal value.</p>	<p>As the surviving south range is protected by its Grade II listed status, there is no potential for any physical impact upon the structure. There is, however, some potential for groundworks within the immediate vicinity to impact features relating to the demolished manor house or earlier structures within the site, although it is likely that these will have been truncated as a result of later development and modern farming.</p>	<p>Infilling this landscape with prominent or dense development within the immediate vicinity of the asset has the potential to detract from its significance, divorcing it further from its original context as a rural manorial settlement. This impact, however, is lessened by the fact that its legibility as a manorial settlement has already been substantially compromised resulting from the demolition of the manor house and erection of a breezeblock shed in its place.</p>
Stockton and Darlington Railway	<p>Setting: The original landscape setting of this portion of the railway line has been partially altered, comprising primarily industrial development within a wider rural landscape. It is considered that views of these wider rural landscapes make a relatively low to moderate contribution to its significance.</p> <p>Evidential: Considering that the original railway track has been substantially altered after its incorporation into the GNER, it is considered that the surviving elements of the Stockton and Darlington Railway line hold limited evidential value, although there is some potential for earlier infrastructure to survive below ground.</p> <p>Historical: This portion of the Stockton and Darlington Railway holds inherent historical value given its importance as the first steam-operated railway in the world. Its historical illustrative value lies in the preservation of this original routeway as live line still currently in use.</p> <p>Aesthetic: It is not considered that this section of the railway line holds any aesthetic value.</p> <p>Communal: It is considered that the line of the former railway holds some communal value, although this element of its significance is intangible, and its experience is limited since it continues to operate as a live line.</p>	<p>Given the close proximity of the line of the former railway to the eastern extent of the proposed allocation site, there is some potential for early infrastructure associated with the railway to survive archaeologically. Groundworks associated with any development could impact upon these remains and detract from its significance.</p>	<p>Completely infilling the rural landscape around the asset has a potential to further divorce it from its original landscape setting; however, as it still operates as a live line, the overall potential for impact is considered to be low.</p>





Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
High Faverdale Farm	<p>As a non-designated 19<sup>th</sup>-century brick farmhouse with associated farm buildings, this set of buildings has inherent historical illustrative value as a historic farmstead with several elements of fabric that hold architectural interest/aesthetic value.</p> <p>Setting: The farm derives an important contribution to its significance from its setting, being situated in a prominent position overlooking the surrounding landscape, particularly to the south, west and east. Views to the north are primarily screened by modern agricultural sheds.</p>	<p>It is not considered that development within the proposed allocation site has the potential to result in any physical impacts upon the significance of the historic fabric at High Faverdale Farm.</p> <p>There is, however, potential for physical impacts to the extensive ridge and furrow earthworks to the south and west as a result of groundworks associated with development in the vicinity of the farm.</p>	<p>Given the asset's prominent position overlooking the landscape, infilling this landscape with dense development has a strong potential to result in a negative impact upon its predominantly rural setting.</p>
Whessoe Designated Medieval Village (H1529)	<p>Setting: Although the site is primarily below ground, it does derive some contribution from its predominantly rural landscape setting. However, with such limited knowledge of its extent, survival, and layout, it is difficult to experience the site in the context of this setting. Its spatial association to other nearby DMVs, including the scheduled Archdeacon Newton site (NHLE 1015841), also provides strong group value.</p> <p>Evidential: The site of the DMV is considered to hold inherent evidential value with strong potential for remains relating to medieval, or possibly earlier, settlement in the North East of England. Although the destruction of the vast majority of earthworks relating to the DMV in the latter half of the 20<sup>th</sup> century limits this element of contribution to its significance, the site still has the potential to yield evidence about the origins of the site and whether or not it developed as an extension of the Roman Faverdale site to the immediate south.</p> <p>Historical: The site of the DMV contains some historical associative value in the form of documentary references to the site dating as early as the 12<sup>th</sup> century.</p> <p>Aesthetic: Given the nature of the asset, it is not considered that the site of the DMV holds any aesthetic value.</p> <p>Communal: It is not considered that the site of the DMV holds any meaningful communal value.</p>	<p>Depending on the nature and extent of groundworks associated with any development within the immediate vicinity of the core area of the DMV to the south of Whessoe Grange Farm, there is a moderate to high potential for any surviving remains to be impacted as a result. This impact may be limited due to previous substantial damage within the site and the likely truncated nature of any surviving remains, but it would still likely require substantial archaeological investigation and mitigation.</p>	<p>Infilling the area immediately around the DMV would inevitably alter its existing rural setting; however, the below-ground nature of this asset limits the scale of impact upon this element of its significance.</p>

Table 8.5 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

## 8.8 ASSESSMENT OF POTENTIAL CUMULATIVE IMPACT

Within the vicinity of the proposed allocation area at Wider Faverdale, it is considered that there are several areas of permitted or potential development that could result in a cumulative impact. The site south of Burtree Lane, which bounds the Wider Faverdale site at its eastern extent, has outline planning permission (15/01150-OUT) for the construction of 380 dwellings. A second site at Berrymead Farm, which is situated between the Wider Faverdale and Skerningham (ref: 251) allocation sites, also has outline planning permission (15/00804-OUT) for the construction of 370 dwellings. These developments, combined with potential development within the eastern extent of Wider Faverdale and western extent of the Skerningham allocation site, would effectively create a link of development across what is currently a defined rural landscape north of Darlington. Removing this rural aspect of the setting of current heritage assets within this area of potentially dense development would result in a negative cumulative impact upon their setting, and therefore their significance.

## 8.9 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of change that preserves and enhances the site or structure's setting and significance. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Opportunities to introduce change can often be found in areas which currently detract from the significance of the asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

### 8.9.1 CONSTRAINTS

The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The development should consider the strong potential for remains relating to the medieval—or possibly earlier—settlement at Whessoe to survive within the site, particularly to the south of Whessoe Grange Farm in Village Field.
The development should consider the close proximity of the extensive Roman remains at the Faverdale site to the south, suggesting the potential for a northern extension of this settlement into the allocation site.
The development should consider the potential for the eastern part of the site to host remains relating to the earlier infrastructure of the Stockton and Darlington Railway.
The development should consider the permissioned developments to the east of the allocation site and aim to avoid creating a continuous area of urban development in a predominantly rural setting.
The rural landscape setting of the Grade II listed Manor house ruins (NHLE 1121179), an important contributor to its significance, should be preserved. Any development should seek to avoid building within the immediate vicinity of the site, preserving a buffer of arable or grassland field and therefore this component of its setting.

Table 8.6 Summary of historic environment constraints

### 8.9.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

Opportunities
There is an opportunity to retain surviving historic field boundaries, as identified above, and incorporate them into the design for a new development.
The development should consider improving access and interpretation of the Grade II listed Manor House and ruins, as well as the Whessoe DMV site.



#### Opportunities

Considering the ambiguity surrounding the date, development, and level of survival at the Whessoe DMV site, there is an opportunity to investigate and definitively inform whether or not the posited medieval settlement has earlier Iron Age or Romano-British origins. Such investigative work would represent a substantial knowledge gain about the early development of settlement in the Darlington area and could be used to drive a heritage-led and nuanced design for siting development within the proposed allocation site.

Table 8.7 Summary of opportunities to maximise enhancement and avoid harm

## 8.10 CONCLUSION

Considering the above constraints, it is considered that the scale of impact a development will have on archaeological remains within the site is dependent on the nature and extent of proposed construction and associated groundworks in the vicinity of Whessoe Grange Farm and the site of the DMV to the south. Historic field boundaries as identified above should, where possible, be maintained.

It is considered that the proposed allocation is sound and meets the tests outlined in NPPE, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- Infilling the area around the Grade II listed Manor house ruins (NHLE 1121179) with dense development within the immediate vicinity of the site would be considered inappropriate, as it would divorce the site from its original rural landscape context and have a negative impact upon its significance. The scale and position of any proposed development should respect a sizeable buffer around the ruins as well as consider the opportunity to improve accessibility to and interpretation of the site as part of the development whilst preserving the most significant elements of its setting.
- The area to the south of Whessoe Grange Farm forms part of the site of the posited Whessoe DMV which is itself adjacent to the extensive Roman Faverdale site. As such, any proposed development will require an appropriate mitigation strategy comprising archaeological evaluation and recording, as a minimum, in advance of groundworks to identify and record the extent, survival, and date of any associated remains prior to redevelopment.
- The development should also consider the potential for remains pertaining to the early infrastructure of the Stockton and Darlington Railway to survive at its eastern extent, which will require some form of mitigation, most likely archaeological monitoring during any groundworks in this area.
- In order to prevent a large concentration of urban development in a predominantly rural landscape, the proposed development should avoid developing the eastern extent of the site where it bounds areas of permitted development.
- Given the prominent views possible from High Faverdale Farm, the development should consider avoiding areas of dense development to the immediate south and east of the asset. This would minimise the impact to its significance as a result of substantially altered views.

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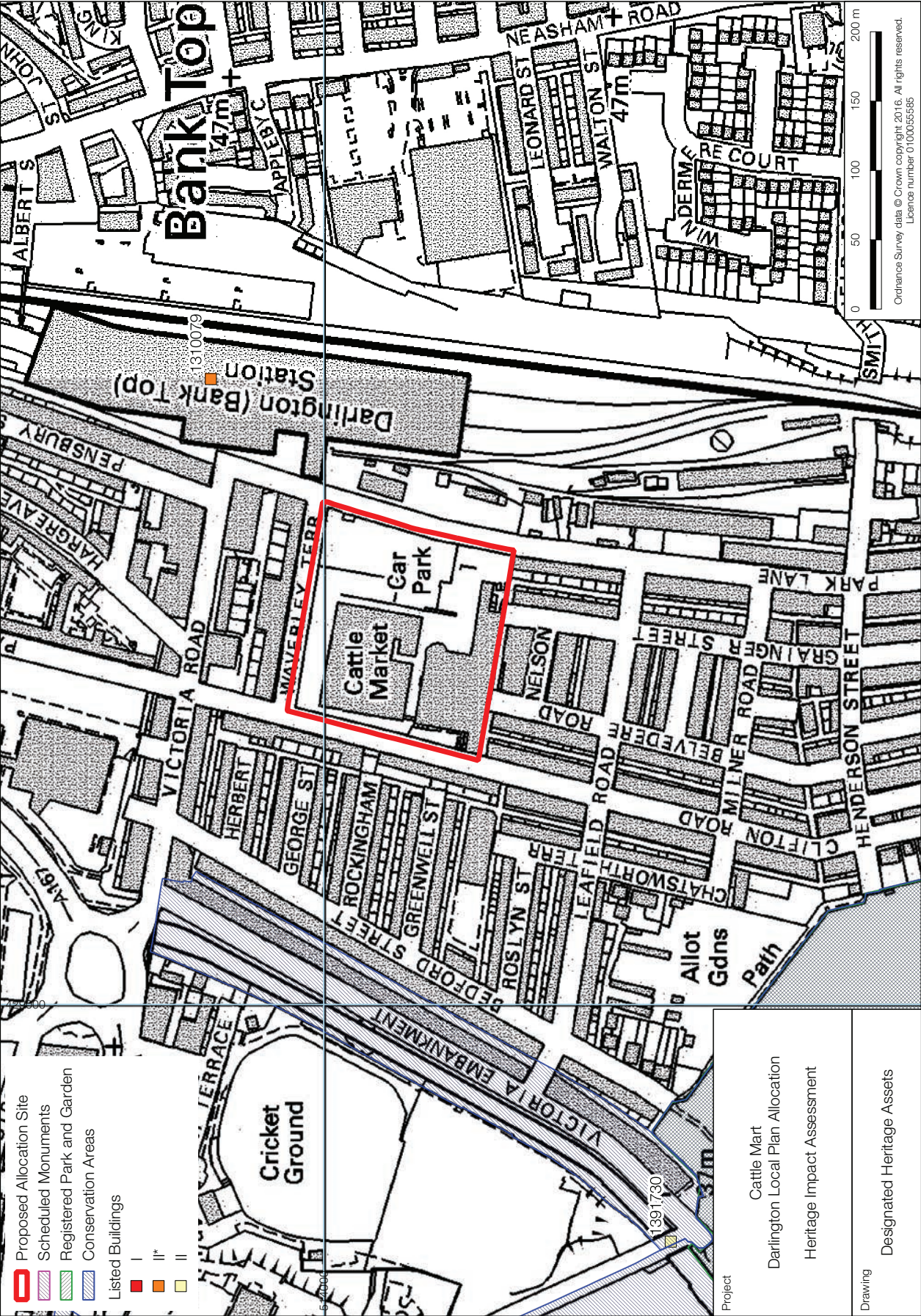
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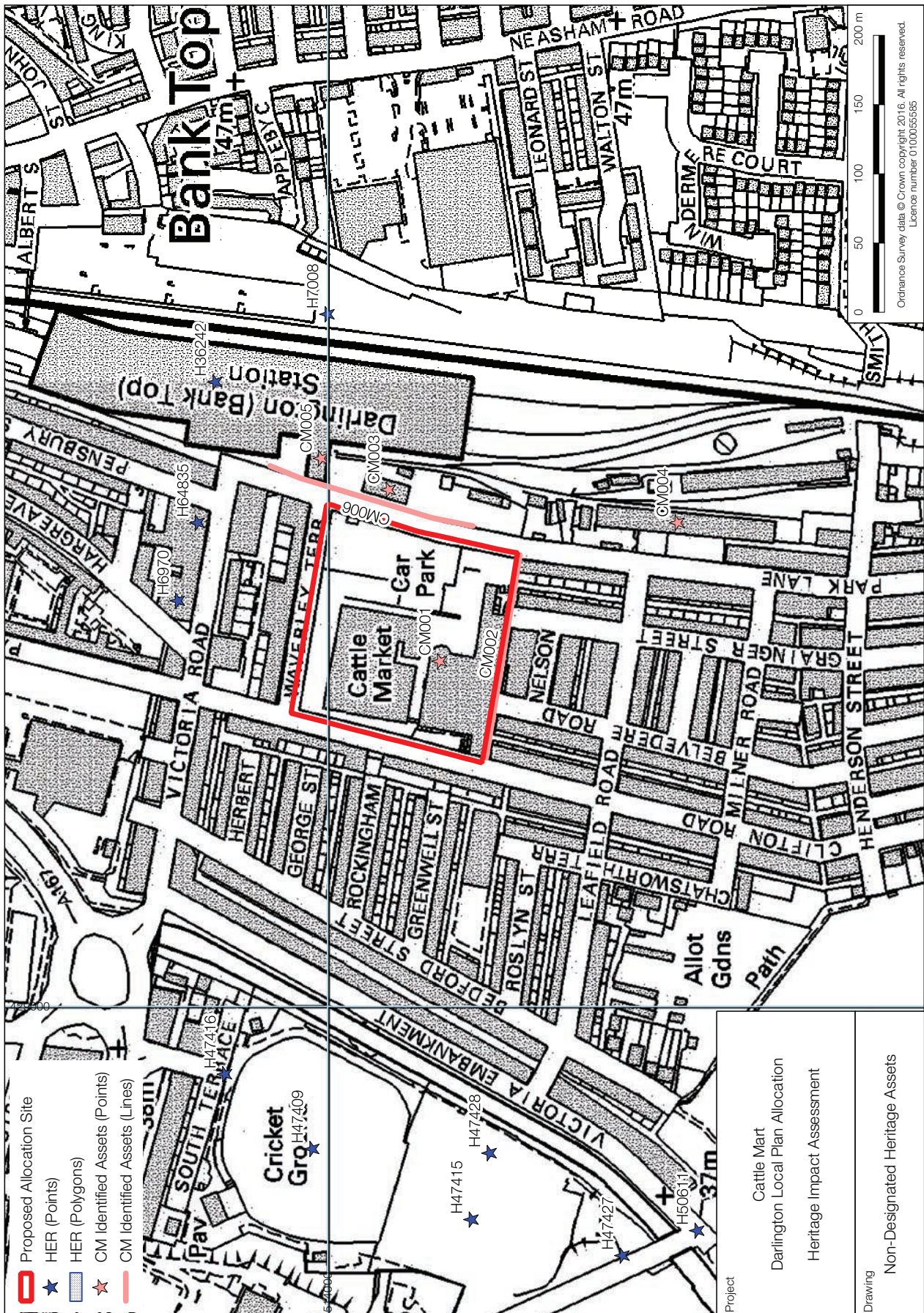
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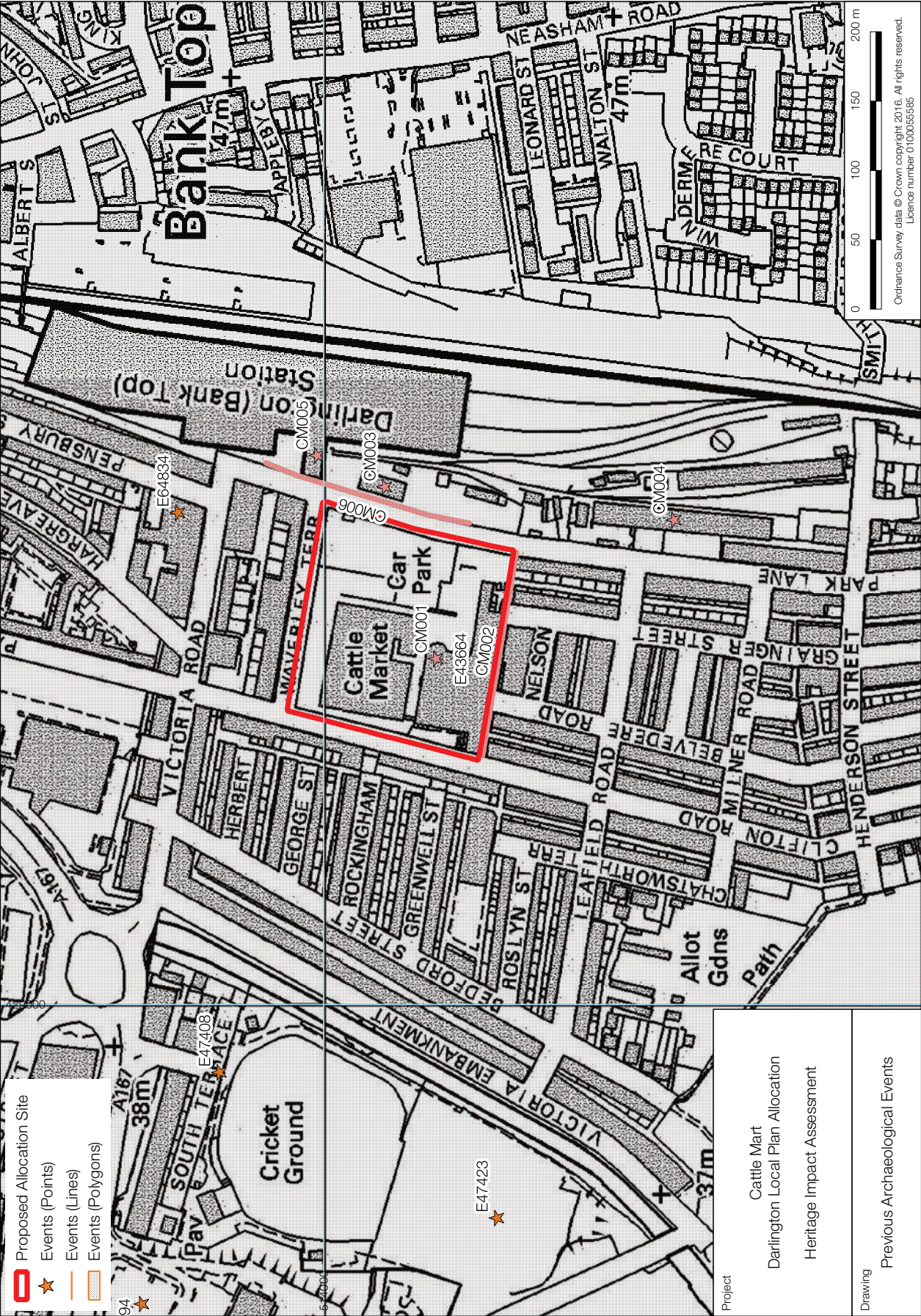
## APPENDIX 1 – ADDITIONAL FIGURES



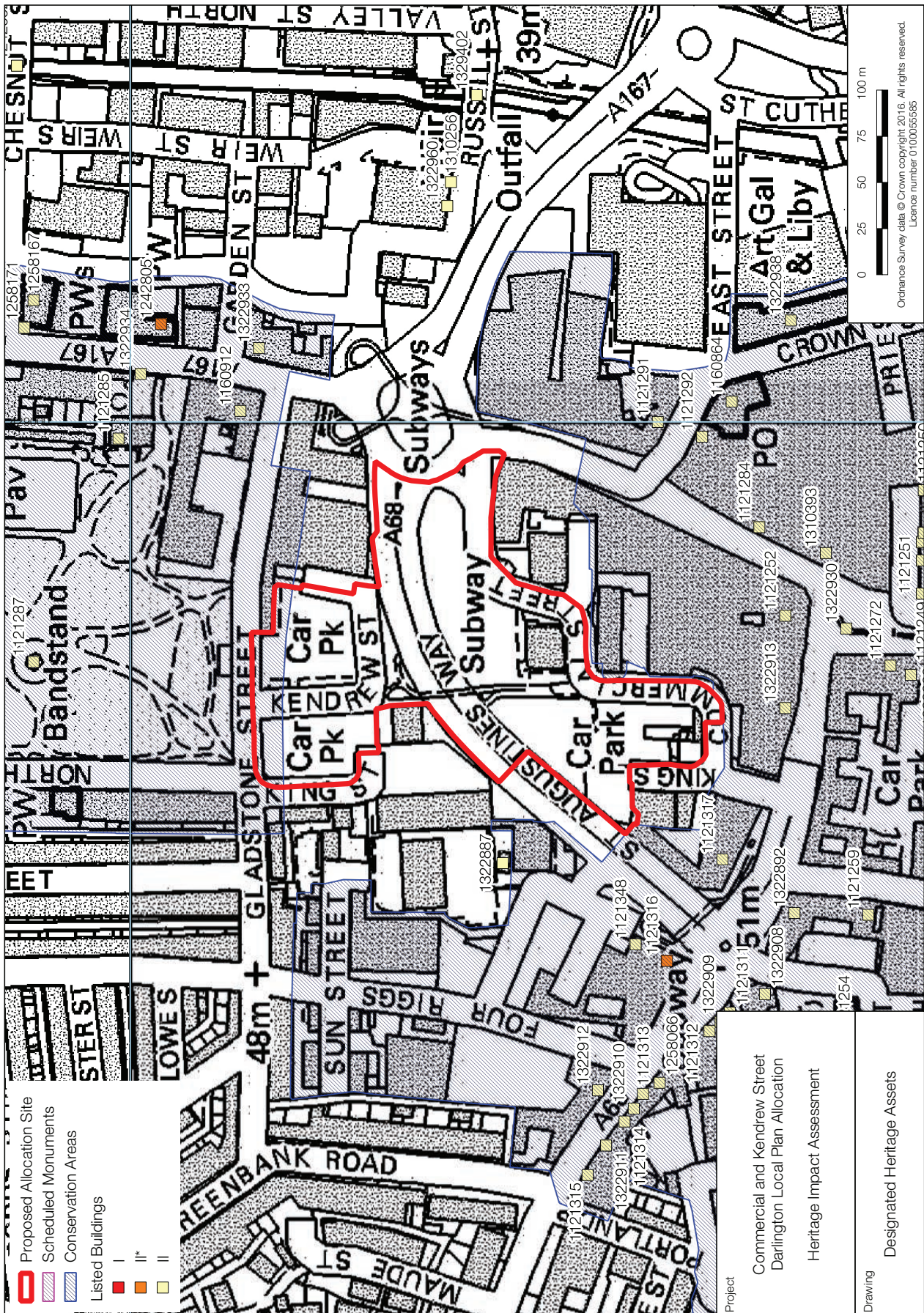




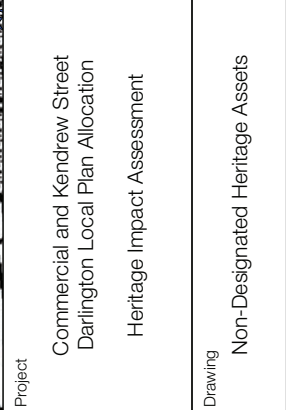




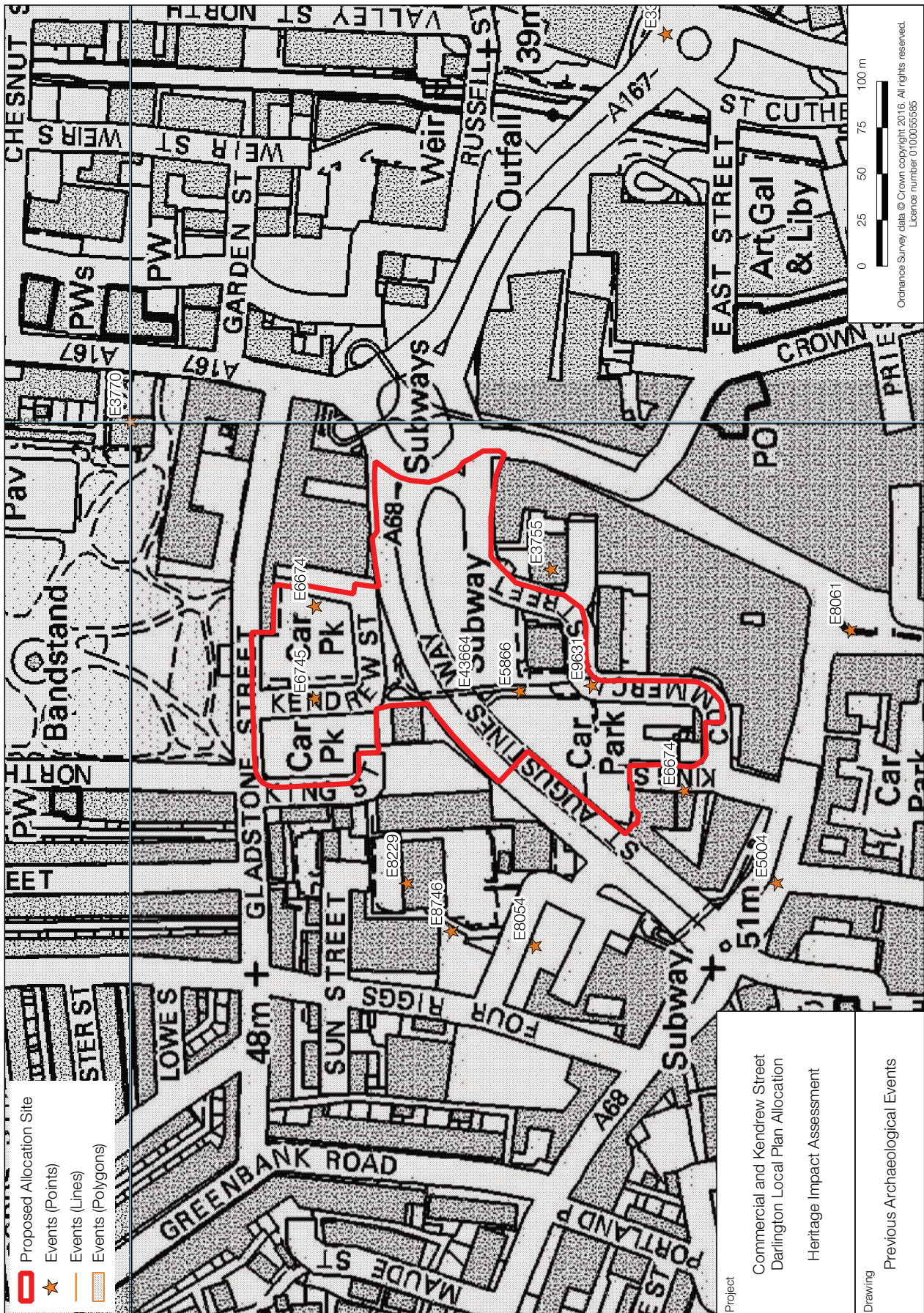




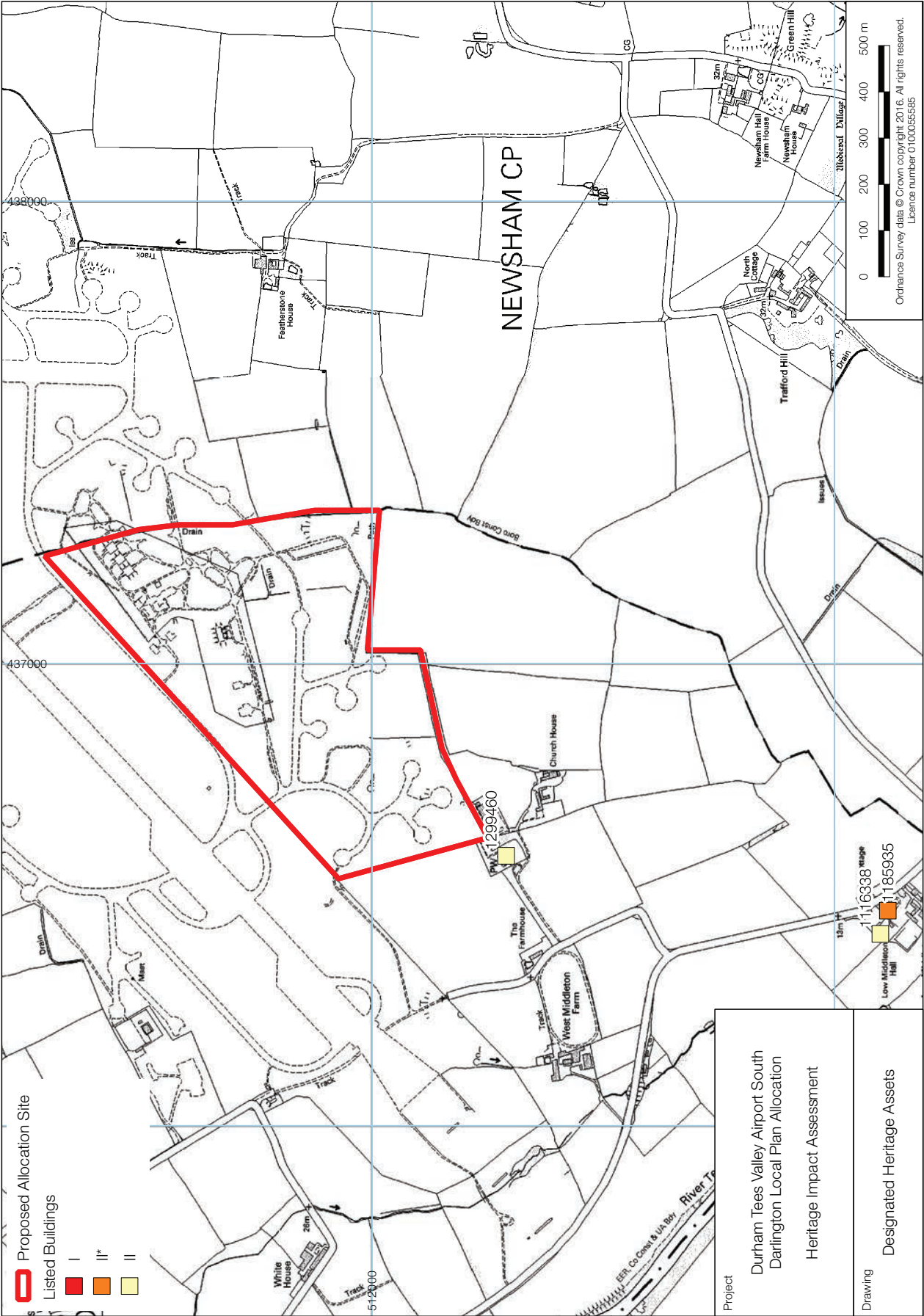




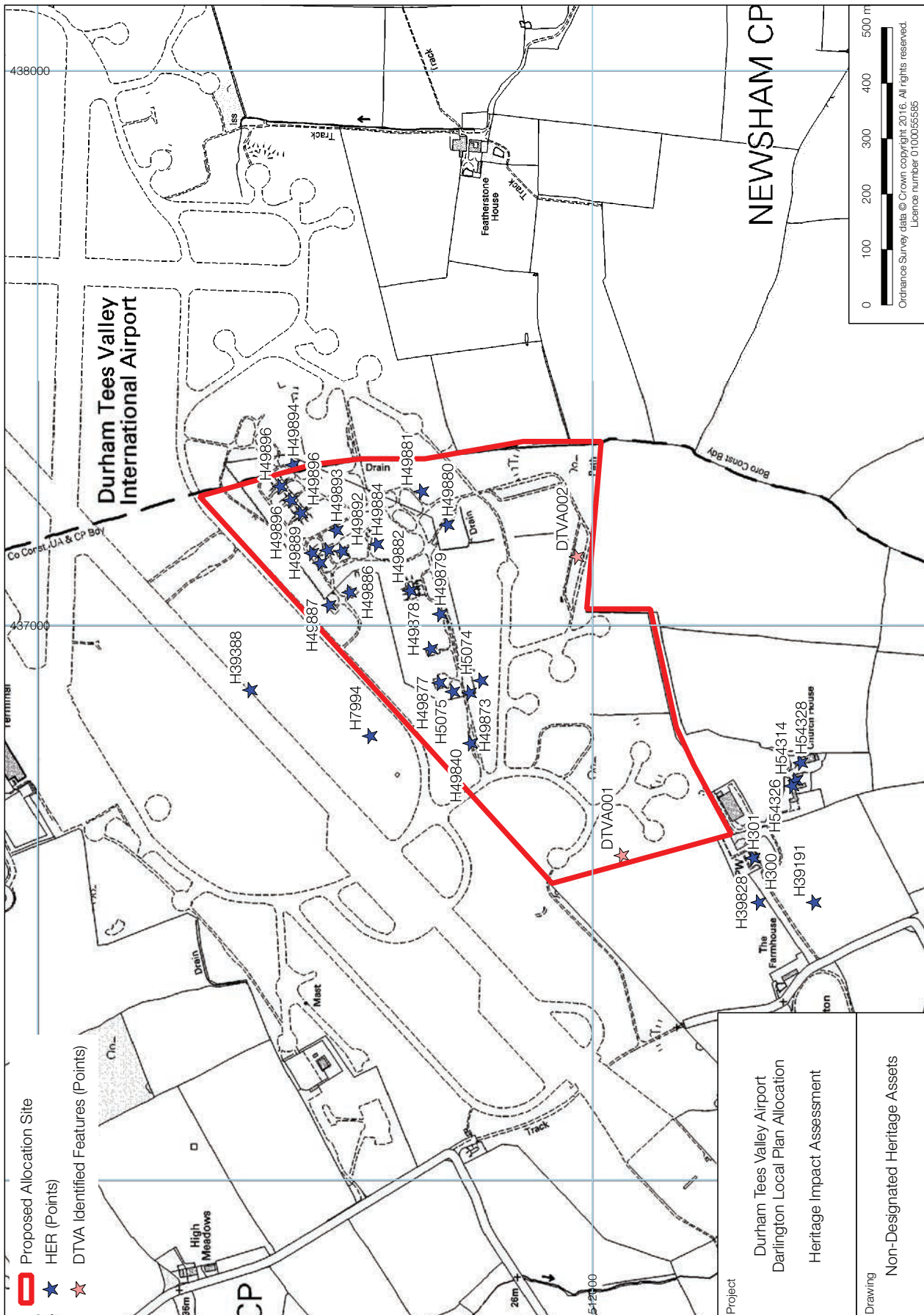


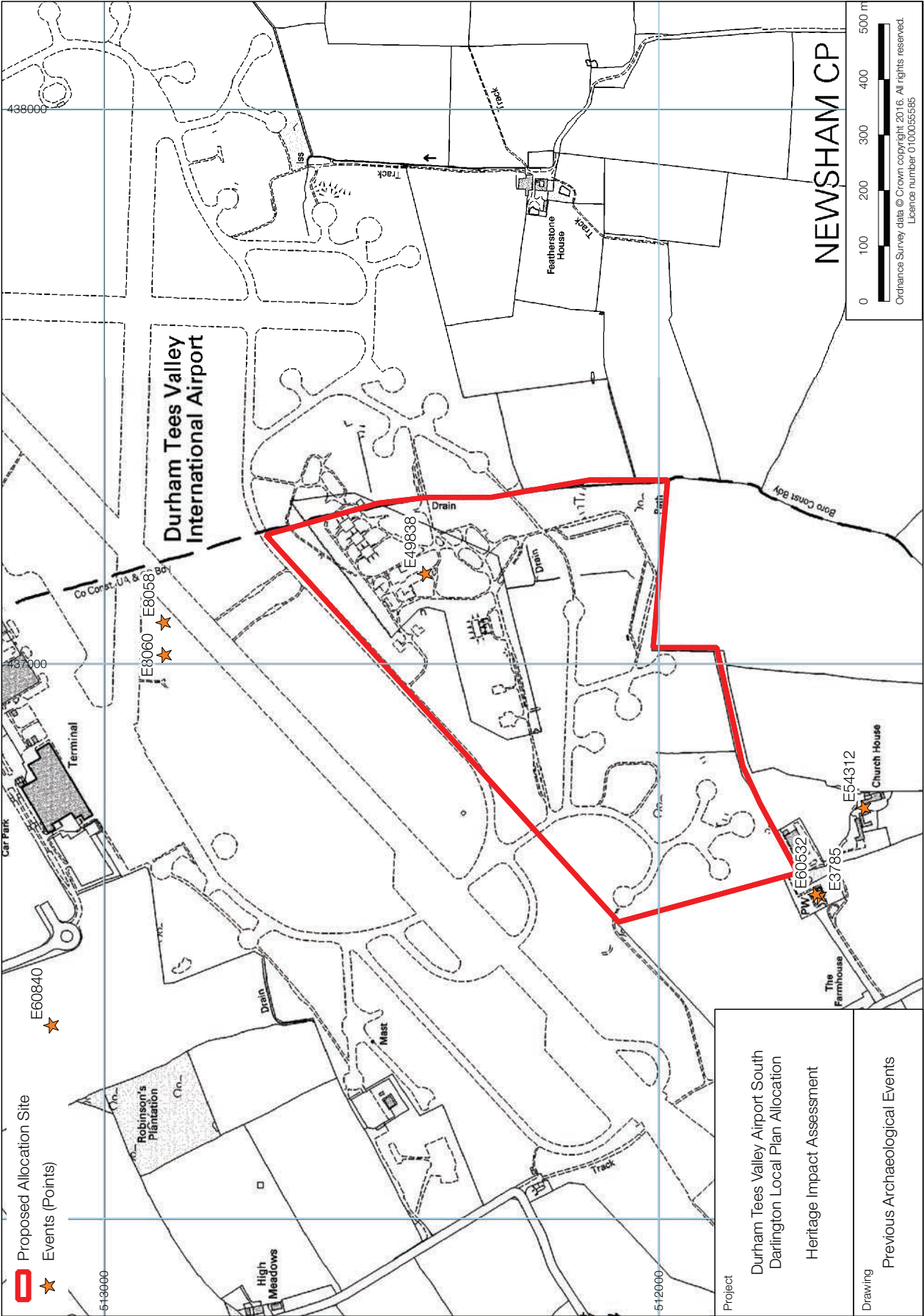




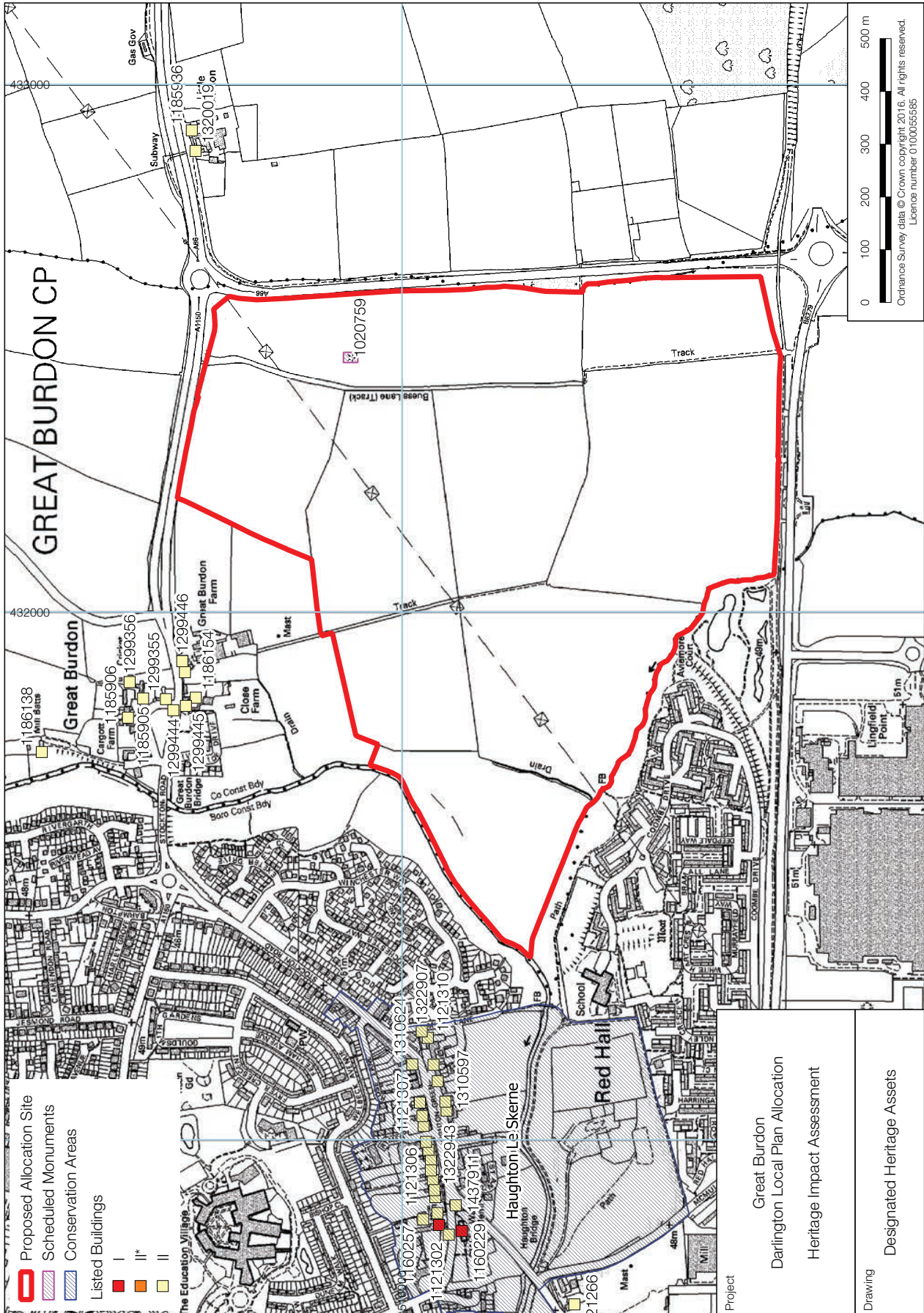




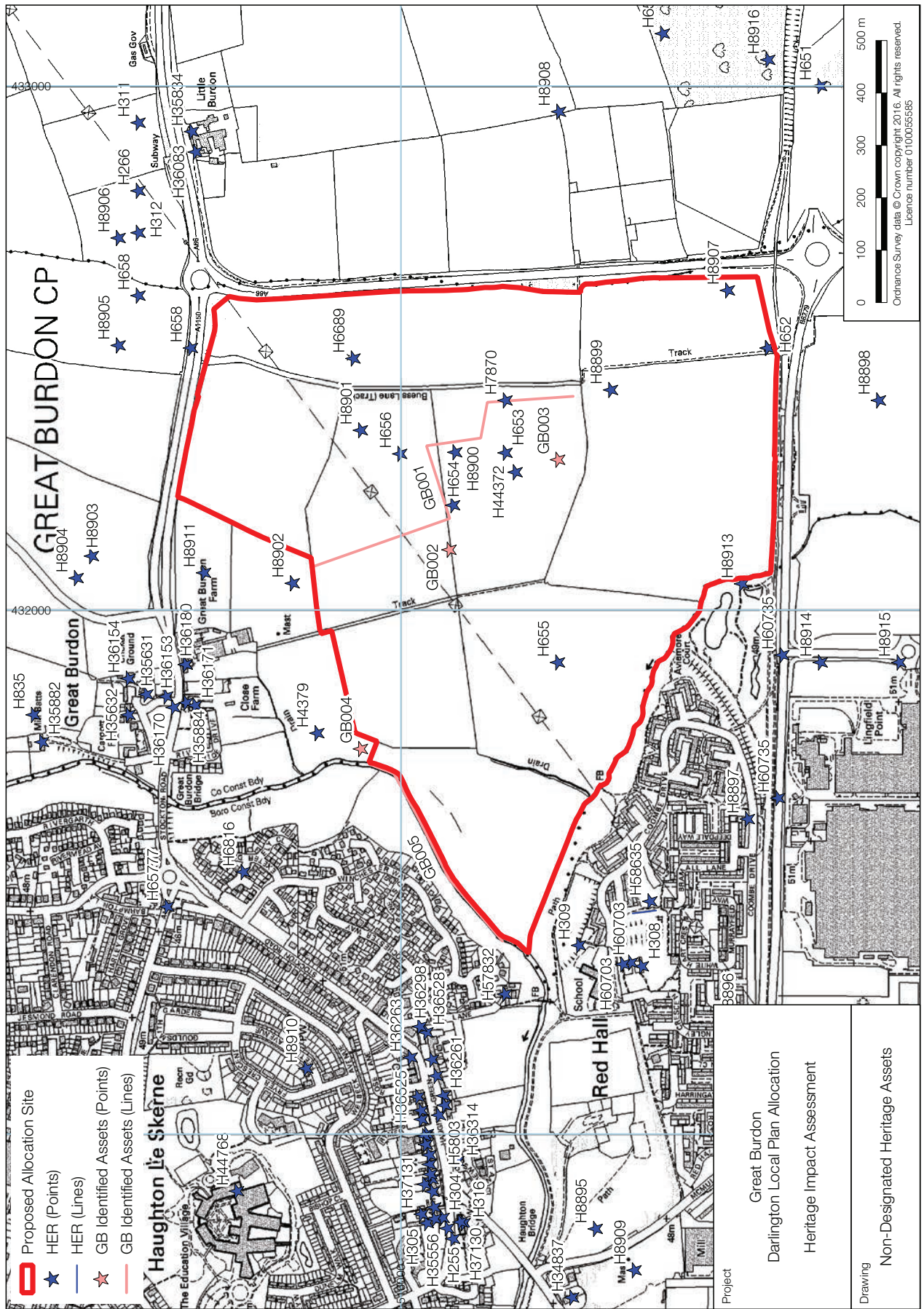








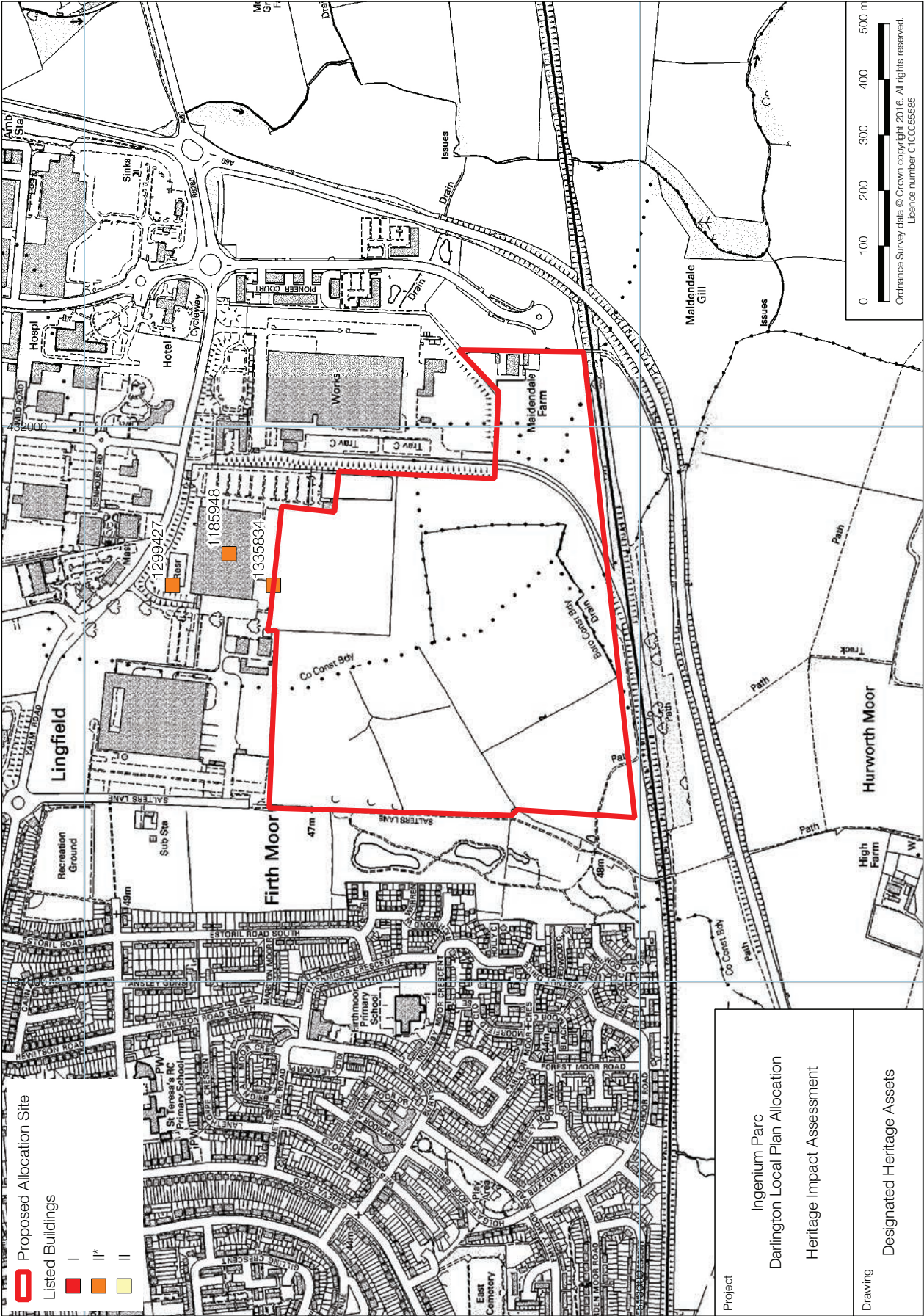




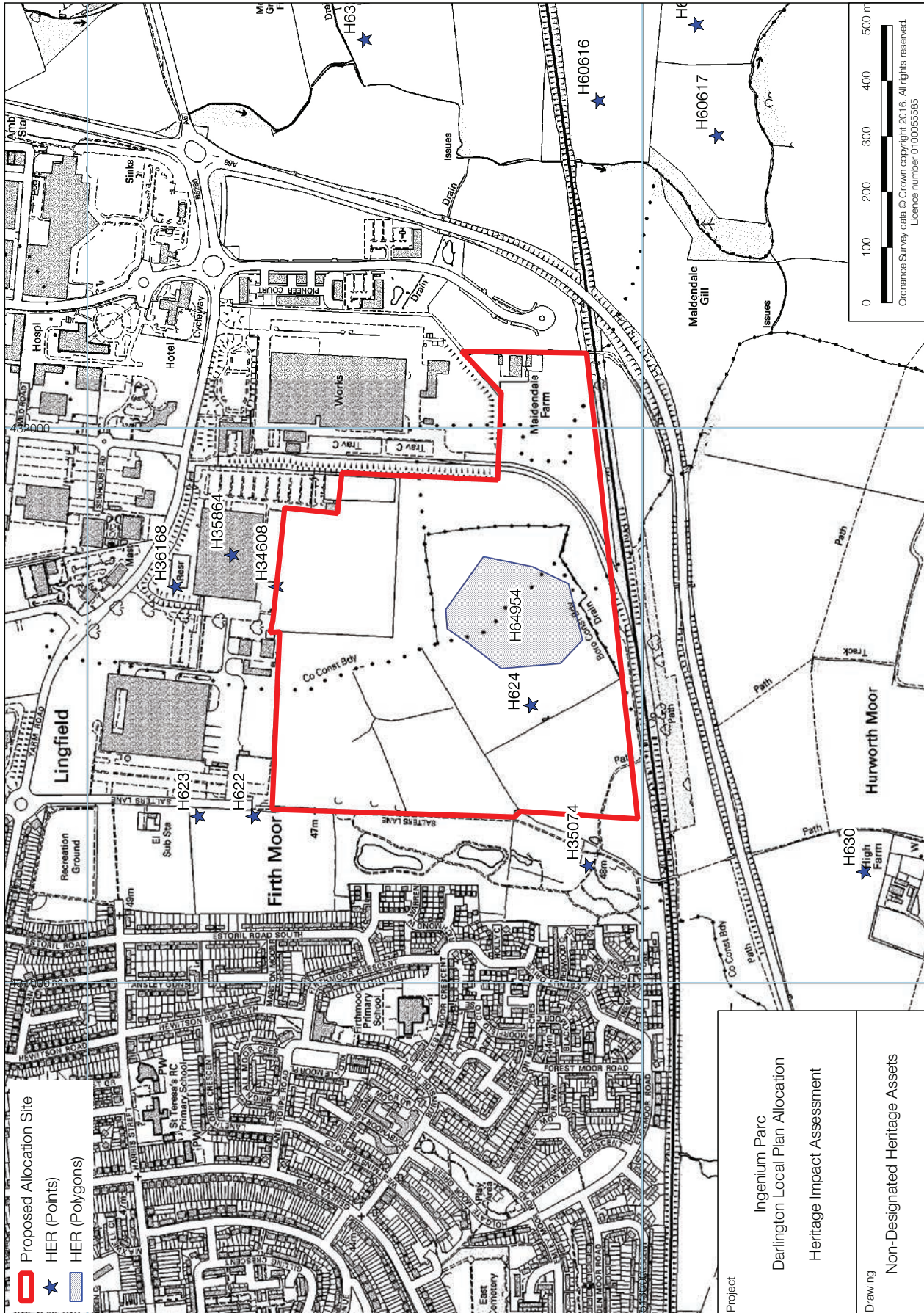




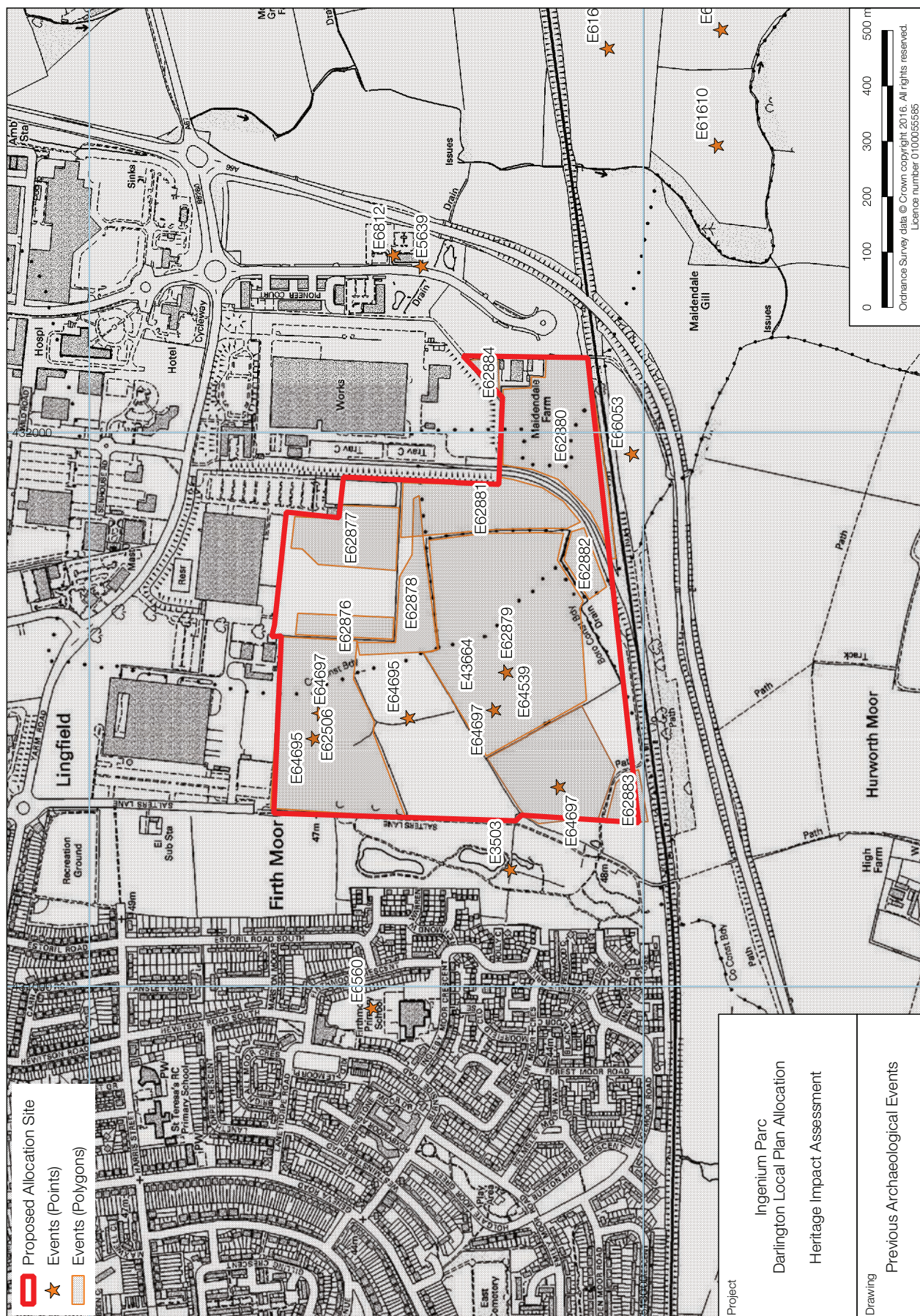




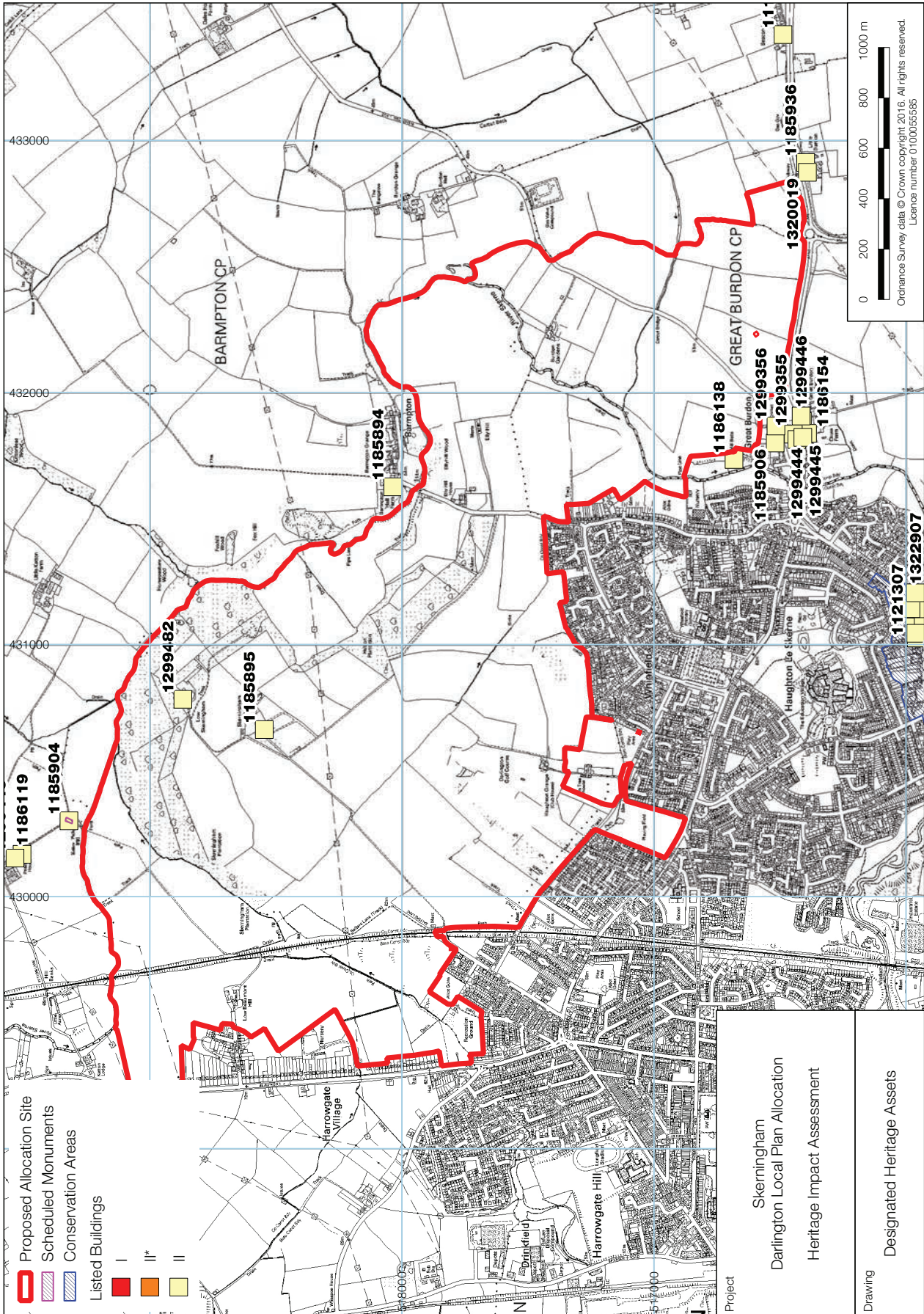




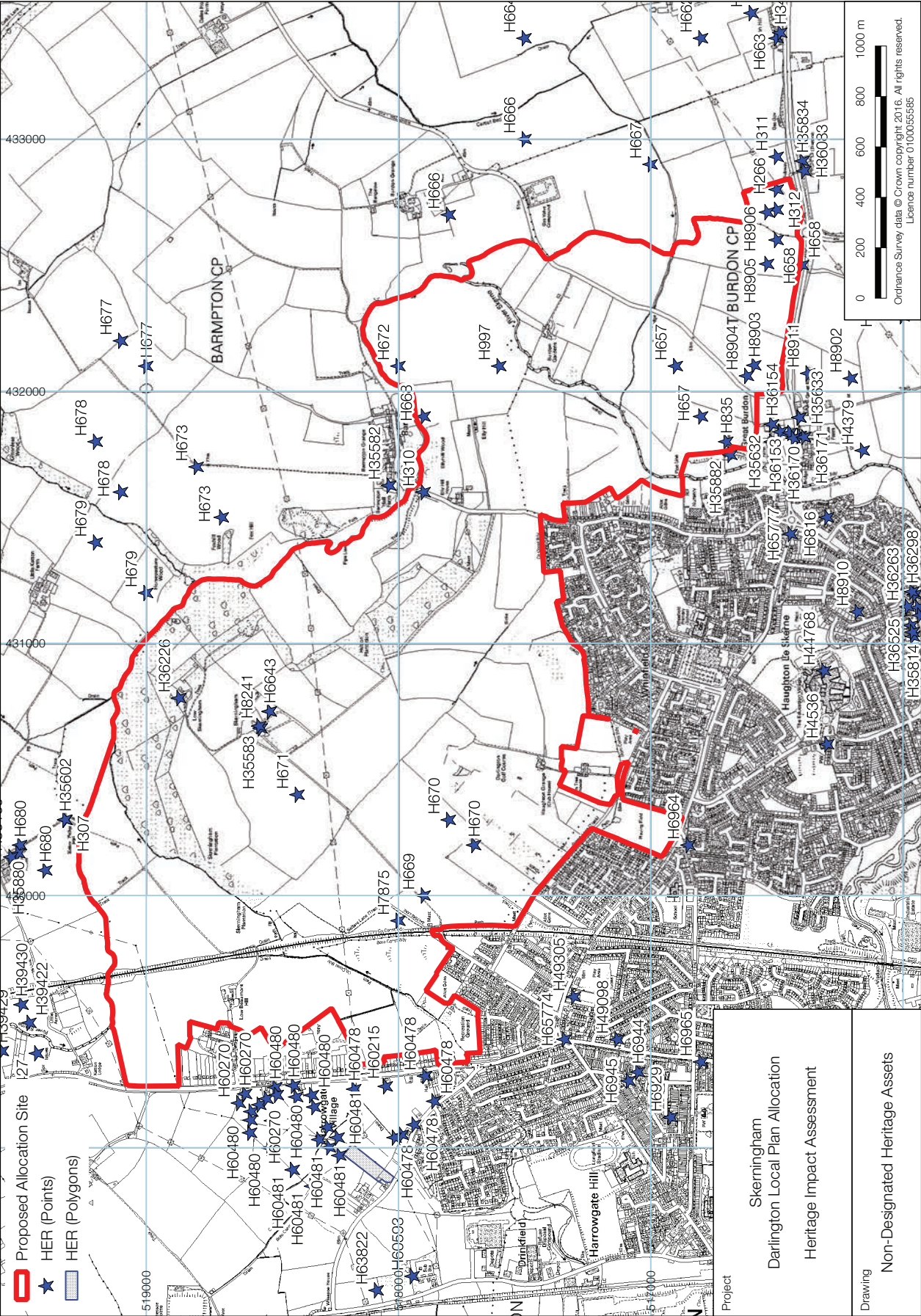




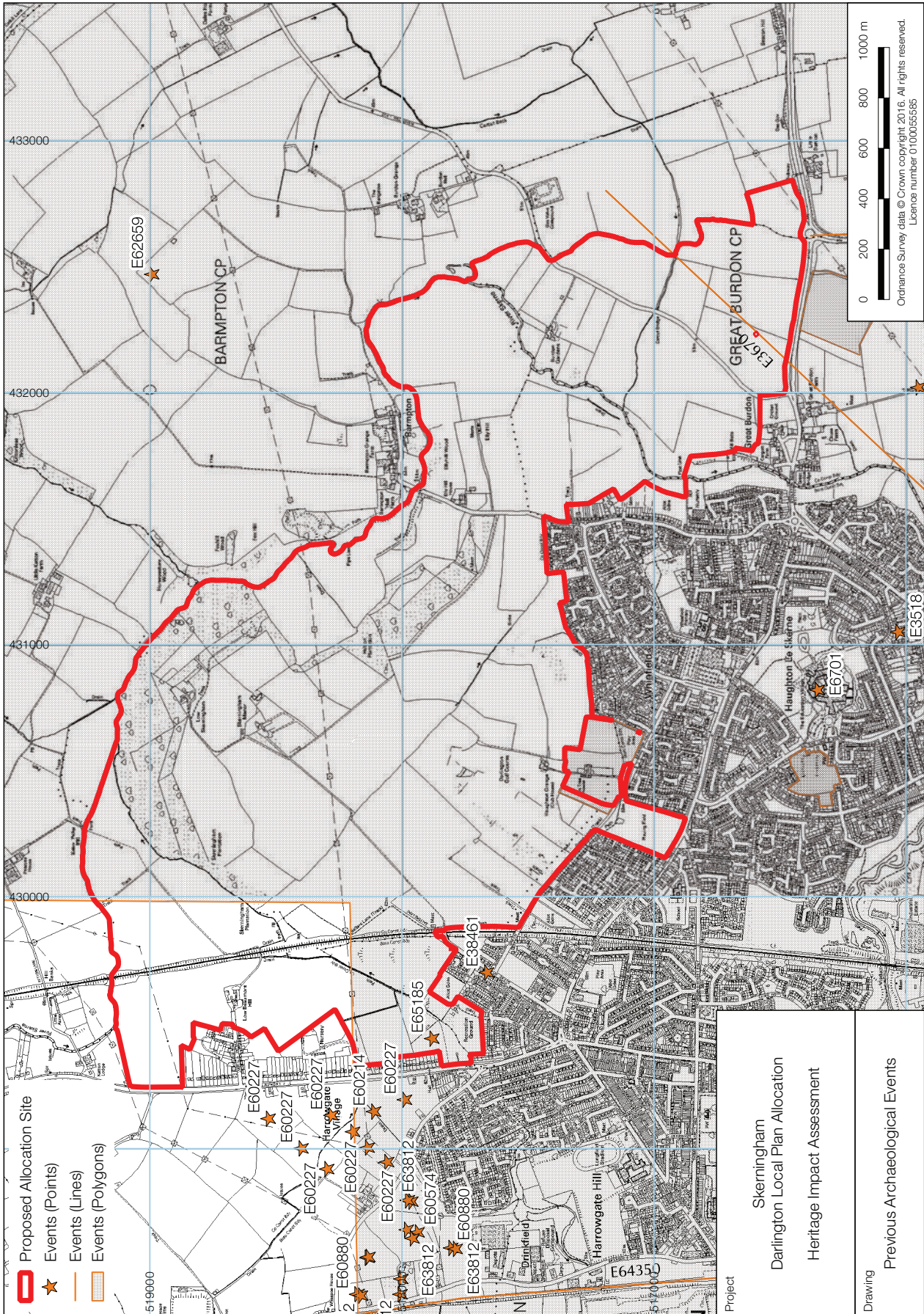




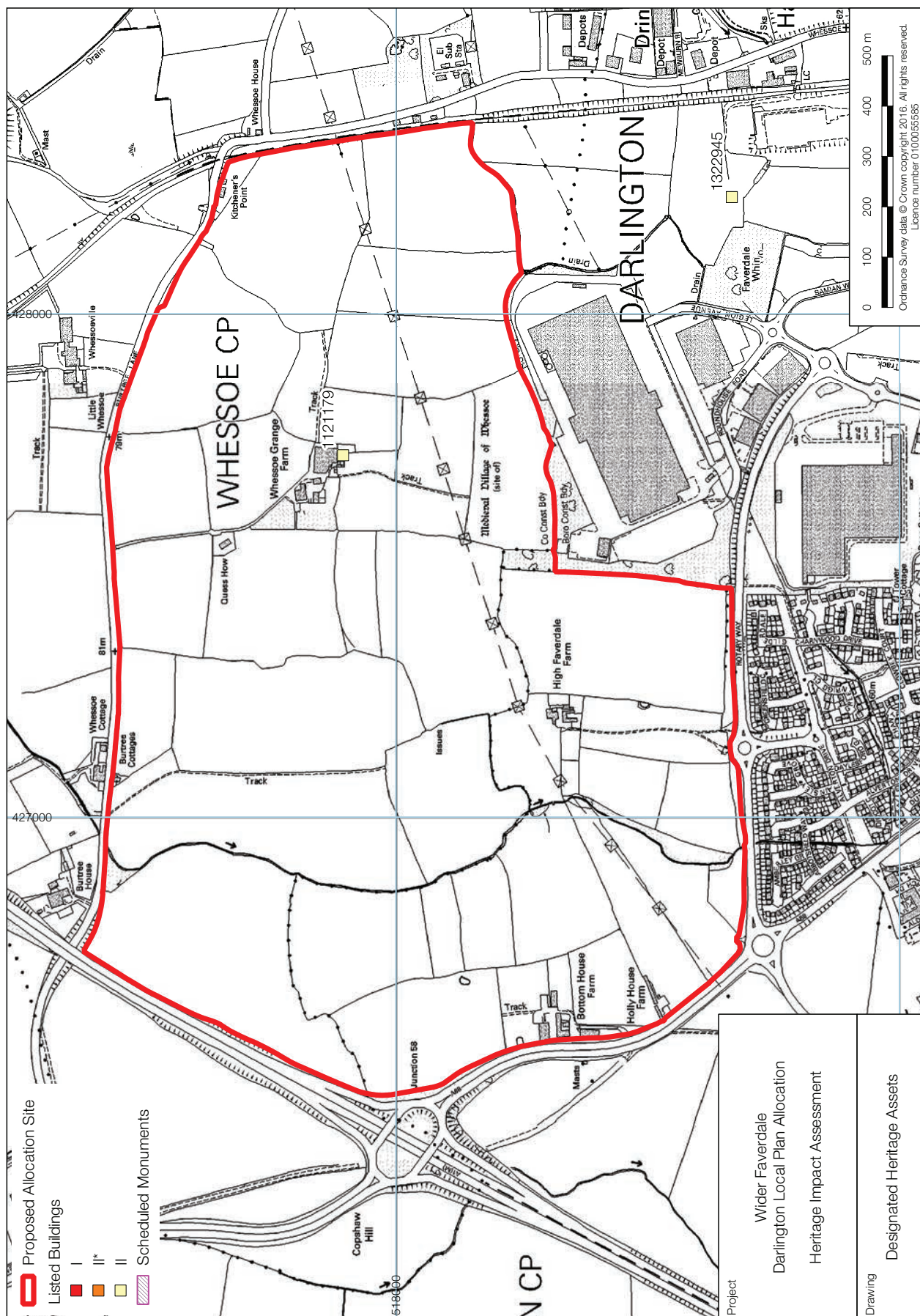






















## APPENDIX 2 – GAZETTEER

List Entry	Name
1002331	Skerne Railway bridge, 320m south east of Darlington Railway Museum
1015841	Archdeacon Newton moated site, deserted manorial settlement and section of rig and furrow
1020759	World War II bombing decoy control shelter 600m south east of Great Burdon Farm
1002345	Ketton Bridge

Table APP.1 Scheduled Monuments in the 1 km study area

Name
Northgate Conservation Area
Town Centre Conservation Area
Sadberge Conservation Area
Coatham Mundeville Conservation Area
Victoria Embankment Conservation Area
West End Conservation Area
Haughton-Le-Skerne Conservation Area

Table APP.2 Conservation Areas in the 1 km study area

List Entry	Name	Grade
1001278	SOUTH PARK, DARLINGTON	II

Table APP.3 Registered Parks and Gardens in the 1 km study area

List Entry	Name	Grade
1121280	CHURCH OF ST CUTHBERT	I
1121301	BUTLER HOUSE AND THE RECTORY	I
1160229	CHURCH OF ST ANDREW	I
1121223	WEST LODGE	II
1121224	THE CLOCK TOWER	II
1121227	STEPS, RAMP, RAIL AND LAMPHOLDER TO NORTH OF HOLY TRINITY CHURCH	II
1121228	THE WOODLANDS	II
1121229	STOCKTON AND DARLINGTON RAILWAY CARRIAGE WORKS	II
1121230	K6 TELEPHONE KIOSK OUTSIDE FRIENDS MEETING HOUSE	II
1121246	BANDSTAND IN SOUTH PARK	II
1121247	22, POST HOUSE WYND	II
1121248	8, 8A AND 9, POST HOUSE WYND	II
1121249	7 AND 8, PREBEND ROW	II
1121250	34, PRIESTGATE	II
1121251	THE RED LION HOTEL	II
1121252	THE MIDLAND BANK	II
1121256	11, SKINNERGATE	II

List Entry	Name	Grade
1121257	12, SKINNERGATE	II
1121258	21, SKINNERGATE	II
1121259	NUMBER 39 INCLUDING REAR PREMISES FRONTING ON TO BURNS' YARD	II
1121260	75, 75A, 76 AND 76A, SKINNERGATE	II
1121261	67 AND 69, STANHOPE ROAD	II
1121263	ELM COURT PIERREMONT, DENTDALE EAST, DENTDALE WEST, TOWER HOUSE, PIERRE-MENT HALL.	II
1121264	THE QUEEN'S HEAD HOTEL	II
1121265	DORIC HOUSE	II
1121267	8, HIGH ROW	II
1121268	13, HIGH ROW	II
1121269	19 AND 20, HIGH ROW	II
1121270	THE NATIONAL WESTMINSTER BANK	II
1121271	32 AND 33, HIGH ROW	II
1121272	38 AND 40, HIGH ROW	II
1121273	5-8, HORSEMARKET	II
1121274	11 AND 12, HORSEMARKET	II
1121276	OLD TOWN HALL	II
1121277	FOUNTAIN IN SOUTH EAST CORNER OF PUBLIC GARDEN	II
1121278	NO 12 INCLUDING WALL RUNNING FROM CORNER OF HOUSE	II
1121281	GATE PIERS, GATES AND WALL TO WEST OF ST CUTHBERT'S CHURCHYARD	II
1121282	1 AND 2, MCNAY STREET	II
1121283	THE QUAKER COFFEE HOUSE	II
1121284	NO 18 (NORTHERNMOST BAY OF WOOLWORTH'S)	II
1121285	NORTH LODGE (EDUCATION OFFICES)	II
1121286	RAILWAY VIADUCT	II
1121287	BANDSTAND TO WEST OF BOWLING GREEN	II
1121289	THE GRANGE HOTEL	II
1121290	111-117, CONISCLIFFE ROAD	II
1121291	3-7, CROWN STREET	II
1121292	CROWN STREET CHAMBERS	II
1121293	2-5, FRIENDS' SCHOOL YARD	II
1121294	POLAM HALL	II
1121295	FORECOURT WALL AND PIERS TO NO 205 (NEASHAM HOUSE)	II
1121297	FORECOURT WALL TO NUMBER 3	II
1121298	5 AND 6, HAREWOOD HILL	II
1121299	7 AND 8, HAREWOOD HILL	II
1121300	14, HAREWOOD HILL	II
1121311	33, BONDGATE	II
1121312	35, BONDGATE	II
1121313	45 AND 47, BONDGATE	II
1121314	THE SLATERS ARMS	II
1121315	BONDGATE MOTORS	II
1121317	92, BONDGATE	II



List Entry	Name	Grade
1121319	REAR BOUNDARY WALL (PART) OF NAG'S HEAD HOTEL (APPROXIMATELY 10 YARDS IN LENGTH) REAR BOUNDARY WALL PART OF NAG'S HEAD HOTEL	II
1121320	THE BOOT AND SHOE PUBLIC HOUSE	II
1121321	21, CLEVELAND TERRACE	II
1121322	27-33, CLEVELAND TERRACE	II
1121328	LLOYD'S BANK	II
1121329	36, CONISCLIFFE ROAD	II
1121330	94 AND 96, CONISCLIFFE ROAD	II
1121331	104, CONISCLIFFE ROAD	II
1121332	140, CONISCLIFFE ROAD	II
1121333	NO 21 (INCLUDING WROUGHT IRON HAND AND AREA RAILINGS)	II
1121348	THE BRITANNIA PUBLIC HOUSE	II
1121349	GIFT SHOP AND MARKET TAVERN	II
1121352	30, 32 AND 33, BLACKWELLGATE	II
1121353	BLACKWELLGATE POST OFFICE	II
1140082	INGLENOOK	II
1140124	THE PRESBYTERY	II
1159777	WALL	II
1159915	122 AND 124, CONISCLIFFE ROAD	II
1160202	3 AND 4, HAREWOOD HILL	II
1160217	GARDEN WALLS TO WEST AND SOUTH OF NUMBER 6	II
1160692	9 AND 10, HORSEMARKET	II
1160746	16, HORSEMARKET	II
1160777	11, HOUNDGATE	II
1160823	South African War Memorial within St Cuthbert's Churchyard	II
1160864	HEAD POST OFFICE AND SORTING OFFICE	II
1160912	CENTRAL SCHOOL (EAST BLOCK)	II
1160990	2,4 AND 6, NORTHUMBERLAND STREET	II
1161103	39 AND 40, PRIESTGATE	II
1161282	WALLS OF THE FRIENDS MEETING HOUSE AROUND SOUTH WEST CORNER OF QUAKER BURIAL GROUND	II
1161303	20, SKINNERGATE	II
1161332	74, SKINNERGATE	II
1161440	GATES, PIERS AND FORECOURT WALL TO ELM COURT, PIERREMONT, DENTDALE EAST, DENTDALE WEST, TOWER HOUSE AND PIERREMONT HALL	II
1161463	THE GOLDEN COCK PUBLIC HOUSE	II
1161484	GOLD CASE TRAVEL AGENCY	II
1242908	ROMAN CATHOLIC CHURCH OF ST AUGUSTINE	II
1242992	BRIDGE OVER RIVER SKERNE	II
1258064	25, POST HOUSE WYND	II
1258066	44, BONDGATE	II
1258167	NORTHGATE UNITED REFORMED CHURCH	II
1258171	FORECOURT RAILINGS AND GATE PIERS TO NORTHGATE UNITED REFORMED CHURCH	II
1259261	Memorial Hall at Darlington Memorial Hospital	II
1259263	Obelisk at Darlington Memorial Hospital	II

List Entry	Name	Grade
1310105	FORECOURT WALLS TO NUMBERS 67 AND 69	II
1310113	PIERREMONT LODGE	II
1310133	78 AND 79, SKINNERGATE	II
1310256	37 AND 39, RUSSELL STREET	II
1310388	2, MECHANIC'S YARD	II
1310393	NOS 4 TO 16 (EVEN) AND THE KING'S HEAD HOTEL ABOVE SHOPS	II
1310453	PEASE'S HOUSE	II
1310697	ROBERTSONS FURNITURE STORE	II
1310814	26, CONISCLIFFE ROAD	II
1310820	38 AND 40, CONISCLIFFE ROAD	II
1310827	102, CONISCLIFFE ROAD	II
1310853	4, CLEVELAND AVENUE	II
1310904	CENTRAL HALL	II
1322887	30, ARCHER STREET	II
1322888	6, BAKEHOUSE HILL	II
1322890	24, BLACKWELLGATE	II
1322891	35 AND 36, BLACKWELLGATE	II
1322892	THE TURKS HEAD PUBLIC HOUSE	II
1322908	31 AND 32, BONDGATE	II
1322909	34, BONDGATE	II
1322910	49, BONDGATE	II
1322911	53, BONDGATE	II
1322912	67, BONDGATE	II
1322913	THE GEORGE PUBLIC HOUSE	II
1322917	FORECOURT WALL TO NO 36	II
1322918	98 AND 100, CONISCLIFFE ROAD	II
1322919	126, CONISCLIFFE ROAD	II
1322924	35, TUBWELL ROW	II
1322925	MUSEUM	II
1322926	12,14,15 AND 16, HIGH ROW	II
1322927	17 AND 18, HIGH ROW	II
1322929	THE YORKSHIRE BANK	II
1322930	STATUE OF JOSEPH PEASE	II
1322931	13, HORSEMARKET	II
1322932	CHURCH OF ST JOHN THE EVANGELIST	II
1322933	138-148 Northgate	II
1322934	FRONT GARDEN WALL TO NORTH LODGE	II
1322936	41-61, CONISCLIFFE ROAD	II
1322938	EDWARD PEASE PUBLIC LIBRARY AND DARLINGTON ART GALLERY	II
1322940	NEASHAM HOUSE	II
1322942	1 AND 2, HAREWOOD HILL	II
1322944	THE MARKET BUILDING	II
1322946	WALLS, GATES AND PIERS TO NORTH AND WEST OF CHURCH OF HOLY TRINITY	II
1322947	DRINKING FOUNTAIN ON WEST CORNER OF MILBANK ROAD	II
1322948	152 AND 154, YARM ROAD	II



List Entry	Name	Grade
1322955	CHURCH OF ST HILDA	II
1322956	FOUNTAIN TO NORTH EAST OF BANDSTAND IN SOUTH PARK	II
1322957	16A AND 17, POST HOUSE WYND	II
1322959	35, PRIESTGATE	II
1322960	NUMBERS 31 TO 35 (ODD) (INCLUDING PLAIN WROUGHT IRON RAILINGS)	II
1322961	THE MECHANICS' INSTITUTE	II
1322963	THE CLOCK TOWER	II
1329402	BRIDGE OVER THE RIVER SKERNE	II
1116338	GARDEN WALL AND PRIVY ON LEFT RETURN OF LOW MIDDLETON HALL	II
1299460	CHURCH OF ST GEORGE	II
1121179	MANOR HOUSE RUINS AND WALL, 70 METRES SOUTH EAST OF WHESOE GRANGE FARMHOUSE	II
1322945	HUNTERSHAW	II
1391730	POLAM LANE BRIDGE	II
1391819	LIME CELLS	II
1392356	FORMER GNER ENGINE SHED	II
1392707	DARLINGTON CIVIC THEATRE	II
1116237	MILEPOST BETWEEN NUMBERS 8 AND 9	II
1121266	RED BARN	II
1121302	SOUTH GARDEN WALL AND PIERS OF BUTLER HOUSE / RECTORY	II
1121303	WALL TO EAST OF DRIVE OF BUTLER HOUSE AND THE RECTORY	II
1121304	9, HAUGHTON GREEN	II
1121305	ARCHWAY HOUSE	II
1121306	HAUGHTON METHODIST CHURCH	II
1121307	33-37, HAUGHTON GREEN	II
1121308	38 AND 40, HAUGHTON GREEN	II
1121309	50, HAUGHTON GREEN	II
1121310	(BEWICK) OUTBUILDING TO SOUTH WEST OF NO 76	II
1160257	ST ANDREW'S CHURCH HALL	II
1160278	5, HAUGHTON GREEN	II
1160286	11, HAUGHTON GREEN	II
1160299	17 AND 19, HAUGHTON GREEN	II
1160332	SKERNE LODGE	II
1185905	BURDON HOUSE	II
1185906	COTTAGE AND SMITHY TO LEFT OF NUMBER 9	II
1185907	GREAT BURDON FARMHOUSE	II
1185936	LITTLE BURDON FARMHOUSE	II
1186138	WATER MILL ON LEFT RETURN OF MILL BATTS FARMHOUSE	II
1186154	BARN ON LEFT REAR OF CLOSE FARMHOUSE	II
1299355	IVY COTTAGE	II
1299356	CARGOTT FARM THRESHING BARN 20 METRES EAST OF GLENDOR	II
1299444	MILEPOST AND MILESTONE 15 METRES WEST OF NUMBER 2	II
1299445	CLOSE FARMHOUSE	II
1299446	FARMBUILDINGS ON LEFT OF GREAT BURDON FARMHOUSE	II
1310597	42 AND 44, HAUGHTON GREEN	II

List Entry	Name	Grade
1310604	58 AND 60, HAUGHTON GREEN	II
1310624	53, HAUGHTON GREEN	II
1320019	LITTLE BURDON COTTAGE	II
1322905	HAUGHTON VILLA	II
1322906	SHERNE COTTAGE	II
1322907	76, HAUGHTON GREEN	II
1322943	7, HAUGHTON GREEN	II
1437911	Barmpton, Great Burdon and Haughton-le-Skerne War Memorial	II
1087005	STABLE 30 METRES NORTH OF HIGH BEAUMONT HILL FARMHOUSE	II
1185894	BARMPTON HALL	II
1185895	SKERNINGHAM FARMHOUSE	II
1185904	KETTON PACKHORSE BRIDGE	II
1186113	KETTON HALL	II
1186119	PEARTREE HOUSE	II
1299443	U PLAN FARMBUILDINGS AND GIN GANG NORTH OF PEARTREE HOUSE	II
1299482	LOW SKERNINGHAM	II
1323002	CART SHED WITH LOOSE BOX AND PIGSTY 5 METRES NORTH OF HIGH BEAUMONT HILL FARMHOUSE	II
1185935	LOW MIDDLETON HALL AND FORMER STABLE ON REAR	II*
1121226	CHURCH OF HOLY TRINITY	II*
1121254	BONDGATE METHODIST CHURCH	II*
1121255	FRIENDS MEETING HOUSE	II*
1121262	GOODS SHED EAST SOUTH EAST OF NORTH ROAD STATION	II*
1121275	14, HORSEMARKET	II*
1121296	1-8, HAREWOOD GROVE	II*
1121316	81, BONDGATE	II*
1242805	CENTRAL SCHOOL ANNEXE	II*
1310079	BANK TOP RAILWAY STATION (MAIN BUILDING)	II*
1322928	BARCLAYS BANK	II*
1322962	NORTH ROAD RAILWAY STATION (NOW RAILWAY MUSEUM)	II*
1185948	THE CUMMINS ENGINE FACTORY INCLUDING CHIMNEY	II*
1299427	KERBSTONES SURROUNDING POOL IN FRONT OF CUMMINS ENGINE FACTORY	II*
1335834	SECURITY FENCE AT CUMMINS ENGINE FACTORY	II*

Table APP.4 Listed Buildings in the 1 km study area

PRN	NAME	PERIOD	SUMMARY
H1502	Darlington, Bus Workshops 1		COFFIN
H1503	Darlington, Bus Workshops 2		COFFIN
H1506	Darlington	Post Medieval (1540 to 1901)	CROSS, MARKET CROSS
H1509	Darlington, Skinnergate	Post Medieval (1540 to 1901)	ALMSHOUSE
H1510	Site of Grammar School, Darlington	Post Medieval (1540 to 1901)	SCHOOL, GRAMMAR SCHOOL
H1511	Darlington		STOCKS
H1513	Darlington, Forster's Almshouses	Post Medieval (1540 to 1901)	ALMSHOUSE



PRN	NAME	PERIOD	SUMMARY
H1514	Site of Tollbooth, Darlington	Medieval (1066 to 1540)	TOLL HOUSE
H1515	Darlington		TITHE BARN
H1516	Darlington, Grammar School		Flints
H1518	Darlington, Cleveland Bridge		Coin
H1519	The Bishop's Palace or Old Hall, Darlington	Medieval (1066 to 1540)	BISHOPS PALACE, WORKHOUSE
H1520	Darlington, St. James' Chapel		CHAPEL
H1529	Whessoe Deserted Medieval Village	Medieval (1066 to 1540)	DESERTED SETTLEMENT
H1530	Greenbank cemetery, Darlington	Early Medieval (410 to 1066)	INHUMATION CEME- TERY
H1534	Coatham Mundeville, Humbleton		RING DITCH
H1535	Banks at Little Whessoe, Darlington	Uncertain	BANK (EARTHWORK)
H210	Middleton St George, Low Middleton		MANOR HOUSE
H212	Middleton St George, Low Middleton	Medieval (1066 to 1540)	CROSS
H244	Possible town ditch, Feethams, Darlington	Early Medieval (410 to 1066)	TOWN DITCH
H255	St Andrew's Church, Haughton-Le-Skerne	Medieval (1066 to 1540)	CHURCH
H2552	Darlington		EFFIGY
H266	Little Burdon	Hanoverian (1714 to 1837)	GRAVESTONE
H300	Church Of St George, Middleton St George	Medieval (1066 to 1540)	CHURCH
H301	Middleton St George, St George's	Early Medieval (410 to 1066)	SUNDIAL
H304	Butler House, Haughton	Medieval (1066 to 1540)	HOUSE, VICARAGE
H305	Darlington, Butler House		VICARAGE
H306	Skerningham deserted medieval village, Barmpton	Medieval (1066 to 1540)	DESERTED SETTLEMENT
H307	Ketton Bridge, Newton Ketton		BRIDGE
H308	Red Hall Moated site, Haughton-le-Skerne	Medieval (1066 to 1540)	MOAT, AISLED BUILD- ING, TIMBER FRAMED BUILDING, HEARTH
H309	Burial mound, East Red Hall Farm, Haughton-le-Skerne	Bronze Age (-2600 to -700)	BARROW
H310	Iron Age sword findspot, Barmpton	Iron Age (-800 to 43)	FINDSPOT
H311	Deserted Medieval Village, Little Burdon	Medieval (1066 to 1540)	DESERTED SETTLEMENT, VILLAGE
H312	Little Burdon		ENCLOSURE
H316	Anglo Saxon Sculpture, St Andrew's Church, Haughton-le-Skerne	Early Medieval (410 to 1066)	SCULPTURE
H3190	South Park, Darlington	Victorian (1837 to 1901)	PUBLIC PARK
H321	Newton Ketton	Roman (43 to 410)	Coin
H32418	Settlement site, Rise Carr, Darlington	Iron Age (-800 to 43)	ENCLOSED SETTLEMENT
H3385	Darlington, Clark's Yard	Hanoverian (1714 to 1837)	WELL
H34595	Milepost between numbers 8 and 9, Beacon Hill	Victorian (1837 to 1901)	MILEPOST
H34606	Cart shed with loose box and pigsty 5 metres north	Post Medieval (1540 to 1901)	CART SHED, GRANARY, HAYLOFT, PIGSTY, POUL- TRY HOUSE, STABLE
H34608	Security fence at cummins engine factory	20th Century (1901 to 2000)	FENCE, HA HA
H34749	Mill chimney of Pease's mill, Darlington	Victorian (1837 to 1901)	CHIMNEY, MILL
H34750	Priestgate (35)	Post Medieval (1540 to 1901)	BUILDING, SHOP

PRN	NAME	PERIOD	SUMMARY
H34751	Numbers 31 to 35 (odd) (including plain wrought iron)	Post Medieval (1540 to 1901)	HOUSE, RAILINGS, TERRACE
H34752	The mechanics' institute	Post Medieval (1540 to 1901)	BUILDING, MECHANICS INSTITUTE
H34753	The clock tower	Post Medieval (1540 to 1901)	CLOCK TOWER
H34760	West lodge	Post Medieval (1540 to 1901)	VILLA, BUILDING
H34763	North Road Railway Station (now Railway Museum), Darlington	Georgian (1714 to 1830)	RAILWAY STATION, MUSEUM, WAR MEMORIAL (TRIBUTE), WAR MEMORIAL (FREESTANDING)
H34772	Darlington, The clock tower	Post Medieval (1540 to 1901)	CLOCK TOWER, PLAQUE
H34773	Holy Trinity Church, Woodland Road, Darlington	Post Medieval (1540 to 1901)	CHURCH, WAR MEMORIAL (TRIBUTE)
H34774	Darlington, steps, ramp, rail and lampholder	Post Medieval (1540 to 1901)	LAMP POST, RAILINGS, RAMP, STEPS
H34775	Darlington, The woodlands	Post Medieval (1540 to 1901)	VILLA
H34776	Stockton and Darlington railway carriage works	Hanoverian (1714 to 1837)	RAILWAY CARRIAGE WORKS, RAILWAY WORKSHOP
H34777	Darlington, K6 telephone kiosk	20th Century (1901 to 2000)	TELEPHONE BOX
H34832	Darlington, 75,76 Skinnergate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H34833	Darlington, 67 & 69 Stanhope Road	Post Medieval (1540 to 1901)	TERRACED HOUSE
H34834	Building east south east of North road station	Hanoverian (1714 to 1837)	RAILWAY WAREHOUSE, RAILWAY, TOWER, FIRE STATION, VEHICLE REPAIR CENTRE, RAILWAY WORKSHOP
H34835	Elm court pierremont, dentdale east, dentdale west	Post Medieval (1540 to 1901)	HALL HOUSE, HOUSE, GROTTO
H34836	The queen's head hotel	Post Medieval (1540 to 1901)	BUILDING
H34837	Red barns	Post Medieval (1540 to 1901)	HOUSE
H34856	Doric house	Post Medieval (1540 to 1901)	COMMERCIAL OFFICE, METAL FRAMED BUILDING
H34857	Darlington, 8 High Row	Post Medieval (1540 to 1901)	HOUSE, SHOP
H34858	Darlington, 13 High Row	Post Medieval (1540 to 1901)	HOUSE
H34859	Darlington, 19 & 20 High Row	Post Medieval (1540 to 1901)	HOUSE, SHOP
H34860	The National Westminster Bank, High Row, Darlington	Post Medieval (1540 to 1901)	BUILDING, COMMERCIAL OFFICE, WAR MEMORIAL (TRIBUTE)
H34861	Darlington, 32 & 33 High Row	Post Medieval (1540 to 1901)	HOUSE
H34862	Darlington, 38 & 40 High Row	Post Medieval (1540 to 1901)	HOUSE
H34863	Darlington, 11 & 12 Horsemarket	Post Medieval (1540 to 1901)	BUILDING, SHOP
H34881	Darlington, 5-8 Horsemarket	Post Medieval (1540 to 1901)	HOUSE, SHOP
H34882	Darlington, 14 Horsemarket	Post Medieval (1540 to 1901)	TOWN HOUSE
H35031	Darlington, Bandstand in south park	Post Medieval (1540 to 1901)	BANDSTAND
H35049	Darlington, 22 Post House Wynd	Post Medieval (1540 to 1901)	HOUSE, SHOP



PRN	NAME	PERIOD	SUMMARY
H35050	Darlington, 8 & 9 Post House Wynd	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35051	Darlington, 7 & 8 Prebend Row	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35052	Darlington, 34 Priestgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35053	Darlington, The red lion hotel	Post Medieval (1540 to 1901)	BUILDING, HOTEL, PUBLIC HOUSE
H35054	Darlington, The midland bank (HSBC)	20th Century (1901 to 2000)	BANK (FINANCIAL)
H35055	Darlington, 12 Skinnergate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35074	Site of High Firth Moor farmhouse, Darlington	Elizabethan (1558 to 1603)	FARMHOUSE
H35075	Bondgate Methodist Church, Darlington	Georgian (1714 to 1830)	METHODIST CHAPEL, WAR MEMORIAL (FREE-STANDING), WAR MEMORIAL (TRIBUTE)
H35076	Friends meeting house, Skinnergate, Darlington	Victorian (1837 to 1901)	FRIENDS MEETING HOUSE
H35077	Darlington, 11 Skinnergate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35078	Darlington, 21 Skinnergate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35079	Number 39 including rear premises fronting on to b	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35164	Haughton Green Methodist Church, Haughton Le Skerne	Post Medieval (1540 to 1901)	METHODIST CHAPEL, SUNDAY SCHOOL, WAR MEMORIAL (FREESTANDING), WAR MEMORIAL (TRIBUTE)
H35540	Polam hall	Georgian (1714 to 1830)	VILLA, SCHOOL
H35541	Darlington, 1-8 Harewood Grove	Post Medieval (1540 to 1901)	TERRACE, TERRACED HOUSE
H35542	Forecourt wall to number 3	Post Medieval (1540 to 1901)	WALL
H35543	Darlington, 5-6 Harewood House	Post Medieval (1540 to 1901)	HOUSE
H35544	Darlington, 7/8 Harewood Hill	Post Medieval (1540 to 1901)	HOUSE
H35545	Darlington, 14 Harewood Hill	Post Medieval (1540 to 1901)	VILLA
H35546	Wall to east of drive of butler house and the rect	Post Medieval (1540 to 1901)	GATE PIER, WALL
H35550	Boer War Memorial Statue, St Cuthbert's Churchyard, Darlington	20th Century (1901 to 2000)	WAR MEMORIAL
H35551	Head Post Office and Sorting Office, Northgate, Darlington	Post Medieval (1540 to 1901)	BUILDING, WAR MEMORIAL (TRIBUTE)
H35552	Central school (east block), Darlington	Victorian (1837 to 1901)	TECHNICAL COLLEGE, SCHOOL
H35553	143-163 Northgate, Darlington	Georgian (1714 to 1830)	TERRACE, SHOWROOM
H35554	Darlington, 2, 4, 6 Northumberland Street	Post Medieval (1540 to 1901)	SHOP, HOUSE
H35555	Butler house and the rectory	Medieval (1066 to 1540)	VICARAGE, BUILDING
H35556	South garden wall and piers of butler house and th	Post Medieval (1540 to 1901)	GARDEN WALL
H35557	Darlington, 9 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H35558	Archway house	Post Medieval (1540 to 1901)	ARCH, HOUSE
H35565	Walls of the Friends meeting house around Burial Ground	Stuart (1603 to 1714)	WALL
H35566	Darlington, 20 Skinnergate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35567	Darlington, 74 Skinnergate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H35568	Gates, piers and forecourt wall to elm court, pier	Post Medieval (1540 to 1901)	GATE, GATE PIER, WALL

PRN	NAME	PERIOD	SUMMARY
H35569	Gold case travel agency	Post Medieval (1540 to 1901)	BUILDING, SHOP
H35580	The golden cock public house	Post Medieval (1540 to 1901)	BUILDING
H35582	Barmpton hall	Post Medieval (1540 to 1901)	FARMHOUSE
H35583	Skerningham farmhouse	Post Medieval (1540 to 1901)	FARMHOUSE
H35602	Ketton Packhorse Bridge, Ketton Lane, Brafferton	Stuart (1603 to 1714)	PACKHORSE BRIDGE
H35631	Burdon house	Post Medieval (1540 to 1901)	HOUSE
H35632	Cottage and smithy to left of number 9	Post Medieval (1540 to 1901)	HOUSE, BLACKSMITHS WORKSHOP
H35633	Great Burdon Farmhouse	Post Medieval (1540 to 1901)	FARMHOUSE
H35791	Old town hall	Post Medieval (1540 to 1901)	TOWN HALL
H35792	Fountain in south east corner of public garden	Post Medieval (1540 to 1901)	FOUNTAIN
H35793	No 12 including wall running from corner of house	Post Medieval (1540 to 1901)	WALL, VILLA
H35795	St. Cuthbert's Church, Market Place, Darlington	Medieval (1066 to 1540)	CHURCH, COLLEGE OF SECULAR PRIESTS, WAR MEMORIAL (TRIBUTE)
H35805	Gate piers, gates and wall to west of st cuthbert'	Post Medieval (1540 to 1901)	GATE, GATE PIER, WALL
H35806	1 & 2 McNay Street, Darlington	Victorian (1837 to 1901)	RAILWAY OFFICE, APARTMENT
H35807	The quaker coffee house	Post Medieval (1540 to 1901)	HOUSE
H35808	No 18 (northernmost bay of woolworth's)	Post Medieval (1540 to 1901)	BUILDING
H35809	North Lodge (education offices), Darlington	Georgian (1714 to 1830)	VILLA, PLAQUE
H35810	Northgate Railway Viaduct, Darlington	Post Medieval (1540 to 1901)	RAILWAY VIADUCT
H35811	Bandstand to west of Bowling Green, North Lodge Park, Darlington	Victorian (1837 to 1901)	BANDSTAND
H35814	Skerne lodge	Post Medieval (1540 to 1901)	HOUSE
H35815	Darlington, 9-10 Horsemarket	Post Medieval (1540 to 1901)	BUILDING, SHOP
H35816	Darlington, 16 Horsemarket	Post Medieval (1540 to 1901)	HOUSE
H35817	Darlington, 11 Houndgate	Post Medieval (1540 to 1901)	TOWN HOUSE
H35819	The grange hotel	Post Medieval (1540 to 1901)	VILLA
H35820	Darlington, Coniscliffe Road	Post Medieval (1540 to 1901)	TERRACE, TERRACED HOUSE
H35821	Darlington, 3-7 Crown Street	Post Medieval (1540 to 1901)	SHOP, SHOWROOM
H35822	Crown street chambers	Post Medieval (1540 to 1901)	BUILDING
H35823	Darlington, 2-5 Friend's School Yard	Post Medieval (1540 to 1901)	HOUSE
H35824	Forecourt wall and piers to no 205 (neasham house)	Post Medieval (1540 to 1901)	GATE, GATE PIER, WALL
H35830	Darlington, 25 Post House Wynd	Post Medieval (1540 to 1901)	DWELLING, SHOP
H35831	Darlington, 44 Bondgate	Post Medieval (1540 to 1901)	HOUSE
H35832	St. George's (Northgate) United Reformed Church, Darlington	Victorian (1837 to 1901)	UNITED REFORMED CHURCH, PRESBYTERIAN CHAPEL, WAR MEMORIAL (TRIBUTE)
H35833	Low middleton hall and former stable on rear	Post Medieval (1540 to 1901)	HOUSE, RAINWATER HEAD, TOWER, STABLE
H35834	Little burdon farmhouse	Post Medieval (1540 to 1901)	FARMHOUSE



PRN	NAME	PERIOD	SUMMARY
H35864	The cummins engine factory including chimney	20th Century (1901 to 2000)	CHIMNEY, ENGINEERING WORKS, ENGINEERING WORKSHOP, FACTORY, OFFICE
H35879	Ketton hall	Post Medieval (1540 to 1901)	FARMHOUSE
H35880	Peartree house	Post Medieval (1540 to 1901)	FARMHOUSE
H35882	Water mill on left return of mill batts farmhouse	Post Medieval (1540 to 1901)	CORN MILL, GRIND-STONE, MILL RACE, WATERMILL, WHEEL PIT
H35884	Barn on left rear of close farmhouse	Post Medieval (1540 to 1901)	CART SHED, HAYLOFT, THRESHING BARN
H36016	Darlington, 39 Priestgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36032	156 Northgate (east side), Darlington	Georgian (1714 to 1830)	HOUSE, TECHNICAL COLLEGE
H36033	St augustine's roman catholic church	Post Medieval (1540 to 1901)	ROMAN CATHOLIC CHURCH
H36034	Bridge over River Skerne, Chestnut Street, Darlington	Victorian (1837 to 1901)	DATE STONE, ROAD BRIDGE
H36035	Darlington, 26 Coniscliffe Road	Post Medieval (1540 to 1901)	HOUSE
H36037	Darlington, 102 Consiccliffe Road	Post Medieval (1540 to 1901)	HOUSE
H36038	Darlington, 4 Cleveland Avenue	Post Medieval (1540 to 1901)	TERRACED HOUSE
H36039	Central hall	Post Medieval (1540 to 1901)	BUILDING, HOUSE
H36041	Bridge over River Skerne, Russel Street, Darlington	Victorian (1837 to 1901)	ROAD BRIDGE
H36083	Little burdon cottage	Post Medieval (1540 to 1901)	FARMHOUSE
H36132	Forecourt railings and gate piers to Northgate United Reformed Church	Post Medieval (1540 to 1901)	FORECOURT, GATE PIER, RAILINGS, GATE
H36133	Memorial Hospital, Darlington	20th Century (1901 to 2000)	COMMEMORATIVE MONUMENT, HOSPITAL, WAR MEMORIAL, WAR MEMORIAL (TRIBUTE)
H36134	War Memorial Obelisk, Darlington Memorial Hospital	First World War (1914 to 1918)	WAR MEMORIAL
H36153	2, 3 & 4 The Green, Great Burdon	Post Medieval (1540 to 1901)	ROW HOUSE
H36154	Cargott Farm Threshing Barn, Great Burdon	Post Medieval (1540 to 1901)	THRESHING BARN
H36168	Kerbstones surrounding pool in front of cummins en	20th Century (1901 to 2000)	KERBSTONE, POOL
H36169	U plan farmbuildings and gin gang north of peartre	Post Medieval (1540 to 1901)	COW HOUSE, FARM BUILDING, FARM-YARD, HORSE ENGINE, THRESHING BARN
H36170	Milepost and milestone 15 metres west of number 2	Post Medieval (1540 to 1901)	MILESTONE, MILEPOST
H36171	Close farmhouse	Post Medieval (1540 to 1901)	FARMHOUSE
H36180	Farmbuildings on left of great burdon farmhouse	Post Medieval (1540 to 1901)	COW HOUSE, FARM BUILDING, HAYLOFT, STABLE
H36226	Low Skerningham	Post Medieval (1540 to 1901)	HOUSE, STABLE, PRIVY HOUSE, WASH HOUSE

PRN	NAME	PERIOD	SUMMARY
H36242	Bank top railway station (main building)	Post Medieval (1540 to 1901)	CLOCK TOWER, RAIL-WAY STATION
H36243	Forecourt walls to numbers 67 and 69	Post Medieval (1540 to 1901)	GATE PIER, WALL
H36244	Pierremont lodge	Post Medieval (1540 to 1901)	LODGE
H36245	Darlington, 78 & 79 Skinnergate	Post Medieval (1540 to 1901)	HOUSE
H36246	Darlington, 37 & 39 Russell Street	Post Medieval (1540 to 1901)	HOUSE, RAILINGS
H36247	Darlington, 2 Mechanics Yard	Post Medieval (1540 to 1901)	BUILDING
H36259	Nos 4 to 16 (even) and the king's head hotel above	Post Medieval (1540 to 1901)	HOTEL, HOUSE
H36260	Pease's house	Medieval (1066 to 1540)	HOUSE, WALL
H36261	Darlington, 42 & 44 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H36262	Darlington, 58 & 60 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H36263	Darlington, 53 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H36264	Robertsons furniture store	Post Medieval (1540 to 1901)	BUILDING, SHOP
H36275	Darlington, 50 Archer Street	Post Medieval (1540 to 1901)	HOUSE
H36276	Darlington, 6 Bakehouse Hill	Post Medieval (1540 to 1901)	HOTEL
H36293	24 Blackwellgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36294	35-6 Blackwellgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36295	The turks head public house	Post Medieval (1540 to 1901)	HOUSE
H36296	Haughton villa	Post Medieval (1540 to 1901)	VILLA
H36297	Sherne cottage	Post Medieval (1540 to 1901)	HOUSE
H36298	76 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H36314	Haughton hall (Old People's home)	Stuart (1603 to 1714)	HOUSE
H36315	30-32 Bondgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36316	34 Bondgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36317	49 Bondgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36318	49 Bondgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36319	67 Bondgate	Post Medieval (1540 to 1901)	HOUSE
H36337	The george public house	Post Medieval (1540 to 1901)	PUBLIC HOUSE
H36341	Forecourt wall to no 36	Post Medieval (1540 to 1901)	WALL
H36342	69 Cockerton Green	Post Medieval (1540 to 1901)	HOUSE
H36343	126 Coniscliffe Road	Post Medieval (1540 to 1901)	VILLA
H36344	Tubwell Row	Post Medieval (1540 to 1901)	BUILDING, SHOP
H36363	Museum, Tubwell Row, Darlington	Stuart (1603 to 1714)	BUILDING, MUSEUM
H36364	High Row	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36365	17-1 High Row	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36366	Barclays bank	Post Medieval (1540 to 1901)	BUILDING
H36367	The yorkshire bank	Post Medieval (1540 to 1901)	BANK (FINANCIAL)
H36368	Statue of joseph pease	Post Medieval (1540 to 1901)	STATUE
H36369	13 Horsemarket)	Post Medieval (1540 to 1901)	PLAQUE, YARD, HOUSE, SHOP
H36385	Church of St. John the Evangelist, Yarm Road, Darlington	Post Medieval (1540 to 1901)	CHURCH, WAR MEMO-RIAL (TRIBUTE)
H36386	138 - 148 Northgate, Darlington	Stuart (1603 to 1714)	BUILDING
H36387	Front garden wall to north lodge	Post Medieval (1540 to 1901)	GARDEN WALL
H36389	Darlington, 41-61 (odd) Consiccliffe Road	Post Medieval (1540 to 1901)	STEPS, TERRACE, TER-RACED HOUSE



PRN	NAME	PERIOD	SUMMARY
H36401	Stable 30 metres north of high beaumont hill farmh	Post Medieval (1540 to 1901)	HAYLOFT, STABLE
H36406	Edward Pease public library and Darlington art gallery	Victorian (1837 to 1901)	ART GALLERY, PUBLIC LIBRARY, MILL RACE
H36408	Neasham house	Post Medieval (1540 to 1901)	VILLA
H36486	Manor house ruins and wall	Medieval (1066 to 1540)	CHAPEL, MANOR HOUSE, WALL
H36525	Darlington, 33-37 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H36526	Darlington, 38 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H36527	Darlington, 50 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H36528	(berwick) outbuilding to south west of no 76	Post Medieval (1540 to 1901)	GRANARY, OUTBUILD-ING
H36529	Darlington, 33 Bondgate	Post Medieval (1540 to 1901)	HOUSE
H36530	Darlington, 35 Bondgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36531	Darlington, 45/47 Bondgate	Post Medieval (1540 to 1901)	HOUSE
H36570	The boot and shoe public house	Post Medieval (1540 to 1901)	BUILDING, PUBLIC HOUSE
H36571	Darlington, 21 Cleveland Terrace	Post Medieval (1540 to 1901)	VILLA
H36572	Darlington, 27-33 (odd) Cleveland Terrace	Post Medieval (1540 to 1901)	TERRACE, TERRACED HOUSE
H36586	Lloyd's bank	Post Medieval (1540 to 1901)	OFFICE
H36588	Darlington, 94/96 Coniscliffe Road	Post Medieval (1540 to 1901)	HOUSE
H36589	Darlington, 104 Coniscliffe Road	Post Medieval (1540 to 1901)	HOUSE
H36590	Darlington, 140 Coniscliffe Road	Post Medieval (1540 to 1901)	VILLA
H36591	No 21 (including wrought iron hand and area railin	Post Medieval (1540 to 1901)	RAILINGS, TERRACED HOUSE
H36604	The britannia public house	Post Medieval (1540 to 1901)	PUBLIC HOUSE
H36605	Gift shop and market tavern	Post Medieval (1540 to 1901)	HOUSE, PUBLIC HOUSE, SHOP
H36608	Darlington, 30, 31, 33 Blackwellgate	Post Medieval (1540 to 1901)	BUILDING, HOUSE, SHOP
H36609	Blackwellgate post office	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36630	Darlington, 38 & 40 Coniscliffe Road	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36683	1-2 Harewood House	Post Medieval (1540 to 1901)	HOUSE
H36684	7 Haughton Green)	Post Medieval (1540 to 1901)	HOUSE
H36685	The market building	Post Medieval (1540 to 1901)	MARKET HALL
H36686	Huntershaw, Faverdale, Darlington	Post Medieval (1540 to 1901)	FARMHOUSE, GRANARY
H36696	Walls, gates and piers to north and west of church	Post Medieval (1540 to 1901)	GATE, GATE PIER, WALL
H36697	Drinking fountain on west corner of milbank road	Post Medieval (1540 to 1901)	DRINKING FOUNTAIN
H36698	Yarm Road 152 and 154	Post Medieval (1540 to 1901)	HOUSE
H36723	St. Hilda's Church, Parkgate, Darlington	Post Medieval (1540 to 1901)	CHURCH, WAR MEMO-RIAL (TRIBUTE)
H36724	Fountain to north east of bandstand in south park	Post Medieval (1540 to 1901)	FOUNTAIN, PLAQUE
H36725	Post House Wynd (16a-17)	Post Medieval (1540 to 1901)	HOUSE, PUBLIC HOUSE, SHOP
H36793	The slaters arms	Post Medieval (1540 to 1901)	BUILDING, PUBLIC HOUSE
H36794	Bondgate motors	Post Medieval (1540 to 1901)	HOUSE, SHOP

PRN	NAME	PERIOD	SUMMARY
H36795	Darlington, 81 Bondgate	Post Medieval (1540 to 1901)	HOUSE
H36796	Darlington, 92 Bondgate	Post Medieval (1540 to 1901)	HOUSE, SHOP
H36798	Rear boundary wall part of nag's head hotel	Post Medieval (1540 to 1901)	HOTEL
H37062	Inglenook	20th Century (1901 to 2000)	HOUSE
H37063	The presbytery	Post Medieval (1540 to 1901)	PRIESTS HOUSE
H37084	Wall	Post Medieval (1540 to 1901)	WALL
H37110	Darlington, 122 & 124 Coniscliffe Road	Post Medieval (1540 to 1901)	TERRACED HOUSE
H37113	Darlington, 3-4 Harewood Hill	Post Medieval (1540 to 1901)	HOUSE
H37129	Garden walls to west and south of number 6	Post Medieval (1540 to 1901)	GARDEN WALL
H37130	St. Andrew's Church, Salters Lane South, Haughton Le Skerne	Medieval (1066 to 1540)	CHURCH, WAR MEMO- RIAL (TRIBUTE)
H37131	St andrew's church hall	Post Medieval (1540 to 1901)	OUTBUILDING
H37132	Darlington, 8 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H37133	Darlington, 11 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H37134	Darlington, 17 & 19 Haughton Green	Post Medieval (1540 to 1901)	HOUSE
H37241	Garden wall and privy on left return of low middle	Post Medieval (1540 to 1901)	GARDEN WALL, PRIVY HOUSE
H39191	Watermill at East Middleton Farm	Post Medieval (1540 to 1901)	WATERMILL
H39388	Middleton St George Airfield, also known as Teeside airport and Durham Tees Valley Airport	Second World War (1939 to 1945)	AIRFIELD
H39422	Sub oval enclosure, north of Ketton Lane	Uncertain	OVAL ENCLOSURE
H39427	Ridge and Furrow north of Ketton Lodge	Medieval (1066 to 1540)	RIDGE AND FURROW
H39429	Ridge and furrow between the River Skerne and Durham Road	Medieval (1066 to 1540)	RIDGE AND FURROW
H39430	Ridge and furrow north of Little acres	Medieval (1066 to 1540)	RIDGE AND FURROW
H39432	Ridge and furrow, headland and possible sub circular enclosure, east of the River Skerne	Medieval (1066 to 1540)	RIDGE AND FURROW
H39828	Deserted Medieval Village in West Middleton	Medieval (1066 to 1540)	DESERTED SETTLEMENT
H4028	The Deanery; Darlington	Medieval (1066 to 1540)	DEANERY
H4029	Kiln Garth, Darlington	Medieval (1066 to 1540)	LIME KILN
H4032	Skinnergate, Darlington	Medieval (1066 to 1540)	LIME KILN
H4033	Darlington; Feethams	Post Medieval (1540 to 1901)	WELL
H42028	Multi-phase Archaeological Remains in Darlington Market Place	Medieval (1066 to 1540)	INHUMATION CEME- TERY, POST BUILT STRUCTURE, TESSELLATED FLOOR, PRIVY HOUSE, PUBLIC HOUSE
H4379	Great Burdon		VILLAGE
H44117	Darlington Town	Early Medieval (410 to 1066)	TOWN, BURH
H44289	Morton Palms		Local History
H44290	Whessoe		Local History
H44372	Great Burdon		Local History
H44481	Ridge and furrow, Haughton Road, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H44482	Post-medieval Features, Haughton Road, Darlington	Post Medieval (1540 to 1901)	FIELD DRAIN, POST HOLE, LINEAR FEATURE



PRN	NAME	PERIOD	SUMMARY
H44483	Plough Furrow and Drain, Haughton Road, Darlington	Post Medieval (1540 to 1901)	PLOUGH MARKS, FIELD DRAIN
H44502	Agricultural features, Haughton Road, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, FIELD DRAIN, FIELD BOUNDARY
H44503	Railway Sidings, Haughton Road, Darlington	Post Medieval (1540 to 1901)	RAILWAY SIDING
H44768	Medieval Field Boundaries, Haughton Educational Village, Darlington	Victorian (1837 to 1901)	FIELD BOUNDARY, RIDGE AND FURROW, POND
H4536	Haughton-le-Skerne		VILLAGE
H47171	FORMER GNER ENGINE SHED, HAUGHTON ROAD, DARLINGTON	Victorian (1837 to 1901)	ENGINE SHED
H47179	Darlington Civic Theatre, Parkgate	Edwardian (1902 to 1910)	THEATRE
H47409	Darlington Cricket Ground, Feethams, Darlington	Victorian (1837 to 1901)	CRICKET GROUND
H47410	Darlington Cricket Club, Park Street, Darlington	Georgian (1714 to 1830)	CRICKET GROUND
H47415	Feethams, Darlington Football Club, Darlington		FOOTBALL GROUND
H47416	Gates to Feethams, Darlington Football Club, Darlington	Early 20th Century (1901 to 1932)	GATE, TURNSTILE
H47427	Former palaeochannel, Feethams, Darlington	Prehistoric (-500000 to 43)	PALAEOCHANNEL
H47428	Culvert beneath, former Darlington Football Ground, Feethams, Darlington	Post Medieval (1540 to 1901)	DRAIN
H48303	Union Workhouse, Darlington	Stuart (1603 to 1714)	WORKHOUSE
H48304	Feethams House, Darlington	Georgian (1714 to 1830)	MANSION HOUSE
H49051	Bondgate Methodist Hall, Darlington	Early 20th Century (1901 to 1932)	NONCONFORMIST MEETING HOUSE, MILITARY BUILDING, DEDICATION STONE
H49060	Queen Elizabeth Sixth Form College, former Grammar School, Darlington	Victorian (1837 to 1901)	GRAMMAR SCHOOL, FURTHER EDUCATION COLLEGE, WAR MEMORIAL (TRIBUTE)
H49074	Greenbank Road Primitive Methodist Church, Darlington	Victorian (1837 to 1901)	PRIMITIVE METHODIST CHAPEL, WAR MEMORIAL (TRIBUTE)
H49098	St. Mark with St. Paul's Church, North Road, Darlington	Mid 20th Century (1933 to 1966)	CHURCH, WAR MEMORIAL (TRIBUTE)
H49121	Hole in the Wall Public House, Horse Market, Darlington	Edwardian (1902 to 1910)	PUBLIC HOUSE, WAR MEMORIAL (TRIBUTE)
H49305	Harrowgate Hill Club and Institute, Salters Lane North	Early 20th Century (1901 to 1932)	WORKING MENS CLUB, WAR MEMORIAL (TRIBUTE)
H49313	War Memorial Cross east of St. Andrew's Church, Haughton Le Skerne	First World War (1914 to 1918)	WAR MEMORIAL
H49840	Heavy Fusing Point at RAF Middleton St George	Second World War (1939 to 1945)	MILITARY BUILDING
H49873	Guard House at RAF Middleton St. George	Cold War (1946 to 1991)	GUARDHOUSE
H49877	Small Arms Arsenal Store at RAF MSG	Second World War (1939 to 1945)	ARMOURY
H49878	Incendiary Store at RAF Middleton St. George	Second World War (1939 to 1945)	BOMB STORE

PRN	NAME	PERIOD	SUMMARY
H49879	Bomb shelter at RAF Middleton St. George	Second World War (1939 to 1945)	AIR RAID SHELTER, NIS-SEN HUT
H49880	Bomb Shelter at RAF Middleton St. George	Second World War (1939 to 1945)	AIR RAID SHELTER, NIS-SEN HUT
H49881	Blast walls at RAF Middleton St. George	Second World War (1939 to 1945)	BLAST WALL
H49882	Incendiary and Pyrotechnic Store, RAF MSG	Second World War (1939 to 1945)	BOMB STORE
H49884	Explosives Test Building at RAF MSG	Cold War (1946 to 1991)	WEAPONS TESTING SITE
H49886	Officer's and Crew Rooms at RAF MSG	Cold War (1946 to 1991)	OFFICERS QUARTERS
H49887	Ground Equipment Store at RAF MSG	Cold War (1946 to 1991)	STOREHOUSE
H49888	Ammonia Store at RAF Middleton St. George	Cold War (1946 to 1991)	STOREHOUSE
H49889	Mechanical and Electronics Technical Building at RAF MSG	Cold War (1946 to 1991)	TEST HOUSE
H49891	Compressor House at RAF MSG	Cold War (1946 to 1991)	COMPRESSOR HOUSE
H49892	Missile Store at RAF MSG	Cold War (1946 to 1991)	BOMB STORE
H49893	Static Water Tank at RAF MSG	Cold War (1946 to 1991)	WATER TANK
H49894	Static Water Tank at RAF MSG	Cold War (1946 to 1991)	WATER TANK
H49896	Missile Stores at RAF MSG	Cold War (1946 to 1991)	BOMB STORE
H50605	Crimean War Memorial Cannon, South Park, Darlington	Victorian (1837 to 1901)	WAR MEMORIAL
H50608	Northern Echo Offices, junction of Crown Street and Priestgate, Darlington	Victorian (1837 to 1901)	NEWSPAPER OFFICE, WAR MEMORIAL (TRIBUTE)
H50611	WW1 Tank, South Park, Darlington	First World War (1914 to 1918)	WAR MEMORIAL
H5074	Pickett Hamilton Fort at RAF MSG	Second World War (1939 to 1945)	PICKETT HAMILTON FORT
H5075	Pickett Hamilton Fort at RAF MSG	Second World War (1939 to 1945)	PICKETT HAMILTON FORT
H52002	Medieval remains at Darlington Car Park Site	Medieval (1066 to 1540)	PIT, POST HOLE, BOUNDARY DITCH, BURGAGE PLOT
H54314	Farm range around the yard at Church House Farm, MSG, Darlington	Georgian (1714 to 1830)	HEMMEL, STABLE, FARM-YARD, THRESHING BARN
H54326	House Stable at Church House Farm, MSG, Darlington	Georgian (1714 to 1830)	THRESHING BARN, HORSE ENGINE HOUSE, STABLE
H54328	Detached stable at Church House Farm, MSG, Darlington	Georgian (1714 to 1830)	CATTLE SHELTER, STABLE, CART SHED
H55626	Features at Houndgate, Darlington	Uncertain	HEARTH, POST HOLE, STAKE HOLE, PIT, FEATURE
H55641	Bishop's Park, Darlington	Medieval (1066 to 1540)	PARK
H55648	Site of The Old Vicarage, Darlington		VICARAGE
H55671	Site of Mill, Darlington	Medieval (1066 to 1540)	MILL
H55678	Site of Bakehouse, Darlington	Medieval (1066 to 1540)	COMMUNAL BAKE-HOUSE
H55681	Site of Common Forge, Darlington	Medieval (1066 to 1540)	FORGE
H55683	Site of dyehouse, Darlington	Medieval (1066 to 1540)	DYE HOUSE
H55688	St Cuthbert's Bridge, Darlington	Medieval (1066 to 1540)	BRIDGE



PRN	NAME	PERIOD	SUMMARY
H55692	Fishery, River Skerne, Darlington	Medieval (1066 to 1540)	FISHERY
H55693	Site of Glass Mil, Darlington	Elizabethan (1558 to 1603)	GLASS WORKS
H5748	Faverdale Hall	Post Medieval (1540 to 1901)	HALL HOUSE
H5749	Middle Faverdale Farm	Post Medieval (1540 to 1901)	FARM
H5750	Cockerton Grange Farm	Post Medieval (1540 to 1901)	FARM
H5751	Field west of Faverdale Hall	Medieval (1066 to 1540)	RIDGE AND FURROW
H5752	Site of Aerial Photo, Field west of Faverdale Hall	Uncertain	RECTILINEAR ENCLOSURE
H57541	Pond of uncertain date, Darlington	Uncertain	POND
H57677	Hedgerow at Red Hall, Darlington	Victorian (1837 to 1901)	HEDGE, FIELD BOUNDARY
H57752	McMullen Monument, Lingfield	Second World War (1939 to 1945)	COMMEMORATIVE MONUMENT, AIRCRAFT CRASH SITE
H57832	Haughton Mill	Victorian (1837 to 1901)	WATERMILL, AGRICULTURAL TOOL WORKS, HOUSE, CORN MILL
H5803	Haughton-le-Skerne	Medieval (1066 to 1540)	VILLAGE
H58195	Prehistoric activity in Area C, Field 1, Faverdale East Business Park, Darlington	Mesolithic (-10000 to -4000)	FINDSPOT
H58196	Three cist burials, Area C, Faverdale East Business Park, Darlington	Late Iron Age (-100 to 43)	CIST
H58197	Early Roman period enclosures, settlement area and possible shrine, areas A, B and C, East Faverdale Business Park, Darlington	Roman (43 to 410)	ENCLOSURE
H58198	Roman rectilinear enclosure systems, areas A, B and C, East Faverdale Business Park, Darlington	Roman (43 to 410)	RECTILINEAR ENCLOSURE, HEARTH, GULLY, TRACKWAY, DROVE ROAD
H58199	Roman bathhouse, East Faverdale Business Park, Darlington	Roman (43 to 410)	BATH HOUSE
H58200	Roman cobbled road and surfaces, East Faverdale Business Park, Darlington	Roman (43 to 410)	COBBLED ROAD
H58201	Roman wattle-lined well, Area C, East Faverdale Business Park, Darlington	Roman (43 to 410)	WELL
H58202	Roman inhumation cemetery, Area C, East Faverdale Business Park, Darlington	Roman (43 to 410)	INHUMATION CEMETERY
H58203	Later Roman field boundaries and pottery, East Faverdale Business Park, Darlington	Roman (43 to 410)	FIELD BOUNDARY
H58204	Medieval and post-medieval ridge and furrow, East Faverdale Business Park, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H5860	Springhouse Farm	Medieval (1066 to 1540)	RIDGE AND FURROW
H58635	Possible medieval field boundary, Red Hall	Medieval (1066 to 1540)	FIELD BOUNDARY
H5931	Albert Road 'Iron Chapel'	Post Medieval (1540 to 1901)	CHAPEL
H5959	Enclosure at West Park, Darlington	Iron Age (-800 to 43)	RECTILINEAR ENCLOSURE
H60148	Patons and Baldwins Worsted Spinning Mill Factory, Lingfield Point, Darlington	Cold War (1946 to 1991)	FACTORY

PRN	NAME	PERIOD	SUMMARY
H60215	Possible air raid shelter, Harrowgate Village, Darlington	Second World War (1939 to 1945)	AIR RAID SHELTER
H60269	Rectilinear feature at Harrowgate Village, Darlington	Uncertain	RECTILINEAR ENCLOSURE
H60270	Ridge and Furrow at Harrowgate Village, west of Hartlea Avenue, Darlington	Uncertain	BROAD RIDGE AND FURROW, FIELD BOUNDARY
H60477	T-shaped ditch, Northside, Durham Tees Valley Airport, MSG, County Durham	Uncertain	DITCH
H60478	Ridge and Furrow at Harrowgate Village, between the A167 and Burtree Lane, Darlington	Medieval (1066 to 1540)	NARROW RIDGE AND FURROW, TENNIS COURT, PAVILION
H60479	World War Two Storage tanks/ Bunkers at Northside, Durham Tees Valley Airport	Second World War (1939 to 1945)	BUNKER, STORAGE TANK, RIDGE AND FURROW
H60480	Ridge and Furrow at Harrowgate Village, west of Beaumont Hill road, Darlington	Post Medieval (1540 to 1901)	BROAD RIDGE AND FURROW
H60481	Ridge and Furrow at Harrowgate Village, north east of Burtree Lane, Darlington	Post Medieval (1540 to 1901)	BROAD RIDGE AND FURROW
H60482	Ridge and Furrow at Harrowgate Village, north of Burtree lane, Darlington	Post Medieval (1540 to 1901)	BROAD RIDGE AND FURROW
H60498	Remains of the Albert Hill Signal box, Darlington	Victorian (1837 to 1901)	SIGNAL BOX
H60517	Ditch, North east of Whessoe Grange Farm, Darlington	Uncertain	DITCH
H60518	Various features north of Whessoe Grange farm, Darlington	Medieval (1066 to 1540)	DITCH, RIDGE AND FURROW, PALAEOCHANNEL
H60519	Pre-medieval ditch, north of High Faverdale farm	Lower Palaeolithic (-500000 to -150000)	DITCH
H60520	Medieval ditches south of Whessoe Grange farm, Darlington	Medieval (1066 to 1540)	DITCH, PIT
H60521	Ridge and furrow earthworks, north east of Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H60522	Ridge and furrow remains, near Whessoe Grange Farm, Darlington	Elizabethan (1558 to 1603)	RIDGE AND FURROW, FIELD BOUNDARY
H60593	Site of Drinkfield Iron Company Iron Works	Victorian (1837 to 1901)	IRON WORKS
H60616	Possible Romano-British settlement, Morton Farms	Roman (43 to 410)	RECTILINEAR ENCLOSURE, SETTLEMENT
H60617	Ridge and Furrow, west of Morton Farm	Medieval (1066 to 1540)	RIDGE AND FURROW
H60618	Ridge and furrow west of Morton farm	Medieval (1066 to 1540)	RIDGE AND FURROW
H60651	Ridge and furrow remains, north east of Whessoe Grange Farm, south of Burtree Lane, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, DITCH
H60652	Ridge and furrow directly north of Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H60653	Possible ridge and furrow, near Whessoe Grange Farm, south of Kitcheners point, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H60654	Possible features, East of Whessoe Grange Farm, near Whessoe Cottages, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, PIT



PRN	NAME	PERIOD	SUMMARY
H60655	Possible ridge and furrow, East of Whessoe Grange Farm, near Whessoe Cottages, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H60656	Features south east of Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, EXTRACTIVE PIT, POND
H60657	Possible features immediately east of Whessoe Grange Farm, Darlington	Uncertain	PIT, DITCH
H60658	Possible ditch south of Whessoe Grange Farm, Darlington	Uncertain	DITCH
H60659	Remains south of Whessoe Grange Farm, Darlington	Uncertain	RIDGE AND FURROW, POND, LINEAR EARTH-WORK
H60660	Ridge and furrow areas, west of Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H60670	Features at Holly House farm, near Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, LINEAR FEATURE, FIELD BOUNDARY
H60671	Features south of High Faverdale farm, near Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, LINEAR FEATURE, FIELD BOUNDARY
H60673	Possible features north east at High Faverdale Farm, near Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, DITCH
H60678	Ridge and furrow, North west of High Faverdale farm, near Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW
H60679	Features west of Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, FIELD SYSTEM
H60681	Ridge and Furrow south of Whessoe Cottages, near Whessoe Grange Farm, Darlington	Medieval (1066 to 1540)	RIDGE AND FURROW, FIELD BOUNDARY
H60683	Possible Ancient wetland, near Whessoe Grange Farm, Darlington	Uncertain	MARSH
H60703	Medieval stone cobble spread and associated pottery, Red Hall Moat, Haughton-le-Skerne, County Durham	Medieval (1066 to 1540)	FEATURE
H60735	Railway trackbed, revetment wall and culvert, Stockton and Darlington Railway line, Darlington Eastern Transport Corridor, County Durham	Georgian (1714 to 1830)	TRACKWAY, REVETMENT, CULVERT
H61239	Market Garden, Darlington	Post Medieval (1540 to 1901)	MARKET GARDEN
H61314	Darlington Woolen Mill	Post Medieval (1540 to 1901)	MILL
H61439	Site of Railway Turntable, Darlington	Victorian (1837 to 1901)	RAILWAY TURNTABLE
H61720	Site of former Brick and Tile Works, YMCA garden, Darlington	Victorian (1837 to 1901)	BRICK AND TILEMAKING SITE, RAILWAY EMBANKMENT, YOUTH HOSTEL
H622	Maidendale Farm 2, Darlington	Prehistoric (-500000 to 43)	LINEAR FEATURE
H623	Maidendale Farm 3, Darlington	Prehistoric (-500000 to 43)	RECTILINEAR ENCLOSURE
H624	Maidendale Farm 1, Darlington	Uncertain	LINEAR FEATURE
H630	Glebe Farm, Hurworth	Uncertain	RECTANGULAR ENCLOSURE

PRN	NAME	PERIOD	SUMMARY
H631	Morton Farm 1, Middleton St George	Iron Age (-800 to 43)	SETTLEMENT, FIELD BOUNDARY
H632	Morton Palms 1, Middleton St George	Iron Age (-800 to 43)	SETTLEMENT
H633	Possible cropmarks at Morton Farm 2, Middleton St George	Uncertain	RECTILINEAR ENCLOSURE
H6337	Albert Road Chapel	Post Medieval (1540 to 1901)	CHAPEL
H635	Morton Palms 3, Middleton St George	Iron Age (-800 to 43)	SETTLEMENT
H6353	Archer Street Baptist Church	Post Medieval (1540 to 1901)	CHURCH
H63752	Human remains, St Cuthbert's Church, Darlington	Uncertain	HUMAN REMAINS
H63758	Farmhouse at Humbleton Farm, Burtree Gate, Darlington	Georgian (1714 to 1830)	FARMHOUSE, COMBINATION BARN
H63759	Barn at Humbleton Farm, Burtree Gate, Darlington	Georgian (1714 to 1830)	BARN
H63822	Prehistoric Settlement site at Burtree Lane, Whessoe	Later Prehistoric (-4000 to 43)	ROUND HOUSE (DOMESTIC), DITCH
H6418	Bondgate, First Methodist Church	Post Medieval (1540 to 1901)	CHURCH
H64295	Possible pillbox site, Haughton Road, Darlington	Second World War (1939 to 1945)	PILLBOX
H64296	Site of Old Railway workshops, Haughton Road, Darlington		
H643	Morton Palms Farm 1, Middleton St George	Late Neolithic (-2900 to -2200)	PIT ALIGNMENT
H644	Morton Palms Farm 2, Middleton St George	Uncertain	LINEAR FEATURE
H645	Middleton St George, Morton Palms Farm 3	Iron Age (-800 to 43)	ENCLOSURE
H646	Morton Palms Farm 4, Middleton St George	Uncertain	RING DITCH
H64816	Aircraft Crash Site, Lancaster KB 793, 600 yards south east of McMullen memorial	Second World War (1939 to 1945)	AIRCRAFT CRASH SITE
H64835	Coachman Hotel, Victoria Road, Darlington	Victorian (1837 to 1901)	HOTEL
H64954	Prehistoric settlement at Ingenium Parc, Firth Moor Darlington	Bronze Age (-2600 to -700)	UNENCLOSED HUT CIRCLE SETTLEMENT
H650	Sadberge Hall 4	Uncertain	LINEAR FEATURE
H65045	Stag House Farmstead, Darlington	Georgian (1714 to 1830)	FARMSTEAD, FARMHOUSE, SUNDIAL, COW HOUSE, BARN
H651	South Burdon, Little Burdon	Uncertain	RECTANGULAR ENCLOSURE
H653	Buess Lane 2, Little Burdon	Uncertain	LINEAR FEATURE
H654	Buess Lane 3, Little Burdon	Iron Age (-800 to 43)	ENCLOSURE
H655	Buess Lane 4, Little Burdon	Uncertain	FEATURE
H65526	Late Roman Settlement site, Symmetry Park Darlington	Roman (43 to 410)	SETTLEMENT
H656	Buess Lane 5, Little Burdon	Uncertain	FEATURE
H65627	Burtree Tollhouse	Victorian (1837 to 1901)	TOLL HOUSE
H657	Great Burdon	Uncertain	LINEAR FEATURE
H65774	Harrowgate Toll		TOLL HOUSE
H65777	Haughton Toll, Darlington	Georgian (1714 to 1830)	TOLL HOUSE
H658	Little Burdon	Uncertain	WATER CHANNEL
H659	Beacon Hill 1, Little Burdon	Prehistoric (-500000 to 43)	RECTANGULAR ENCLOSURE



PRN	NAME	PERIOD	SUMMARY
H660	Beacon Hill 2, Little Burdon	Prehistoric (-500000 to 43)	CURVILINEAR ENCLOSURE, RECTANGULAR ENCLOSURE
H661	Sadberge Reservoir	Prehistoric (-500000 to 43)	LINEAR FEATURE
H662	Sadberge 1	Prehistoric (-500000 to 43)	CURVILINEAR ENCLOSURE
H663	Beacon Hill, Sadberge	Uncertain	LINEAR FEATURE
H664	Sadberge 2	Uncertain	RECTANGULAR ENCLOSURE
H6643	Barmpton		Local History
H666	Carcut Beck, Sadberge	Uncertain	TRAPEZOIDAL ENCLOSURE, RECTANGULAR ENCLOSURE, CURVILINEAR ENCLOSURE
H667	Little Burdon 2	Iron Age (-800 to 43)	RECTANGULAR ENCLOSURE
H668	Barmpton 1	Prehistoric (-500000 to 43)	SETTLEMENT
H6689	World War II bombing decoy site, Great Burdon Farm, Darlington	Second World War (1939 to 1945)	BUILDING
H669	Haughton Moor House 1, Barmpton	Uncertain	ENCLOSURE
H670	Haughton Moor House 2, Barmpton	Uncertain	RECTANGULAR ENCLOSURE, LINEAR FEATURE
H6708	Coniscliffe Road Methodist Church	Post Medieval (1540 to 1901)	CHURCH
H671	Skerne, Barmpton	Prehistoric (-500000 to 43)	LINEAR FEATURE
H672	Barmpton 2	Iron Age (-800 to 43)	RECTANGULAR ENCLOSURE
H673	Fox Hill, Barmpton	Uncertain	LINEAR FEATURE
H677	Barmpton, Moor House	Uncertain	LINEAR FEATURE
H678	Newton Ketton, Kettonleas Wood	Uncertain	FIELD BOUNDARY
H679	Newton Ketton, Little Ketton	Uncertain	FIELD BOUNDARY
H6792	Faverdale		Local History
H680	Newton Ketton, Ketton Hall 1	Uncertain	RECTANGULAR ENCLOSURE
H6816	Haughton-le-Skerne		Local History
H682	Ketton Hall 2, Newton Ketton	Prehistoric (-500000 to 43)	ENCLOSURE
H683	Ketton Hall 3, Newton Ketton	Prehistoric (-500000 to 43)	POLYGONAL ENCLOSURE
H684	Ketton Hall 4, Newton Ketton	Prehistoric (-500000 to 43)	RECTANGULAR ENCLOSURE
H685	Newton Ketton	Iron Age (-800 to 43)	RECTANGULAR ENCLOSURE
H6927	Corporation Road Baptist Church I	Post Medieval (1540 to 1901)	CHURCH
H6928	Corporation Road Methodist Church	20th Century (1901 to 2000)	CHURCH
H6929	Crosby Street Meeting Room	Post Medieval (1540 to 1901)	CHAPEL
H6930	Baptist Tabernacle, Corporation Road, Darlington	20th Century (1901 to 2000)	CHAPEL, WAR MEMORIAL (TRIBUTE)

PRN	NAME	PERIOD	SUMMARY
H6931	Site of Wesleyan Mission Church, Corporation Road, Darlington	Victorian (1837 to 1901)	CHAPEL, WAR MEMORIAL (FREESTANDING), WAR MEMORIAL (TRIBUTE)
H6933	Eastbourne Methodist Church, Darlington	Post Medieval (1540 to 1901)	CHURCH, WAR MEMORIAL (TRIBUTE)
H6935	Florence Street Chapel	Post Medieval (1540 to 1901)	CHAPEL
H6942	Grange Road Baptist Church, Darlington	Post Medieval (1540 to 1901)	CHURCH, WAR MEMORIAL (TRIBUTE)
H6943	Greenbank Chapel	Post Medieval (1540 to 1901)	CHAPEL
H6944	Harrowgate Hill Methodist I	Post Medieval (1540 to 1901)	CHAPEL
H6945	Harrowgate Hill Methodist Church (Lowson Street)	20th Century (1901 to 2000)	CHAPEL, WAR MEMORIAL (TRIBUTE)
H6946	Haughton le Skerne Methodist Chapel	Post Medieval (1540 to 1901)	CHAPEL
H6949	Hopetown Mission	20th Century (1901 to 2000)	Hall
H6950	Former site of Howard Street Mission Hall	20th Century (1901 to 2000)	MISSION HALL
H6951	Leadenhall Street (Brookside Chapel)	Post Medieval (1540 to 1901)	CHAPEL
H6952	Louisa Street I (Bank Top)	Post Medieval (1540 to 1901)	CHAPEL
H6953	Louisa Street II (East End)	Post Medieval (1540 to 1901)	CHAPEL
H6956	North Lodge Terrace	20th Century (1901 to 2000)	CHURCH
H6958	Park Street Mission Hall, Darlington	Hanoverian (1714 to 1837)	CHAPEL
H6959	Pierremont (Vancouver Street)	20th Century (1901 to 2000)	CHAPEL
H6960	Queen Street	Post Medieval (1540 to 1901)	CHAPEL
H6963	Salvation Army Citadel, Northgate	Post Medieval (1540 to 1901)	CHAPEL
H6964	Springfield Church Centre	20th Century (1901 to 2000)	CHAPEL
H6965	Thompson Street Methodist Church	20th Century (1901 to 2000)	CHURCH
H6966	Union Row Mission	Post Medieval (1540 to 1901)	CHAPEL
H6967	Union Street 'Bethel'	Post Medieval (1540 to 1901)	CHAPEL
H6968	Union Street Congregational Church	Post Medieval (1540 to 1901)	CHURCH
H6969	Unity Church, Leadyard	Post Medieval (1540 to 1901)	CHURCH
H6970	Victoria Road Methodist Church, Darlington	Victorian (1837 to 1901)	METHODIST CHAPEL, SHOWROOM, WAR MEMORIAL (TRIBUTE)
H6971	Winston Street Hall	Post Medieval (1540 to 1901)	CHAPEL
H7008	Darlington	Post Medieval (1540 to 1901)	ENGINE
H7009	Hudson's yard Chemical factory, Darlington	Post Medieval (1540 to 1901)	CHEMICAL WORKS
H7296	The Railway Institute	Post Medieval (1540 to 1901)	BUILDING
H7297	Retaining wall, steps and entrance piers, North Rd	Post Medieval (1540 to 1901)	STRUCTURE
H7298	Hopetown goods station and yard	Post Medieval (1540 to 1901)	BUILDING
H7299	North Road	Post Medieval (1540 to 1901)	ROAD
H7300	Original S&DR goods warehouse & passenger station	Post Medieval (1540 to 1901)	BUILDING
H7301	The Railway Tavern	Post Medieval (1540 to 1901)	BUILDING
H7302	The coal depots	Post Medieval (1540 to 1901)	BUILDING
H7303	Lime depot	Post Medieval (1540 to 1901)	BUILDING
H733	Darlington, St. Cuthbert's	Early Medieval (410 to 1066)	SCULPTURE



PRN	NAME	PERIOD	SUMMARY
H734	Darlington, St. Cuthbert's	Medieval (1066 to 1540)	SCULPTURE
H735	Darlington, St. Cuthbert's	Early Medieval (410 to 1066)	SCULPTURE
H736	Darlington, St. Cuthbert's	Early Medieval (410 to 1066)	HOGBACK STONE, SCULPTURE
H7818	Low Middleton	Medieval (1066 to 1540)	DESERTED SETTLEMENT
H7820	Morton Palms	Medieval (1066 to 1540)	DESERTED SETTLEMENT
H7842	Ketton Hall	Post Medieval (1540 to 1901)	BUILDING
H7870	Starfish Decoy site, Darlington	Second World War (1939 to 1945)	STRUCTURE
H7874	Darlington, Pillbox	Second World War (1939 to 1945)	PILLBOX
H7875	Darlington, Pillbox	Second World War (1939 to 1945)	PILLBOX
H7994	Air to air guided weapon site	20th Century (1901 to 2000)	STRUCTURE
H810	Darlington, John Fowler Memorial	Post Medieval (1540 to 1901)	COMMEMORATIVE MONUMENT
H811	Skerne Bridge, Darlington	Georgian (1714 to 1830)	BRIDGE
H812	Darlington, Joseph Pease Memorial	Post Medieval (1540 to 1901)	COMMEMORATIVE MONUMENT, EFFIGY
H8241	Skerningham Manor Farm	20th Century (1901 to 2000)	BUILDING
H835	Great Burdon		WATERMILL
H8895	Ridge and furrow at Red Barns	Medieval (1066 to 1540)	RIDGE AND FURROW
H8896	Ridge and furrow at Red Hall	Medieval (1066 to 1540)	RIDGE AND FURROW
H8897	Red Hall ridge and furrow 2	Medieval (1066 to 1540)	RIDGE AND FURROW
H8898	Great Burdon cropmark	Prehistoric (-500000 to 43)	RECTANGULAR ENCLO- SURE, LINEAR FEATURE, CIRCULAR ENCLOSURE
H8899	Busess Lane ridge and furrow	Medieval (1066 to 1540)	RIDGE AND FURROW
H8900	Busess Lane ridge and furrow 2	Medieval (1066 to 1540)	RIDGE AND FURROW
H8901	Busess Lane ridge and furrow 3	Medieval (1066 to 1540)	RIDGE AND FURROW
H8902	Great Burdon ridge and furrow 1	Post Medieval (1540 to 1901)	RIDGE AND FURROW
H8903	Great Burdon ridge and furrow 2	Medieval (1066 to 1540)	RIDGE AND FURROW
H8904	Great Burdon circular hollow	Uncertain	HOLLOW
H8905	Great Burdon circular mark	Uncertain	CIRCULAR ENCLOSURE
H8906	Little Burdon old clay quarry	Post Medieval (1540 to 1901)	CLAY PIT
H8908	Little Burdon cropmarks	Roman (43 to 410)	Aerial Photograph
H8909	Red Barns ridge and furrow 2	Medieval (1066 to 1540)	RIDGE AND FURROW
H8910	Haughton-le-Skerne ridge and furrow	Medieval (1066 to 1540)	RIDGE AND FURROW
H8911	Great Burdon Farm ridge and furrow	Medieval (1066 to 1540)	RIDGE AND FURROW
H8912	Little Burdon/Morton Palms cropmark	20th Century (1901 to 2000)	NON ANTIQUITY
H8913	Great Burdon cropmark	20th Century (1901 to 2000)	QUARRY
H8914	Great Burdon cropmark	20th Century (1901 to 2000)	FIELD SYSTEM
H8915	Morton Palms cropmark	20th Century (1901 to 2000)	FIELD SYSTEM
H8916	South Burdon cropmark	20th Century (1901 to 2000)	Aerial Photograph
H997	Barmpton		ENCLOSURE

Table APP.5 HER sites within the 1 km study area

PRN	NAME	EVENT_TYPE
E63621	Building Recording at Friends Meeting House, Skinnergate, Darlington, 2016	BUILDING SURVEY
E64825	Building Recording at Darlington Civic Theatre 2016	BUILDING SURVEY, PHOTOGRAPHIC SURVEY
E31306	Desk-Based Assessment of Feethams area, Darlington 2008	DBA
E33590	DBA for Darlington Town Centre Fringe Project, Darlington 2009	DBA
E7281	DBA, A167 junction, Darlington, 2004	DBA
E9444	Desk-based Assessment of Melland Street, Darlington 2005-2006	DBA
E8746	DBA, Archer Street Development, Darlington 2005	DBA
E5052	DBA at Feethams, Darlington 1997	DBA
E3755	Desk-Based Assessment of Commercial Street and Union Street 2004	DBA
E9994	Desk-Based Assessment of Kirklees Garage, Victoria Road, Darlington, 2006-2007	DBA
E6674	Desk-Based Assessment at Commercial Street, Darlington 2003	DBA
E43268	DBA on Land At Haughton Road, Darlington 2004	DBA
E43448	DBA for Central Park Development, Darlington 2012	DBA
E3697	Desk-Based Assessment of Haughton Road, Darlington	DBA
E15778	Desk-Based Assessment at Haughton Road, Darlington 2007	DBA
E8054	DBA of Archer Street, Darlington 2004	DBA
E48291	Historical research for the Bishop's Palace at Darlington 2010	DBA
E48295	DBA for a proposed office development at Feethams, Darlington 2013	DBA
E52004	DBA at Beaumont Street, Feethams, Darlington 2014	DBA
E58827	DBA of land at Haughton Road, Darlington 2015	DBA
E61719	Desk based research of YMCA Garden, Darlington 2016	DBA
E63623	DBA of Feethams Riverside, Darlington 2016	DBA
E65013	DBA of a site at Feethams West, Darlington 2018	DBA
E65332	DBA at Darlington Fire Station, Darlington 2018	DBA
E64350	Stockton and Darlington Railway Historic Environment Audit 2015 - 2016	DBA
E43664	Darlington Survey c 1976 - c 1978	DBA, AERIAL PHOTO- GRAPH INTERPRETA- TION
E47408	Historic building recording at Darlington Football Club Gate, Feethams, Darlington 2013	DBA, BUILDING SURVEY
E58836	Assessment of North Road Station, Darlington 2015	DBA, BUILDING SURVEY
E8747	Environmental Impact Assessment for Central Park, Darlington 2005	DBA, ENVIRONMEN- TAL IMPACT ASSESS- MENT
E3770	Desk-Based Assessment for Darlington Cross Town Route 1998	DBA, ENVIRONMEN- TAL IMPACT ASSESS- MENT
E5866	Evaluation at Commercial Street, Darlington 2001	DBA, TRIAL TRENCH
E9631	Desk-Based Assessment of Land at Commercial Street, Darlington 2006	ENVIRONMENTAL IMPACT ASSESSMENT, DBA
E5002	Evaluation at Greenbank Hospital, Darlington 1997	EVALUATION
E4812	Excavations in Darlington Market Place 1995	EVALUATION
E8229	Evaluation at Archer Street, Darlington 2005	EVALUATION



PRN	NAME	EVENT_TYPE
E6985	Archaeological Evaluation at Haughton Road, Darlington, 2004	EVALUATION
E4027	Excavation at Houndgate, Darlington 1976	EXCAVATION
E9312	Survey of Nonconformist Chapels in Darlington, 2004	FIELD OBSERVATION (VISUAL ASSESSMENT)
E8061	Archaeological Assessment and Record, Darlington Pedestrian Heart 2005	FIELD OBSERVATION (VISUAL ASSESSMENT), DBA
E3736	Darlington, St Cuthbert's Church 1997	HERITAGE ASSESS- MENT
E33362	Conservation Plan, Darlington Railway centre 2004	MANAGEMENT SUR- VEY
E4000	Excavations at Darlington Market Place 1994	OPEN AREA EXCAVA- TION
E51700	Excavation at Darlington Town Hall, 2013	OPEN AREA EXCAVA- TION
E65720	Excavation at Beaumont Street Multi Storey Car Park, Darlington 2015	OPEN AREA EXCAVA- TION
E9999	Photographic Recording at Melland Street, Darlington 2007	PHOTOGRAPHIC RECORDING
E64834	Building Recording at the Coachman Hotel, Victoria Road, Darlington, 2018	PHOTOGRAPHIC SURVEY, BUILDING SURVEY
E3671	Trial Trenching and Photographic Survey at Queen Elizabeth II College, Darlington 2003	PHOTOGRAPHIC SUR- VEY, TRIAL TRENCH
E31513	Evaluation at Feethams, Darlington 2009	TRIAL TRENCH
E38588	Evaluation on Land at North Road, Darlington 2010	TRIAL TRENCH
E6745	Trial Trenching at Kendrew Street, Darlington 2003	TRIAL TRENCH
E6307	Evaluation of land between Feethams, Houndgate and Beaumont Street, Darlington 2000	TRIAL TRENCH
E9556	Evaluation of Darlington Market Place for Paving Scheme 1994	TRIAL TRENCH
E47423	Trial trenching at former Darlington Football Ground, Feethams, Darlington 2013	TRIAL TRENCH
E48306	Archaeological trial trenching at Darlington Town Hall 2013	TRIAL TRENCH
E51608	Trial Trenching at Feethams, Darlington 2013	TRIAL TRENCH
E52001	Evaluation at Beaumont Street multi-storey car park, Darlington 2014	TRIAL TRENCH
E60537	Evaluation at Land off Haughton Road, Darlington 2015	TRIAL TRENCH
E60497	Archaeological investigations at Albert Road, Darlington 2015	TRIAL TRENCH, BUILDING SURVEY
E33608	Watching Brief on Land at North Road, Darlington 2010	WATCHING BRIEF
E5004	Watching Brief at Bondgate, Darlington 1996-97	WATCHING BRIEF
E15772	Watching Brief at Clark's Yard, Darlington 2007	WATCHING BRIEF
E61589	Monitoring at Central Park, Darlington 2016	WATCHING BRIEF
E64277	Watching Brief on Land off Haughton Road, Darlington 2016 - 2017	WATCHING BRIEF
E64837	Watching brief at Feethams riverside park, Darlington 2017	WATCHING BRIEF
E38461	Archaeological Desk-Based Assessment, Beaumont Hill First, Middle and Senior School, Harrowgate Village, Darlington, 2008	DESK BASED ASSESS- MENT
E15712	Desk-Based Assessment for A66 Improvement, Darlington, 2006	DESK BASED ASSESS- MENT
E3518	Trial Trenching at Haughton Green, Darlington 2003	TRIAL TRENCH

PRN	NAME	EVENT_TYPE
E3807	Archaeological Evaluation at Haughton Educational Village, 2004	CORE SAMPLING, BOREHOLE SURVEY, TRIAL TRENCH, PHOTOGRAPHIC SURVEY
E6701	Topographic Survey at Haughton School, Haughton-le-Skerne 2003	TOPOGRAPHIC SURVEY
E57827	Desk-based assessment of land to the south-east of Great Burdon, Darlington 2013	DESK BASED ASSESSMENT
E60214	Deskbased assessment of land at Berrymead Farm, Harrowgate Hill, Darlington 2015	DESK BASED ASSESSMENT
E60227	Geophysical and topographic survey at Berrymead Farm, Harrowgate Hill, Darlington 2015	TOPOGRAPHIC SURVEY, MAGNETOMETRY SURVEY, PHOTOGRAPHIC RECORDING
E60574	Desk based assessment on land at Burtree Lane, Whessoe, Darlington 2015	DESK BASED ASSESSMENT
E60880	Geophysical survey at Land at Burtree Lane, Whessoe, Darlington 2015	MAGNETOMETRY SURVEY
E62659	Evaluation at Moor House Wind farm Barmpton, Darlington 2016	TRIAL TRENCH
E63812	Evaluation on land at Burtree Lane, Whessoe, Darlington 2016	TRIAL TRENCH
E65185	Desk based assessment of land east Of A167, Harrowgate Hill, Darlington 2015	DESK BASED ASSESSMENT
E3670	Watching brief for Transco Pipeline, Great Burdon 2003	WATCHING BRIEF
E8894	Desk Based Assessment on Darlington Eastern Transport Corridor, Darlington 2004	DESK BASED ASSESSMENT
E64349	Geophysical Survey at Former Springfield School Site, Darlington 2017	MAGNETOMETRY SURVEY
E64663	Evaluation at Former Springfield School Site, Darlington 2018	TRIAL TRENCH
E65349	Geophysical survey on Land at Great Burdon, Darlington 2014	MAGNETOMETRY SURVEY, EARTH RESISTANCE (RESISTIVITY) SURVEY
E65509	Geophysical Survey at Sparrow Hall Drive, Darlington 2017	MAGNETOMETRY SURVEY
E43667	Survey of the Durham Coalfield 1983 - 1984	AERIAL PHOTOGRAPH INTERPRETATION
E34273	County Durham Archaeological Assessment Project	AERIAL PHOTOGRAPH INTERPRETATION, DESK BASED ASSESSMENT
E5639	Geophysical Survey at Morton Palms 1999	GEOPHYSICAL SURVEY
E6560	Evaluation at Hopemoor Place, Firthmoor, Darlington 2001	EVALUATION
E6812	Evaluation at Morton Palms, Darlington 2000	TRIAL TRENCH
E3503	Geophysical Survey at Firthmoor, Darlington, 2003	GEOPHYSICAL SURVEY
E58820	Desk-Based assessment at Hunger Hill Farm, County Durham 2015	DESK BASED ASSESSMENT
E60546	Geophysical survey at Hunger Hill Farm, Middleton St George, Darlington 2015	MAGNETOMETRY SURVEY
E61610	Evaluation at Hunger Hill Farm, Middleton St. George, Darlington, 2016	TRIAL TRENCH



PRN	NAME	EVENT_TYPE
E62124	Metal Detecting Survey at Allington Way, Darlington 2016	METAL DETECTING SURVEY
E64539	Heritage statement for Ingenium Parc, Firth Moor, Darlington 2017	DESK BASED ASSESSMENT
E64695	Evaluation at Ingenium Parc, Firth Moor, Darlington (Phase 1) 2017	TRIAL TRENCH
E64697	Evaluation at Ingenium Parc, Firth Moor, Darlington (Phase 2) 2018	TRIAL TRENCH
E65973	Geophysical Survey at Mowden Sports Village, Darlington, County Durham, 2018	GEOPHYSICAL SURVEY
E66053	Geophysical Survey at Ingenium Park, Darlington, County Durham, 2019	MAGNETOMETRY SURVEY
E62506	Geophysical survey of Area 1 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62877	Geophysical survey of Area 3 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62878	Geophysical survey of Area 4 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62880	Geophysical survey of Area 6 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62882	Geophysical survey of Area 8 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62883	Geophysical survey of Area 9 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62884	Geophysical survey of Area 10 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62876	Geophysical survey of Area 2 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62879	Geophysical survey of Area 5 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E62881	Geophysical survey of Area 7 at Ingenium Parc, Firth Moor, Darlington 2016	MAGNETOMETRY SURVEY
E38708	Geophysical Survey at Durham Tees Valley Airport, Northside, 2008	MAGNETOMETRY SURVEY
E3785	Middleton St George, St George's Church	HERITAGE ASSESSMENT
E49838	Building recording and assessment, Durham Tees Valley Airport 2005	BUILDING SURVEY
E54312	Building Recording at Church House Farm, Middleton St. George, Darlington 2012	BUILDING SURVEY, PHOTOGRAPHIC SURVEY
E60532	Watching Brief at St George's church, Middleton St George County Durham 2014	WATCHING BRIEF
E60840	Geophysical survey at land adjacent to Tees Valley Airport 2015	MAGNETOMETRY SURVEY
E8058	Desk-based Assessment for Durham Tees Valley Airport 1996	DESK BASED ASSESSMENT
E8060	Desk Based Assessment for Durham Tees Valley Airport 2004	HERITAGE ASSESSMENT, DESK BASED ASSESSMENT
E38377	Desk-Based Assessment at Lingfield Point, Darlington 2008	DESK BASED ASSESSMENT
E9709	Desk-Based Assessment for Darlington A66 Employment Park, 2006	DESK BASED ASSESSMENT

PRN	NAME	EVENT_TYPE
E57675	Desk based assessment of land at Badminton Close, Darlington 2015	DESK BASED ASSESSMENT
E3508	Desk Based Assessment of Darlington Eastern Transport Corridor 2000	DESK BASED ASSESSMENT
E9710	Geophysical survey, A66 Employment Park, Darlington, 2006	GEOPHYSICAL SURVEY
E7026	Darlington - HF	HERITAGE ASSESSMENT
E7029	Great Burdon- HF	HERITAGE ASSESSMENT
E7027	Great Burdon-HF	HERITAGE ASSESSMENT
E3760	Haughton-le-Skerne, St Andrew's Church	HERITAGE ASSESSMENT
E7037	Great Burdon-HF	HERITAGE ASSESSMENT
E7041	Red Hall, Great Burdon - HF	HERITAGE ASSESSMENT
E7040	Red Hall, Great Burdon - HF	HERITAGE ASSESSMENT
E7025	Former railway track between Albert Hill, Darlington and Middleton St George	HERITAGE ASSESSMENT
E63630	Geophysical survey on land at Lingfield Point, Darlington 2016	MAGNETOMETRY SURVEY
E63694	Geophysical survey on land at the former riding school Red Hall Estate Darlington 2016	MAGNETOMETRY SURVEY
E63935	Geophysical Survey for Darlington Eastern Transport Corridor, 2006	MAGNETOMETRY SURVEY
E65160	Geophysical survey on Land at Red Hall Estate, Darlington, 2016	MAGNETOMETRY SURVEY
E65222	Excavation at Red Hall, Darlington 2017	OPEN AREA EXCAVATION
E61868	Excavations at Red Hall Moated Site, Darlington 1966 - 1967	RESCUE EXCAVATION, OPEN AREA EXCAVATION, BOX TRENCHING, TRIAL TRENCH
E38846	Excavations at Red Hall Moat, Haughton-le-Skerne 2010	STRIP MAP AND SAMPLE
E31233	Evaluation at Red Hall Moat, Darlington 2008	TRIAL TRENCH
E9645	Evaluation for Darlington Eastern Transport Corridor, 2006	TRIAL TRENCH
E58631	Evaluation at Badminton Close, Darlington 2015	TRIAL TRENCH
E64090	Evaluation at Red Hall Estate, Darlington 2017	TRIAL TRENCH
E65967	Excavation at Former Stables, Red Hall, Darlington 2019	TRIAL TRENCH
E65525	Excavations at Symmetry Park, Darlington 2018	TRIAL TRENCH, OPEN AREA EXCAVATION
E33431	Archaeological Monitoring, Darlington Eastern Transport Corridor, Area 1 2008	WATCHING BRIEF
E4817	Monitoring of Test Pits, River Skerne, Darlington 1995	WATCHING BRIEF, ENVIRONMENTAL SAMPLING
E63757	Building Recording at Humbleton Farm Burtree Gate, Darlington 2017	BUILDING SURVEY



PRN	NAME	EVENT_TYPE
E65044	Building recording at Stag House Farm, Darlington 2018	BUILDING SURVEY
E15867	Desk-Based Assessment of Former British Steel Rolling Mill 2007	DBA
E33684	Desk-Based Assessment of West Park, Faverdale, Darlington, 2010	DBA
E6591	Desk-Based Assessment, Faverdale Industrial Estate Extension: March 2002	DBA
E5747	Desk-Based Assessment for Darlington Grange Park 1990	DBA
E60558	DBA on Land at Whessoe Grange Farm, Darlington 2010	DBA
E64830	DBA for West Park Garden Village, Darlington 2014	DBA
E8891	DBA on High Faverdale and Whessoe Grange Farms 2004	DBA
E60634	Geophysical Survey on Land at Whessoe Grange Farm (Area B), Darlington 2010	EARTH RESISTANCE (RESISTIVITY) SURVEY
E6699	Environmental Impact Assessment at Faverdale East Business Park 2003	ENVIRONMENTAL IMPACT ASSESSMENT
E6847	DBA at Darlington West Park 2003	ENVIRONMENTAL IMPACT ASSESSMENT, DBA
E6675	Geophysical Survey at Faverdale East Business Park 2003	GEOPHYSICAL SURVEY
E8892	Geophysical Survey at Faverdale 2004	GEOPHYSICAL SURVEY
E60556	Watching brief on Geotechnical pits, on land at Whessoe Grange Farm, Darlington 2010	GEOTECHNICAL TEST PIT
E15881	Geophysical Survey at Faverdale Business Park, Darlington 2007	MAGNETOMETRY SURVEY
E39341	Geophysical Survey at West Park, Faverdale, 2010	MAGNETOMETRY SURVEY
E6846	Geophysical Survey at Darlington West Park 2000	MAGNETOMETRY SURVEY
E57662	Geophysical survey at West park, Faverdale, Darlington 2015	MAGNETOMETRY SURVEY
E60551	Geophysical Survey on Land at Whessoe Grange Farm (Area B), Darlington 2010	MAGNETOMETRY SURVEY
E60553	Geophysical Survey on Land at Whessoe Grange Farm (Area A), Darlington 2010	MAGNETOMETRY SURVEY
E60770	Geophysical survey at Samian Way Faverdale Industrial Estate, Darlington 2015	MAGNETOMETRY SURVEY
E65704	Geophysical survey at Humbleton Farm, Darlington 2013	MAGNETOMETRY SURVEY
E9756	Excavation at Faverdale East Business Park, Darlington, 2004	OPEN AREA EXCAVA- TION
E3806	Excavation at West Park, Faverdale, Darlington 2003	STRIP MAP AND SAMPLE
E6918	Evaluation at Faverdale East Business Park, Darlington 2003	TRIAL TRENCH
E5958	Evalaution at West Park, Darlington: February 2001	TRIAL TRENCH
E43147	Evaluation at West Park, Darlington 2011	TRIAL TRENCH
E49735	Trial Trenching at Faverdale 58, Darlington 2013	TRIAL TRENCH
E60516	Evaluation at at Whessoe Grange Farm, Whessoe, Darlington 2010	TRIAL TRENCH
E60541	Evaluation at Humbleton Farm, Darlington 2014	TRIAL TRENCH
E60883	Evaluation at Samian Way, Faverdale, Darlington 2016	TRIAL TRENCH
E66041	Evaluation on land west of Stag House Farm, Darlington 2018	TRIAL TRENCH

Table APP.6 Previous archaeological events in the 1 km study area











