



# **Weardale Railways Community Interest Company**

## **Wolsingham Temporary Coal Disposal Point**

### **Archaeology and Cultural Heritage Desk Based Assessment**

#### **December 2009**

Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ

Tel: 0113 219 2217

Email: [kirsten.holland@wyg.com](mailto:kirsten.holland@wyg.com)

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### Document Checking:

Prepared by:	Kirsten Holland Senior Archaeologist	Signed:	
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Checked by:	Guy Kendall Principal Archaeologist	Signed:	
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Verified by:	Chris Thomas Regional Director	Signed:	
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# Wolsingham Temporary Coal Disposal Point

## 1.0 Introduction

This Archaeological and Cultural Heritage Desk Based Assessment has been prepared by Kirsten Holland, Senior Archaeologist, WYG with additional input by Guy Kendall, Principal Archaeologist, WYG, on behalf of Weardale Railway Community Interest Company in support of a full planning application for a proposed temporary coal disposal site at Wolsingham, County Durham.

The proposal is to provide a coal stocking area and railway transfer point for the onward transfer of coal to the power generation market. The coal will be brought by road transport to the site and exported by rail.

### 1.1 Aims and Objectives

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate;
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.

In accordance with the IfA Standard definition of a Desk-Based Assessment (IfA 1994 rev 2008), this report seeks to identify and assess the known and potential historic resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely nature and extent of previous impacts on the site, in order to identify the likely character, extent, quantity and worth of that resource in a local, regional and national context as appropriate.

The purpose of the desk-based assessment is to enable the cultural heritage resource to be assessed within its context and allow the formulation of one or more of the following:

- Formulation of a strategy to ensure the recording, preservation or management of the resource;



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- Formulation of a strategy for further investigation to permit a mitigation strategy or other response to be devised, where existing evidence is insufficient;
- Formulation of proposals for further assessment work.

This desk-based assessment considers the cultural heritage potential within the site itself and the surrounding area. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

## 2.0 Methodology

### 2.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (PPG16, Annex 3), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology can be seen in Appendix A.

The well established and applied principles of the impact assessment methodology rest upon independently evaluating the value of the cultural heritage resource and the predicted magnitude of impact (both positive and negative) upon the resource. By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the impact can be determined. The impact significance



can be beneficial or adverse. The evaluation of magnitude of impact and impact significance is undertaken both before and after mitigation measures are proposed.

### 2.2 Sources Consulted

A study area of approximately 750m radius from the approximate centre of the proposed development site (NZ 0824 3694) has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Durham Historic Environment Record (HER);
- National Monuments Record (NMR);
- English Heritage for designated sites;
- The Wear Valley District Local Plan for Conservation Areas;
- Durham County Record Office;
- Historic mapping including relevant Ordnance Survey Maps; and
- Appropriate documentary sources and archaeological journals.

In addition to the above a site walkover survey was undertaken on 2<sup>nd</sup> June 2009.

## 3.0 Site & Development Description

### 3.1.1 Site Description

The development site is located on the outskirts of Wolsingham to the north and east of the River Wear. The site is centred on NZ 0824 3694 (E: 408244 N 536947), is approximately 130m above Ordnance Datum and covers 1.2 hectare. A site location plan can be seen in Appendix B (WYG Figure 01). Photographs of the site can be seen in Appendix C.



The development site covers a linear area, running from its boundary with the A689 in the north, following in a southerly direction along an existing track and adjacent to a row of terraced houses to the east and industry to the west. The area widens out into an area of existing railway sidings and open space. The site contains two existing former ancillary buildings in a derelict state of repair. Immediately abutting the site are modern large steel shed to the west, a former electricity substation in the centre of the site and a brick built shed known as the Gun Barrel shed, which is also a Listed Building to the east of the site. The southern reaches of the site are bound by an existing railway line and significant blocks of woodland. Just south of the railway line lies the River Wear. The site is described in further detail in Section 8.0.

### **3.1.2 Development Description**

A masterplan of the development proposals is included in Appendix B. The site access is located on the south side of the A689 Durham Road toward the east side of Wolsingham. The northern part (approximately 110 metres) of the access road is hard surfaced and sealed with concrete at a width in excess of 8 metres. It is proposed to hard surface and seal the remainder of the access road mainly with lengths of tarmac primarily at a width of 8 metres and depth of 0.3 metres along with concrete sections at the s-bend to the south of the garden plots and for the turning circle similarly to a depth of approximately 0.3 metres.

The two ancillary buildings, that are located adjacent to the north and south sides of the proposed turning circle and in a largely redundant and derelict state, would be demolished. It is proposed to hard surface the car park area with an aggregate or similar hard wearing course to a depth of 0.3 metres. A single storey portable site office and stores cabin would be installed respectively to the north and east of the car park and all fuel (oil and diesel) storage tanks would be located above ground on a concrete base.

The existing railway depot has previously been compacted prior to being surfaced with approximately 0.3 metre depth of granite aggregate. The existing granite aggregate base would be lifted, some limestone aggregate or similar would then be imported to form the coal loading pad base to a compacted depth of approximately 0.3 metres base to similar ground levels to that existing at present. The existing rail road siding that runs adjacent to the south west part of the coal loading pad would be extended in a north north west direction by some 120 metres.

A retaining wall would be installed along the east side of the coal loading pad. The retaining wall would be erected using pre-cast concrete blocks to form a 2.0 metre high retaining barrier above the proposed ground level of the coal loading pad. The pre-cast concrete blocks would be strapped together in order to



strengthen the retaining wall. The Gun Barrel Shed which is a Listed Building (Grade II) is located outside the south east part of the Site. In order to safeguard the Gun Barrel Shed from any potential physical effects it is confirmed that no works associated with the installation of the retaining wall and coal loading pad would be carried out within 2 metres of this building. A limited surface water drainage ditch will be installed no closer than 1.5 metres of this building.

### **3.1.3 Method of Working**

Road borne vehicles would use the former Wolsingham Steelworks access point from the A689 Durham Road. The coal laden articulated HGV lorries would unload coal from the proposed turning circle area on to the north part of the coal stocking pad. Three number rubber tyred front loading shovels (CAT 972 or equivalent) would then be used to lift and transport the coal to be placed in a temporary stockpile on the coal stocking pad with a maximum height of 4.0 metres at the ridge point of mound. When the train wagon rake arrives on the rail siding road adjacent to the coal loading pad then two of the front loading shovels would be used to load coal into train wagons.

### **3.1.4 Decommissioning**

The site will be used as a temporary coal disposal point over a 48 month period. Following the completion of the despatch of coal from the site it is proposed that Weardale Railways would revert to using this parcel of land for their rail depot activities whilst permanently retaining the improved infrastructure to be installed as part of these proposals. It is proposed that the retaining wall around the edge of the coal loading pad and protecting the Gun Barrel Shed will be dismantled at the end of the 48 month period.

## **4.0 Legislation and Planning Policy Context**

### **4.1 Ancient Monuments and Archaeological Areas Act 1979**

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.



## **4.2 Planning (Listed Buildings and Conservation Areas) Act 1990**

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

## **4.3 Planning Policy Guidance 16: Planning and Archaeology - 1990**

PPG16 sets out the government's policy with respect to archaeology and planning. If development is likely to impact upon archaeological remains the guidance stresses the need for early consultation between developers and planning authorities plus the need for an archaeological assessment to be carried out early on in the process. Where nationally important remains, whether scheduled or not, and their setting are adversely affected by proposed development there should be a presumption in favour of their preservation. Where important archaeological remains may exist, field evaluation can help to define the character and extent of the remains and so assist in identifying potential options for minimising or avoiding damage. In cases involving archaeological remains of lesser importance the planning authority will need to weigh the relative importance of the archaeology against other factors, including the need for the proposed development. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation and recording of archaeological remains and the publication of the results by means of granting planning permission subject to a negative condition.

## **4.4 Planning Policy Guidance 15: Planning and the Historic Environment – 1994**

PPG15 emphasises the importance that the Government gives to preserving and enhancing Conservation Areas, Listed Buildings and their settings and other aspects of the historic environment including Registered Parks and Gardens, World Heritage Sites and the wider historic landscape.

## **4.5 Regional and Policy Guidance**

The North East of England Regional Spatial Strategy to 2021 (published July 2008) contains 3 policies relevant to cultural heritage. The full text can be seen in Appendix D. The policies relate to:



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- Policy 8: Protecting and Enhancing the Environment;
- Policy 11: Rural Areas; and
- Policy 32: Historic Environment.

### 4.6 Local Policy and Guidance

The Wear Valley District Local Plan (Adopted March 1997) sets out the development strategy for the former district and the land use policies and allocations required to deliver this strategy. Saved policies in local plans will continue to influence development decisions until a Local Development Framework has been adopted for the whole of Durham County to replace them.

10 policies are relevant to cultural heritage. The full text of the policies can be seen in Appendix D. The policies relate to:

- Policy BE 1: Historic Heritage: Protection of Historic Heritage;
- Policy BE 2 and BE 3: Listed Buildings: Demolition, Change of Use, Alteration;
- Policy BE 4: Setting of a Listed Building;
- Proposal BE 5: Conservation Areas;
- Policy BE 8: Setting of a Conservation Area;
- Policy BE 12: Advertisement outside a Conservation Area;
- Policy BE 15: Archaeology: Scheduled Ancient Monuments;
- Policy BE 16: Education and Archaeology;
- Policy BE 17: Areas of Archaeological Interest; and
- Policy BE 18: Excavation and Recording.

The proposals will not directly affect any Conservation Areas or Scheduled Monuments therefore these policies will not be affected. However, a Grade II Listed Building named the Gun Barrel Shed may have its setting affected by the proposal. It was also considered that the development may affect archaeological



remains and therefore this assessment is compliant with the requirement for archaeological assessment to be undertaken in advance of a planning application. The impact assessment has identified that no archaeological remains will be affected and therefore the development will not affect the planning policies relating to archaeological sites.

### 5.0 Consultation

Consultation was undertaken with the Durham Historic Environment Record, English Heritage and Durham Record Office for the provision of data for this report. This desk-based assessment has been sent to Lee White, Durham County Council (Archaeology) and Brian Harris, Durham County Council (Conservation).

### 6.0 Baseline Data

#### 6.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Registered Common Land within the study area.

The Scheduled Monument of Church Walls lies to the north-west of the study area. The site is a medieval settlement site. It is believed that the site included a moated manor house which was used by the Bishops of Durham. The location of the site can be seen in Figure 02, Appendix E.

There is one Listed Building abutting the development site. The South Building of Weardale Steel Ltd is also known locally as the Gun Barrel Shed (Site 408015). It is Grade II Listed. The building was constructed in 1864 as part of the former Wolsingham Ironworks built by Charles Attwood. The building is constructed of thin courses of sandstone rubble with ashlar dressings and quoins. It has a corrugated asbestos-covered roof. The building has two phases of 10 and 7 windows and the historic mapping indicates that its footprint changed between the 1920s and 1950s.

There are a further seventeen Grade II Listed Buildings within the study area and immediately adjacent to it. These are primarily residential and commercial buildings in the centre of the urban area of Wolsingham. There is also a complex of Listed Buildings at Wiserley Hall (Sites 408820-4) to the south of the development site.

The centre of Wolsingham is designated as a Conservation Area. The Conservation Area is shown on Figure 02, Appendix E. The Wear Valley Local Plan describes the Conservation Area of Wolsingham as:





'Wolsingham is the first village up the Dale and is sited on the north bank of the River Wear. It has developed around the Market Place and has an interesting pentagonal street pattern in the centre of the village. It has spread south to the river and followed the main road to the west and the Tow Law road to the north. Recent growth has taken place on the east and south side of the village.

The triangular Market Place acts as an important open space within the townscape of Wolsingham. The variety of building styles and designs has created an interesting and important townscape quality to the Market Place. Front Street continues this variety in architectural styles including the imposing listed Georgian Whitfield House and the tudor Whitfield Cottages alongside traditional Dale architecture. The broken roof line punctuated with stone built chimney stacks and the mix of stone fronted and painted render combines to produce a pleasant frontage to Front Street.

The playing fields and formal open space to the west of the village contains a number of important groups of trees which contribute to the setting of the conservation area. The wooded riverside area to the south of the playing fields create an important landscape setting for village.'

## 6.2 Archaeological and Historic Background

The National Monuments Record and the Durham Historic Environment Record holds details for 19 sites within the study area and immediately adjacent. Further details of these sites can be seen in Appendix E and on WYG Figure 02.

### 6.2.1 Prehistoric (up to 43AD)

The only recorded site of prehistoric date within the study area is the findspot of a Mesolithic macehead found near Cross Houses (Site 149). There is evidence of other findspots from outside of the study area in the vicinity of Wolsingham such as a Mesolithic macehead (SMR1033) and Bronze Age axe (SMR 974) from Fawlees Hall to the north-west of the study area and a Bronze Aged barbed and tanged arrowhead from Dodd Hill to the north-east (Site 1057). The findspots indicates that there would have been at least transitory use of the area in the prehistoric period.

Whilst there is little recorded archaeological evidence from Wolsingham, in the wider area prehistoric activity is well known. The cairnfields at Crawley Edge and the prehistoric field system Unthank, both at



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Stanhope, 8km west of Wolsingham, are evidence of a strong prehistoric presence in this part of the Wear Valley. In addition there is evidence of prehistoric utilisation of the upland areas and moors such as at Tow Law to the north-east of Wolsingham and Hamsterley to the south. Prehistoric migration from the lowlands and coast to the uplands was particularly common in the Mesolithic and Bronze Age.

### **6.2.2 Roman/Romano British (43AD to c.450AD)**

In common with much of the immediate area there is little evidence of Roman occupation of the area (Ordnance Survey, 1994). A single findspot of a coin is recorded within the study area (Site 2180). Within Wolsingham a further coin was found within the river bank and a possible Roman ladle was recovered from Wolsingham South Moor. The main focus of Roman activity within this area is considered to be concentrated along the Roman road of Dere Street approximately 13km east of the site which linked the forts Vinovia (Binchester) and Longovicium (Lanchester).

It is likely that much of Roman activity would have been centered within the localities of the sites mentioned above although satellite settlements are likely to have been established serving both Dere Street and the forts although none are known from the study area except for a few isolated finds suggests a Roman presence is likely to be transitory.

### **6.2.3 Early Medieval Period (450AD to 1066AD)**

Wolsingham sits at the confluence of the River Wear and Waskerley Beck. Although it was first recorded in documentary sources in 1120 AD it is thought to have early medieval origins. Its name is derived from Waelsingas or Sons of Wael, an ancient Saxon family that once resided there (Mills, 2003). There are no recorded early medieval sites from within the study area. It is considered likely that much of the region contained small farmsteads and villages in this period which formed the basis of settlements which grew in the medieval period.

### **6.2.4 Medieval Period (1066AD to c. 1540AD)**

The earliest known record of the town is to be found in Reginald of Durham's *Life of Godric* where it is stated that the Saint lived there for almost 2 years around 1120 AD with Elric the Hermit. Wolsingham was during the medieval period a thriving community, holding land by servile tenure. There were shepherds, plough-makers, beekeepers, forest keepers, wood turners, carters etc. They subsisted by corn and other foodstuffs for themselves and supplying the larder of the Bishop's Castle.



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The village is anticipated to have been located in the centre of the modern urban centre with the outlying areas utilised for agriculture. This supported by the large areas of ridge and furrow remains recorded from aerial photographs and shown on Figure 02, Appendix E. The historic mapping also indicates a medieval layout to the immediate environs around the village with evidence of strip fields radiating from the A689 which would have been the main thoroughfare even in the medieval period.

The Bishops' hunting forest in Weardale was the second largest in England after the New Forest and it was known for its red deer, particularly in Wolsingham and Stanhope. The Scheduled Monument of Chapel Walls (DU96) is thought to possibly be the site of a moated manor house used by the Bishops as a hunting lodge. It is traditionally reported that Edward III on returning from his unfruitful encounter with the Scots in Weardale in April 1327 rested at the Pack Horse Inn then situated in the High Street.

### **6.2.5 Post Medieval Period (c.1540AD to 1900AD) and Modern (1900AD to present)**

The majority of the recorded cultural heritage sites within the study area date to the post-medieval period. They are predominantly buildings within the centre of the village of Wolsingham which relate to the growth of the village. These historic buildings contribute to the character of the village, one of the reasons why it is designated as a Conservation Area. There are also limited industrial remains recorded such as the saw mill (Site 964042) and quarry (Site 964113).

The history of the steel works (Site 6740) has been covered within recent desk-based assessments of the site (Entec, 2006 and 2007) and readers are referred to these reports for greater detail. The history has been summarised here. The majority of the historic background of the area was gained from a collection of short histories of Wolsingham steel works as recorded in the biography of Charles Attwood (Storey, nd. [www.historysociety.org.uk](http://www.historysociety.org.uk)) and documents held by Weardale Castings and Engineering Ltd. Charles Attwood details his early ventures as being at Stanhope Burn and Tow Law where he built several furnaces in close proximity to the coal fields to provide the coke. He obtained a lease in 1850 to mine all the ironstone and mineral deposits in the Bishop of Durham's manor, Wolsingham, with the backing of Barings bank. In addition he opened railways for the transport of the ironstone and limestone which were facilitated by the manufacture and distribution of iron.

Although Attwood opened a Bessemer steel works in Tudhoe in 1855 to convert iron to steel he continued with his own experiments into the amelioration and manufacture of steel at a laboratory and furnace near to his residence in Tow Law. This resulted in the 1861 patent.



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In 1882 the steel works were taken over by John Rogerson and Co. who produced gun carriages, platforms and dredging machinery. By 1830 the Wolsingham Steel Company was under the ownership of the Marr and Thompson families who had shipbuilding industry interests in Sunderland.

In WWII the steel works were used as a munitions factory and reputedly had artillery defences on the roof. By 1954 the works were part of the Sunderland Ship Building and Dry Docks Co. which merged with William Doxford and Son in 1961 to form the Doxford and Sunderland Shipbuilding and Engineering Co. The firm went into receivership in 1970 and the Wolsingham Steel Works was bought by the British Government and became British Shipbuilders. It later operated as Weardale Steel.

The Weardale Railway (Site 1376137) was originally opened as a passenger railway in 1847. It was closed to passengers in 1853 but remained open as a mineral railway. The railway currently runs heritage tourist services and there are associated features such as the station (Site 408828).

## 7.0 Historic Mapping Survey

Extracts of selected historic maps can be seen in Appendix F. The boundary of the proposed development site indicated reflects an earlier iteration of the development site boundary which has since been refined to the one shown on the masterplan, Appendix B. Not all maps could be reproduced and some maps show few changes from one edition to another and therefore have not been included. 6" to 1 mile and 25" to 1 mile maps were examined and have been reproduced depending upon the level of detail required.

The earliest mapping examined for the site was the Saxton's map of 1576. This showed the settlement of Wolsingham with a church, and clearly indicates the River Wear and its tributaries. An area of enclosed parkland was also shown to the north of Wolsingham. No details of the site itself were evident. Armstrong's map of 1768 showed further detail of Wolsingham, with buildings aligned along the modern High Street; however no development was illustrated on the site.

The Enclosure map for Wolsingham 1765 and 1767 only depicted extracts from the North and South Wolsingham Moors and therefore did not cover the study area. By 1820, Greenwood's map showed Wolsingham as further developed with an urban centre forming and expansion evident to the north of the town, however, the site was still un-developed.

The tithe map for Wolsingham can be seen in Appendix F. The layout of the fields indicate that they were once medieval strip fields and radiate out from the main road (the present A689). The apportionment does not yield much evidence regarding the potential historical uses of fields. They were under a mix of arable



and pasture cultivation and the majority of the field names relate to "Stanners Close". Bell's map of 1852 was largely unaltered from the tithe map.

The Ordnance Survey first edition maps (1857 and 1861) were consistent with the tithe map layout. There were few visible changes to the layout of the fields and at this time there was no development depicted within the development site.

The second edition Ordnance Survey maps of 1897 and 1898 depicted the establishment of the steelworks within the proposed development site. The steelworks are called Stanners Close Steelworks in reference to the former field names. The site is encompassed within the larger area of the whole steel works, with the southern railway track and sidings within the site already constructed. The mapping indicates a greater number of buildings within the development site than currently remain standing. The Listed Gun Barrel Shed is depicted as a larger structure at its northern end. One of the existing derelict buildings to the north of the Listed Building is also shown as a larger structure. A railway shed was depicted to the immediate north-east of the Gun Barrel Shed and lies partially within the development area. Attwood Terrace had been constructed to the immediate east of the access road alignment and the surrounding fields have largely retained their strip field layout.

Few changes were evident on the 1921 and 1924 3<sup>rd</sup> edition OS maps, with the exception of an additional building to the immediate west of the development site. By the time of the 1942 Provisional edition (1953 published edition shown in Appendix F) the layout of the buildings was consistent with those of the present day layout. The Gun Barrel Shed had been partially demolished and the building rebuilt in its current rectangular layout. A railway shed to the immediate north-east of the gun barrel shed was also demolished by this date. There was little substantive alteration to the main steelworks. During the latter half of the 20<sup>th</sup> century there were few further alterations to the development site. The only significant alteration was between 2006 and 2009 and the most recent of the modern warehouse sheds was constructed within the west of the development site adjacent to the railway sidings.

## 8.0 Site Walkover Survey

A site walkover survey was undertaken on 2<sup>nd</sup> June 2009. The weather was dry and sunny. Photographs of the site can be seen in Appendix C.



As described previously, the site is linear in nature, with the main body of the site towards the southern reaches and a thin linear spur running from the southern area up to connect with the A689. All areas of the site are predominantly hardstanding, with some intrusive weed growth throughout.

The southern area of the site contains former railway sidings where areas of track remain and are used for the storage of train locomotives awaiting restoration. These are separated from the main railway track by gated access. One of the track sidings enters the Listed Building, which lies on the south eastern boundary of the site. The Listed Building forms part of a group of three pre-1895 buildings in the southern area of the site. The Gun Barrel Shed is the only Listed Building of the three, however the others have some value as a result of group association.

The Listed Building is currently in a moderate to poor state of repair (Photograph 7). The stone building contains both square and arched windows (predominantly blocked or boarded up). The locations of these windows indicate where the footprint of the building was altered between the 1920s and 1940s). The building is not currently used and its setting is divorced from the original main steel works, which is situated in the land adjacent to the site to the west. The main steelworks estate retains buildings from pre-1895; which were subject to a Desk Based Assessment by Entec (2006 and 2007), however these are outside the scope of assessment. The current setting and context of the Listed Building on site is that of modern buildings, locomotive storage and adjacent derelict buildings.

The remaining two ancillary buildings are in a severely dilapidated state, the northern building currently used for the storage of rubbish and tyres. The condition of the buildings varies slightly with the southern building heavily overgrown with vegetation and the majority of the roof gone. The northern building from the group still has a partial roof but again is relatively overgrown. The north-south wing of the southern building shows some damage to the roof, but is considered to be in better condition than the other wing and building. There is evidence of historic use and alteration to the buildings with blocked archways, doorways and windows evident on gable ends and evidence of former building footprints (Photographs 2-5).

A modern steel frame grey shed is present just outside the south west of the site. A small red brick substation with windows and doors is present just outside the centre of the site. Vegetation is beginning to encroach on its periphery. These buildings are not considered to be of heritage interest. North of here the site consists of a linear track, predominantly gravel and concrete with encroaching vegetation.



Allotments and a line of post-medieval terraced housing form the site boundary to the east, with a stone wall and fence defining the boundary between the track and the housing curtilage. The steel works form the boundary to the west consisting of pre-1895, pre 1919 and pre-1939 and modern buildings.

### 9.0 Archaeological Potential and Impact Assessment

The site has a negligible potential for buried archaeological remains. The construction of the steel works and the railway sidings is considered highly likely to have resulted in significant ground disturbance. Any archaeological remains which would have been located within the development site are therefore considered likely to have been removed. The archaeological background and historic mapping indicate that this area would have been agricultural until the construction of the steel works. In addition it is anticipated that only limited groundworks will be required within the development site to create a level foundation layer upon which to construct the access road and coal storage and loading platform. Any excavations for drainage or services are considered to be of such limited extent that archaeological impacts would be negligible and the potential for interpretation extremely limited. There is considered to be no impact upon buried archaeological remains as a result of the development.

Both the former ancillary buildings will be demolished as part of the development to enable a turning circle for lorries to be constructed. The buildings are considered to have a low cultural heritage value due to their poor survival. The potential impact upon them will be substantial negative. The unmitigated significance of impact would therefore be intermediate-minor adverse. The nature of the impact would be direct and permanent.

There is not anticipated to be any direct impact upon the Listed Building which lies outside of the development site. A retaining wall has been designed to protect the Listed Building from accidental damage by vehicle movements. Whilst the Listed Building itself is considered to be of high cultural heritage value its setting is compromised by the loss of context and association with the original steelworks. The setting of the building is therefore only considered to be of medium heritage value. The proposed coal loading pad will damage the setting of the building and further compromise the context by introducing a retaining wall in front of the building, obscuring its frontage. In addition the demolition of the ancillary buildings will remove the group value of association. The magnitude of impact is therefore considered to be moderate negative on the setting. The significance of impact upon the setting will therefore be intermediate adverse. The impact will be partially reversed on decommissioning as the retaining wall obscuring the frontage will be dismantled after 48 months.



## Wolsingham Temporary Coal Disposal Point

There are not anticipated to be any effects upon the Listed Building from vibration associated with the new development. The building was originally constructed as an industrial building which would have withstood significant levels of vibration. The new development will be outside of the building and all vehicle, machinery and railway movements will be at low speeds which reduce vibration effects to a minimum. The impacts from vibration are anticipated to be negligible and therefore the significance of effect is neutral.

The proposed development will further secure the immediate future of the Weardale railway (and its associated stations) by providing a diversity of utilisation alongside its tourism function. The value of the railway is considered to be of low cultural heritage value and the magnitude of impact is considered to be slight positive. The significance of effect will therefore be minor beneficial to neutral.

The setting of the adjacent steelworks will not be affected as its context is industrial and therefore the proposals will not be out of character. The groundworks will not extend into the remainder of the steelworks site. All other recorded heritage sites are sufficiently distant from the proposed development that they will not be affected.

### 10.0 Mitigation Measures

No evaluation or mitigation measures are recommended with regard to the potential to discover buried archaeological remains as impacts are not anticipated.

Prior to the demolition of the two ancillary historic buildings associated with the Gun Barrel Shed it is recommended that a built heritage survey is undertaken. It is recommended that an English Heritage Level 2 survey (English Heritage, 2006) would be an appropriate level of recording for the buildings significance and impact. This survey would be subject to considerations of health and safety due to the structural state of the buildings and vegetation cover. The survey would enable the key features of the buildings structure and development to be recorded prior to demolition. It is also recommended that this survey encompasses recording the current setting of the Gun Barrel Shed through a photographic record.

The proposed decommissioning has identified that the retaining wall barrier will be removed after completion of the operational phase of the development. The removal of this barrier will partially assist in restoring the setting of the Listed Building. No further mitigation measures are proposed with regard to the effects on the setting of the Listed Building.





## Wolsingham Temporary Coal Disposal Point

No mitigation measures with regard to vibration impacts are proposed as they are anticipated to be negligible significance. It is recommended however that consideration be given to minimising potential vibration impacts as far as possible within the detailed design phase.

Any mitigation measures should be undertaken to a Written Scheme of Investigation agreed in advance with the Archaeological Advisor the Local Planning Authority. It is recommended that these mitigation measures are implemented as a condition of the planning permission.

### 11.0 Residual Effects and Conclusions

There is not considered to be a residual impact upon buried archaeological remains or the setting of the adjacent Wolsingham steelworks.

The mitigation measures proposed prior to the demolition of the ancillary buildings will reduce the potential magnitude of impact to slight negative as the key characteristics of the buildings will be preserved by record. The residual significance of effect will therefore be minor adverse-neutral.

The photographic recording of the setting of the Gun Barrel Shed will record the present setting, however it will not be sufficient to reduce the overall magnitude of impact. During the operation of the coal stocking area it is anticipated that the residual significance of impact on the setting will be intermediate adverse. Upon decommissioning of the coal disposal point and removal of the protective retaining wall it is considered that the residual magnitude of impact will be reduced to negligible, as the elements of improved infrastructure to be retained are not considered to be out of context within an industrial setting. The residual significance of effect upon decommissioning is therefore considered to be neutral.

The minor beneficial-neutral significance of effect on the Weardale railway and associated sites will remain through the operation of the coal disposal point. Upon decommissioning the residual significance of effect will remain minor beneficial-neutral as it is anticipated improvements and maintenance of the railway during the operational phase will have a long term impact upon the integrity of the railway.



## 12.0 References

- DoE (1990) Planning Policy Guidance Note 16 Archaeology and Planning.
- DoE (1994) Planning Policy Guidance Note 15 Planning and the Historic Environment.
- The North East of England Plan, Regional Spatial Strategy to 2021.
- Wear Valley District Local Plan, adopted March 1997.
- HMSO (1979) Ancient Monuments and Archaeological Areas Act.
- HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.
- Mills, A.D. (2003) Oxford Dictionary of British Place Names. Oxford: Oxford University Press.
- Multi Agency Geographical Information for the Countryside ([www.magic.gov.uk](http://www.magic.gov.uk)). Accessed June 2009.
- Ordnance Survey (1994) Historical Map and Guide, Roman Britain.
- Entect (2006) Wolsingham Steelworks Regeneration report.
- Entec (2007) Supplementary desk-based assessment report, Wolsingham Steel Works.
- ASUD 2006 The Batts, Wolsingham, County Durham. Archaeological desk-based assessment. Report 1430. OASIS No: archaeo13-13701

### Historic Mapping

- Saxton's Map 1576
- Armstrong's Map 1768
- Greenwood's Map 1820
- Bell's Map 1820
- Wolsingham Tithe Map and Award 1839 Ref EP/Wol 71, Ep/Wol 72/1-2
- Ordnance Survey Mapping 25" to 1mile/1:2,500 1895, 1897, 1821, 1939, 1978, 1985, 1995
- Ordnance Survey Mapping 6" to 1 mile/1:10,560 1861, 1898, 1924
- Ordnance Survey Mapping 1:10,000 1953, 1983, 2000, 2006, 2009



## Appendices



## **Appendix A – Assessment Methodology**



### Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (PPG16, Annex 3), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

### Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	<p>World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives.</p> <p>Grade I Listed Buildings and built heritage of exceptional quality.</p> <p>Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).</p>
High	<p>Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives.</p> <p>Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.</p> <p>Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).</p>
Medium	<p>Designated or undesignated assets of regional quality and importance that contribute to regional research objectives.</p> <p>Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association.</p> <p>Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).</p>



Value	Examples
	Assets that form an important resource within the community, for educational or recreational purposes.
Low	<p>Undesignated assets of local importance</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p> <p>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</p>
Negligible	<p>Assets with very little or no surviving cultural heritage interest.</p> <p>Buildings of no architectural or historical note.</p> <p>Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.</p>

### Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	<p>Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative).</p> <p>The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the</p>



Magnitude of Impact	Typical Criteria Descriptors
	heritage resource. (Positive).
Moderate	<p>Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)</p> <p>Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use. (Positive).</p>
Slight	<p>Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative).</p> <p>Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive).</p>
Negligible/No Impact	<p>Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative).</p> <p>Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).</p>

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any embedded mitigation has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after additional mitigation has been taken into consideration.

Impacts may be of the following nature and will be identified as such where relevant:



## Wolsingham Temporary Coal Disposal Point

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

### Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Sensitivity of Receptor	Magnitude of Impact			
	Substantial Impact	Moderate Impact	Slight Impact	Negligible Impact
Very High	Major	Major - Intermediate	Intermediate	Neutral
High	Major - Intermediate	Intermediate	Intermediate - Minor	Neutral
Medium	Intermediate	Intermediate - Minor	Minor	Neutral
Low	Intermediate - Minor	Minor	Minor - Neutral	Neutral
Negligible	Minor- Neutral	Neutral	Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration.

The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.





## Level of Confidence

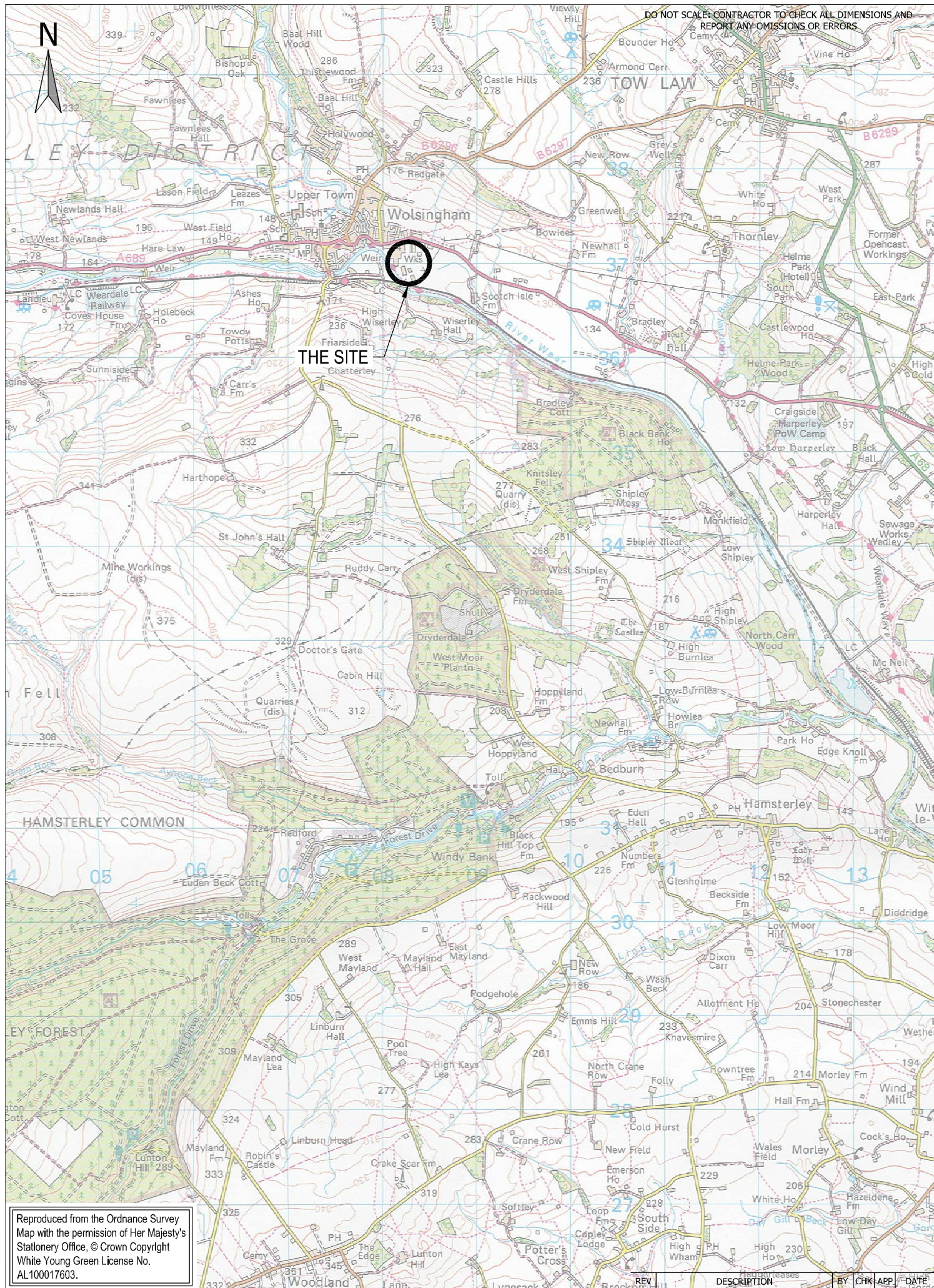
Given that predictions can only be as accurate as the data they are based on it is important to attribute a level of confidence to which the significance of cultural heritage effects has been assessed. The table below defines the confidence levels referred to in this report.

Confidence Level	Description
High	The significance of the cultural heritage effect is an informed estimate likely to be based on reliable data or subjective judgement with reference to similar schemes. Further information would not result in any change to assessment of significance.
Low	The significance of the cultural heritage effect is a best estimate likely to be based on subjective judgement without reference to similar schemes. Further information would be needed to confirm assessment of significance.



## **Appendix B – Site Location and Proposed Development**





ARNDALE COURT  
HEADINGLEY  
LEEDS  
LS6 2UJ

Tel: +44 (0)113 278 7111  
Fax: +44 (0)113 275 0623  
email: enlro@wyg.com



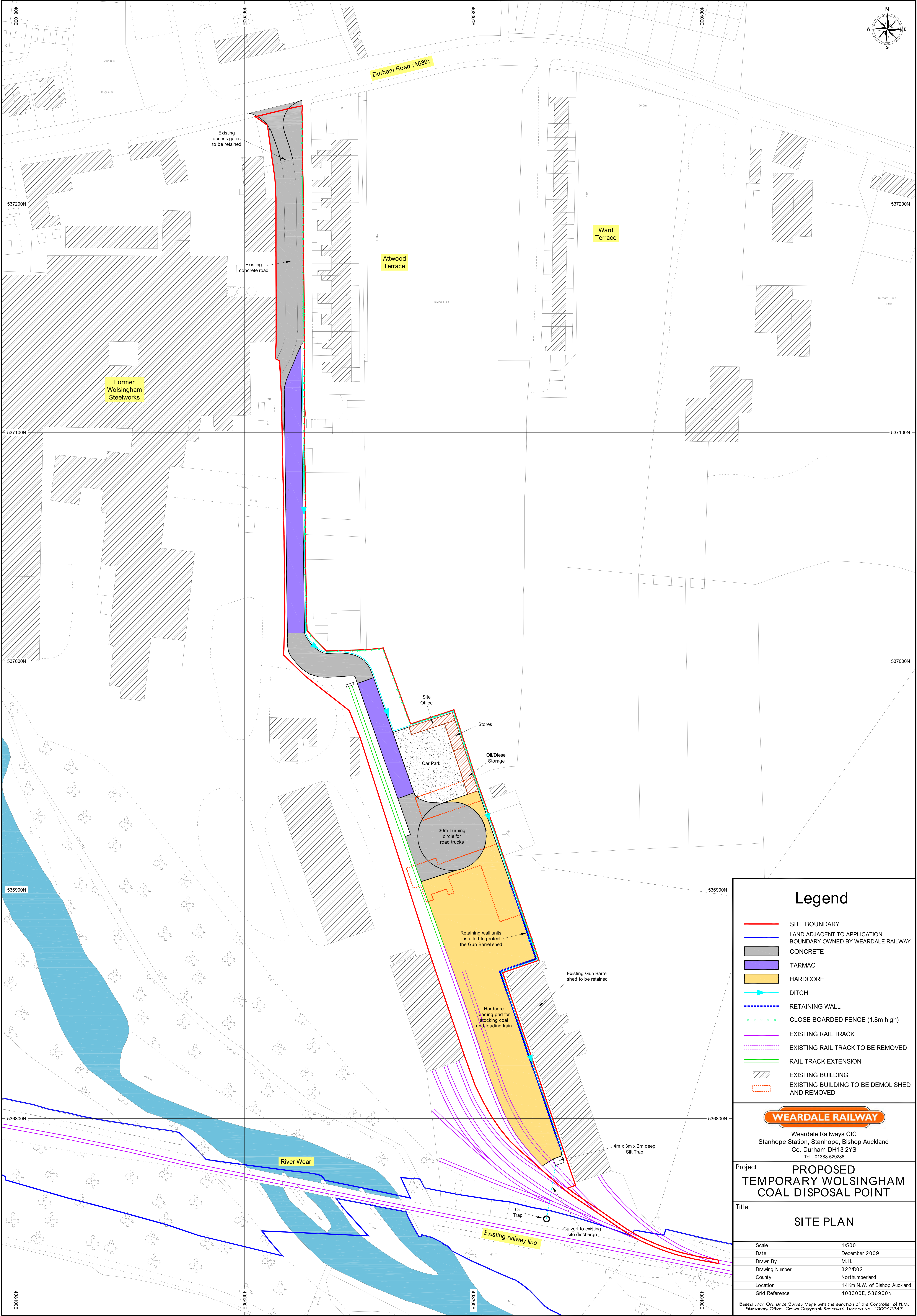
Client:  
**WEARDALE RAILWAYS COMMUNITY  
INTEREST COMPANY**

Project: A056154  
**WOLSHINGHAM TEMPORARY  
COAL DISPOSAL DEPOT**

Drawing Title:  
**SITE LOCATION PLAN**

REV		DESCRIPTION		BY	CHK	APP	DATE
1		Scale @ A4	Drawn	Date	Checked	Date	Approved
		1:50,000	CM	14.12.09	KH	14.12.09	CT
Project No.		Office Type		Drawing No.		Revision	
A056154		4104597		Fig. 1			





Legend

- SITE BOUNDARY
- LAND ADJACENT TO APPLICATION
- BOUNDARY OWNED BY WEARDALE RAILWAY
- CONCRETE
- TARMAC
- HARDCORE
- DITCH
- RETAINING WALL
- CLOSE BOARDED FENCE (1.8m high)
- EXISTING RAIL TRACK
- EXISTING RAIL TRACK TO BE REMOVED
- RAIL TRACK EXTENSION
- EXISTING BUILDING
- EXISTING BUILDING TO BE DEMOLISHED AND REMOVED



Weardale Railways CIC  
Stanhope Station, Stanhope, Bishop Auckland  
Co. Durham DH13 2YS  
Tel : 01388 529286

Project  
**PROPOSED  
TEMPORARY WOLSINGHAM  
COAL DISPOSAL POINT**

Title  
**SITE PLAN**

Scale	1/500
Date	December 2009
Drawn By	M.H.
Drawing Number	322/D02
County	Northumberland
Location	14Km N.W. of Bishop Auckland
Grid Reference	408300E, 536900N

Based upon Ordnance Survey Maps with the sanction of the Controller of H.M. Stationary Office. Crown Copyright Reserved. Licence No. 100042247





## **Appendix C – Site Photographs**

## Wolsingham Temporary Coal Disposal Point



**Photograph 1: Access road into site.**



**Photograph 2: Southern ancillary building to be demolished.**



**Photograph 3: Southern ancillary building to be demolished.**



**Photograph 4: North-south wing of southern ancillary building to be demolished.**





**Photograph 5: Northern ancillary building to be demolished.**



**Photograph 6: Existing railway sidings and coal loading area**





**Photograph 7: West face of Gun Barrel Shed (a Listed Building) to be retained immediately east of the development site**



## **Appendix D – Planning Policies**



**The North East of England Plan, Regional Spatial Strategy to 2021**

**Policy 8: PROTECTING AND ENHANCING THE ENVIRONMENT**

Strategies, plans, programmes, and planning proposals should seek to maintain and enhance the quality, diversity and local distinctiveness of the environment throughout the North East by:

- a. promoting a high quality of design in all development and redevelopment;
- b. promoting development that is sympathetic to its surroundings;
- c. protecting the special qualities of the environment in the nationally designated areas of the Northumberland National Park, and the North Pennines and Northumberland Coast AONBs and upholding their statutory purposes, while recognising their role in a living, working and vibrant countryside. Major development should not take place in these areas other than in exceptional circumstances when it can be demonstrated that there is an overriding national need and it could not be located elsewhere;
- d. seeking to conserve and enhance historic buildings, areas and landscapes;
- e. identifying and giving an appropriate degree of protection to historic parks and gardens, battlefields, ancient field systems, green lanes trackways, industrial monuments and other unscheduled archaeological sites, which reflects their national or regional importance;
- f. identifying and giving appropriate protection to the Region's internationally and nationally important sites for biodiversity and geodiversity, including full assessment of the potential impacts of development on Internationally Designated Nature Conservation Sites;
- g. identifying and protecting existing woodland of amenity and nature conservation value, particularly ancient woodlands;
- h. encouraging and facilitating the implementation of the Regional Forest Strategy, Great North Forest and Tees Forest community forestry strategies, related biodiversity initiatives and other woodland planting;
- i. paying due regard to the needs of the aquatic and marine environment including taking into account the potential risk of coastal squeeze, and considering measures to address this; and



## Wolsingham Temporary Coal Disposal Point

j. encouraging and supporting the establishment of green infrastructure including strategic wildlife corridors.

### **Policy 11: RURAL AREAS**

Strategies, plans and programmes, and planning proposals, should support the development of a vibrant rural economy that makes a positive contribution to regional prosperity, whilst protecting the Region's environmental assets from inappropriate development by:

.....

#### 11.3. Sustainable Communities

a. protecting and improving the provision of rural service infrastructure and other physical development where this is critical for supporting and maintaining sustainable rural communities;

b. addressing affordable housing problems arising throughout the Region's rural areas, particularly in Alnwick, Berwick, Tynedale and Castle Morpeth; and;

c. combining landscape improvements, wildlife and heritage conservation and enhancement measures with the provision of leisure and educational opportunities, where appropriate.

....

### **Policy 32: HISTORIC ENVIRONMENT**

32.1. Strategies, plans and programmes and planning proposals should seek to conserve and enhance the historic environment of the Region by:

a. clearly identifying and assessing the significance of any heritage assets and their vulnerability to change;

b. using the process of characterisation to understand their contribution to the local environment and to identify options for their sensitive management;

c. encouraging the refurbishment and re-use of appropriate disused or under-used buildings and incorporating them into regeneration schemes;



d. seeking to preserve, in situ, archaeological sites of national importance and, where appropriate, other archaeological remains of regional and local importance;

e. recognising the opportunities for heritage led regeneration to be used in a constructive way to help bring about social and economic regeneration, and to encourage its potential for business, education and tourism; and

f. encouraging and supporting the preparation and review of the management plans for Hadrian's Wall Military Zone World Heritage Site, Durham Cathedral and Castle World Heritage Site, and the candidate World Heritage Site at Jarrow and Monkwearmouth and incorporating their principles and objectives;

32.2. Local authorities should:

a. prepare, and regularly maintain registers of Grade II listed buildings 'at risk'; for their areas, and pursue policies and measures which seek to repair and remove all grades of building from 'at risk' registers through repair;

b. consider preparing, and regularly maintaining, lists of locally important buildings for their areas, and set out policies in LDFs, which seek, as far as possible, their protection against inappropriate change;

c. consider preparing Conservation Area Appraisals for existing and proposed conservation areas, and proceed to the preparation of Management Plans for the delivery of improvements to those areas;

d. consider preparing lists of locally important registered landscapes, Historic Landscape Assessments and Conservation Management Plans for historic designated landscapes; and

e. consider preparing urban surveys of historic towns and other substantial settlements, to improve knowledge of their entire historic fabric as a guide to ensure future development maximises the potential for preservation, protection and enhancement.



**Wear Valley District Local Plan, adopted March 1997**

**Historic Heritage: Protection of Historic Heritage**

Policy BE 1: The District Council will seek to conserve the historic heritage of the District by the maintenance, protection and enhancement of features and areas of particular historic, architectural or archaeological interest.

**Listed Buildings: Demolition, Change of Use, Alteration**

Policy BE 2: The total demolition of listed buildings will not be permitted.

Policy BE 3: Change of use, alterations and extensions to listed buildings will only be granted planning approval and/or listed building consent where the following criteria are met:

- i) the essential structural elements of the building are not altered or weakened;
- ii) architectural or historic elements which are important to the character of the building including those in the interior are retained and unaltered;
- iii) any new works respect the character and scale of the building; and
- iv) fully detailed drawings, at appropriate scale and clearly showing all proposed works are submitted with the application for listed building consent.

Change of use of a listed building will require planning permission, whilst alteration/extensions will require listed building consent.

**Setting of a Listed Building**

Policy BE 4: Development which impacts upon the setting of a listed building and adversely affects its special architectural, historical or landscape character will not be allowed.

**Conservation Areas**

Proposal BE 5: The following Conservation Areas are identified on the Proposals Map:



Bishop Auckland (Inset No. 1/1a)	St Johns Chapel (Inset No. 25)
Cockton Hill, Bp Auckland (Inset No. 1/1a)	Wolsingham (Inset No. 23)
Cowshill (Inset No. 31)	Stanhope (Inset No. 21)
Crook (Inset No. 9)	Thornley
Eastgate (Inset No. 28)	Wearhead (Inset No. 32)
East Blackdene	West Auckland (Inset No. 1)
Edmundbyers (Inset No. 27)	West Blackdene
Frosterley (Inset No. 24)	Westgate (Inset No. 30)
Hunstanworth	Witton le Wear (Inset No. 18)
Hunwick (Inset No. 13)	Ireshopeburn/Newhouse (Inset No. 26)

The character of each Conservation Area will be protected from inappropriate development.

### Setting of a Conservation Area

Policy BE 8: Development which impacts upon the setting of a Conservation Area and which adversely affects its townscape qualities, landscape or historical character will not be allowed.

### Advertisement outside a Conservation Area

Policy BE 12: Advertisements will be permitted provided they fulfil the following criteria:

- i) it should be in keeping with the character of the building and surrounding area. It should be designed and sited to harmonise with its setting and not detract from the building's appearance and visual amenity of the immediate neighbourhood;
- ii) individual letter signs will be preferred where no fascia board is present;



- iii) advertisements will not be allowed at first floor level and above;
- iv) signs should not obscure or detract from architectural detailing such as cornice mouldings and decorative pilasters; and,
- v) signs should not distract, misdirect or confuse motorists or be an obstruction and dangerous to pedestrians.

### **Archaeology: Scheduled Ancient Monuments**

Policy BE 15: Permission will not be granted for development which would have an adverse effect on scheduled and non-scheduled ancient monuments and their settings. Scheduled Ancient Monuments are identified on the Proposals Map.

### **Education and Archaeology**

Policy BE 16: The District Council will seek to encourage and develop the educational, recreational and tourist potential of archaeological sites and monuments through management and interpretation.

### **Areas of Archaeological Interest**

Policy BE 17: When development is proposed which affects areas of archaeological interest, as identified on the Proposals Map, an archaeological assessment will be required, before planning approval is given. Where possible the remains will be preserved in-situ.

### **Excavation and Recording**

Policy BE18: Where it is not feasible to preserve archaeological remains in-situ, the Council will require the applicant to make appropriate and satisfactory provision for the excavation and recording of the remains before development commences. Such work will be required to be carried out to a project brief agreed by the Council.





## **Appendix E – Recorded Cultural Heritage Sites**



### Listed Buildings (English Heritage)

Identifier	Grid Reference	Description	Grade
408015	NZ 08342 36811	South Building of Weardale Steel (Wolsingham) Limited. Former Wolsingham Ironworks. 1864 and later for Charles Attwood. Thin courses of sandstone rubble with ashlar dressings and quoins; asbestos-covered roof. One high storey, 2 builds of 10 and 7 windows; small low pent addition on rear elevation. Historical note: C; Attwood, whose first works at Tow Law were for the manufacture of iron, was in 1862 granted patents for an improved method of manufacturing steel; it was cheaper and more reliable than the cementation method, and was said to have advantages over Bessemer's, which was patented in 1855.	II
408016	NZ 08990 36611	Gin gang and barn north of Scotch Isle Farmhouse. Early C19. Sandstone rubble with ashlar dressings; gin- gang has Welsh slate roof, barn stone-flagged. 2-storey, 2-bay barn with one- storey round gin- gang attached on west.	II
408031	NZ 07676 37423	Rivendell, 34 Angate Street. House. Late C18; raised early C19. 3 storeys, 3 bays. Coursed squared sandstone with ashlar dressings and plinth; quoins at right corner and on top floor at left corner. C20 tiled roof with brick chimneys. 3 storeys, 3 bays and one narrow 2-storey bay set back at right.	II
408548	NZ 07634 37194	Aberfoyle, 23 Market Street. House. Early C19. Sandstone ashlar with plinth and quoins; Welsh slate roof with yellow brick chimney on rendered plinth. 2 storeys, 2 windows.	II
408549	NZ 07623 37197	Former Primitive Methodist Chapel. Market Place. Primitive Methodist Chapel. 1885 by George Race (date above central windows on ground floor). Sandstone ashlar with quoins; Welsh slate roof with stone gable copings and decorative red ridge tiles. 3 storeys, 3 bays, the central projecting under gable. Out of use since 1983 and now empty; interior fittings removed to U.S.A. Included for group value.	II
408550	NZ 07606 37214	Black Bull Public House, Market Place. Inn, now public house. Mid C18 with alterations. Painted incised stucco with plinth; left return gable of taller part is of coursed squared sandstone; rear wing sandstone rubble with some rendering; ashlar dressings. Roof of Welsh slate with stone gable coping and ashlar and yellow brick or rendered chimneys.	II

## Wolsingham Temporary Coal Disposal Point



Identifier	Grid Reference	Description	Grade
408551	NZ 07590 37224	The Surgery and mounting block, Market Place. House and mounting block. Early C19. Coursed squared sandstone with ashlar plinth and dressings; right wing in incised stucco. Roofs of Welsh slate; main roof has stone gable coping and yellow brick chimneys with tall patent- flue pots, the wing has red brick chimney.	II
408552	NZ 07644 37314	4, Meadhope Street. House and shop. Early C19. Coursed squared sandstone rubble with ashlar dressings and quoins; roof of C20 tiles with stone chimney. 2 storeys, 2 bays.	II
408553	NZ 07680 37329	8, Meadhope Street. Formerly No. 7. House. Dated 1740 for R and F C in panel over door, but may be older. Coursed sandstone rubble with ashlar dressings; Welsh slate roof with renewed stone coping on left gable; stone and brick chimneys. 2 storeys, 2 windows.	II
408555	NZ 07461 37188	Former Chapel and buildings adjoining, Meetinghouse Lane. Stables and Methodist chapel, later undertaker's premises, now outbuildings to Whitfield House, Front Street (q.v.) and joinery workshop. 1776 for the Wolsingham Methodist Society. Coursed sandstone rubble with ashlar quoins and dressings; roofs of pantiles with stone flags at eaves in parts.	II
408820	NZ 08553 36242	Wiserley Hall Farmhouse, Wear Bank. C17 with C18 alterations. Coursed rubble with boulder plinth and ashlar dressings; Welsh slate roof with overlapping stone gable copings at-left; brick chimneys, some on rendered stacks.	II
408821	NZ 08559 36254	Farm building north of Wiserley Hall Farmhouse, Wear Bank. Byre, loose boxes and cart sheds with lofts above. C17 with C19 alterations. Coursed sandstone rubble with boulder plinth; roofs of stone flags, asbestos sheet and Welsh slate. Long 2-storey range in 3 builds of 2 bays each, 6 bays in all, with one-storey, one-bay pent left extension.	II
408822	NZ 08532 36247	Privy to rear of Wiserley Hall Farmhouse, Wear Bank. Privy. C18. Coursed rubble with stone-flagged roof. One storey, one bay. Pent roof against rear left corner of house and adjacent wall. Wood lintel with stone lintel inserted above in side facing house; interior has 2-hole wooden seat and child's size one-hole seat at right-angles to it.	II
408823	NZ 08570 36229	2 Shelter Sheds south east of Wiserley Farmhouse, Wear Bank. 2 cart or shelter sheds. Probably C18. Sandstone rubble with some quoins and ashlar dressings; right roof stone-flagged, left roof Welsh slate. Each building one storey, one bay.	II



## Wolsingham Temporary Coal Disposal Point

Identifier	Grid Reference	Description	Grade
408824	NZ 08582 36227	Shelter Shed south east of Wiserley Farmhouse, Wear Bank. Shelter shed; C18. Sandstone rubble with some quoins and ashlar dressings; stone-flagged roof, one storey, one bay.	II
408828	NZ 07542 36823	Former railway station, now house. Dated 1847; for Wear Valley branch of Stockton and Darlington Railway. Yellow brick with plinth and ashlar dressings; stone-flagged roof with stone gable copings. H-plan. Gothic style. Main building 2 storeys, 3 bays, the central wide and the outer gabled. Small one-storey, 2-bay building at right in similar style with L-plan completed by linking wall to main building; Tudor-arched door in link, door and window in gable to front at left. Roll-moulded coping on link wall.	II
14383	NZ 07599 37434	Church of St Thomas of Canterbury	II
14384	NZ 07612 37414	School south east of Church of St Thomas	II

## Recorded Cultural Heritage (National Monuments Record and Historic Environment Record)

Identifier	Grid Reference	Period	Description
964114	NZ 08540 36380	Post-medieval (1540-1900)	Quarry
964042	NZ 07800 36850	Post-medieval (1540-1900)	Saw mill. Source OS 2nd edition, Durham 25 SW, 1898
876804	NZ 08500 36500	Medieval (1066-1540)	Possible medieval farm at Wyshill.
964113	NZ 07680 36590	Post-medieval (1540-1900)	Quarries. Source OS, 2nd edition, Durham 33NW, 1898
20118	NZ 07680 36590	Medieval (1066-1540)	Probable Norman sleeve found
1376137	NZ 08500 37500	Post-medieval (1540-1900)	The Wear Valley Railway was authorised in 1845 from the Bishop Auckland and Weardale Railway to Frosterley, with a branch from Broad Wood to Bishopley Crag. It opened in 1847, passenger services ended in 1853, but it remains open as mineral railway.
9448	NZ 07826 36956	Modern (1900 to	Archaeological Desk Based Assessment: carried out in advance of a proposed development

## Wolsingham Temporary Coal Disposal Point



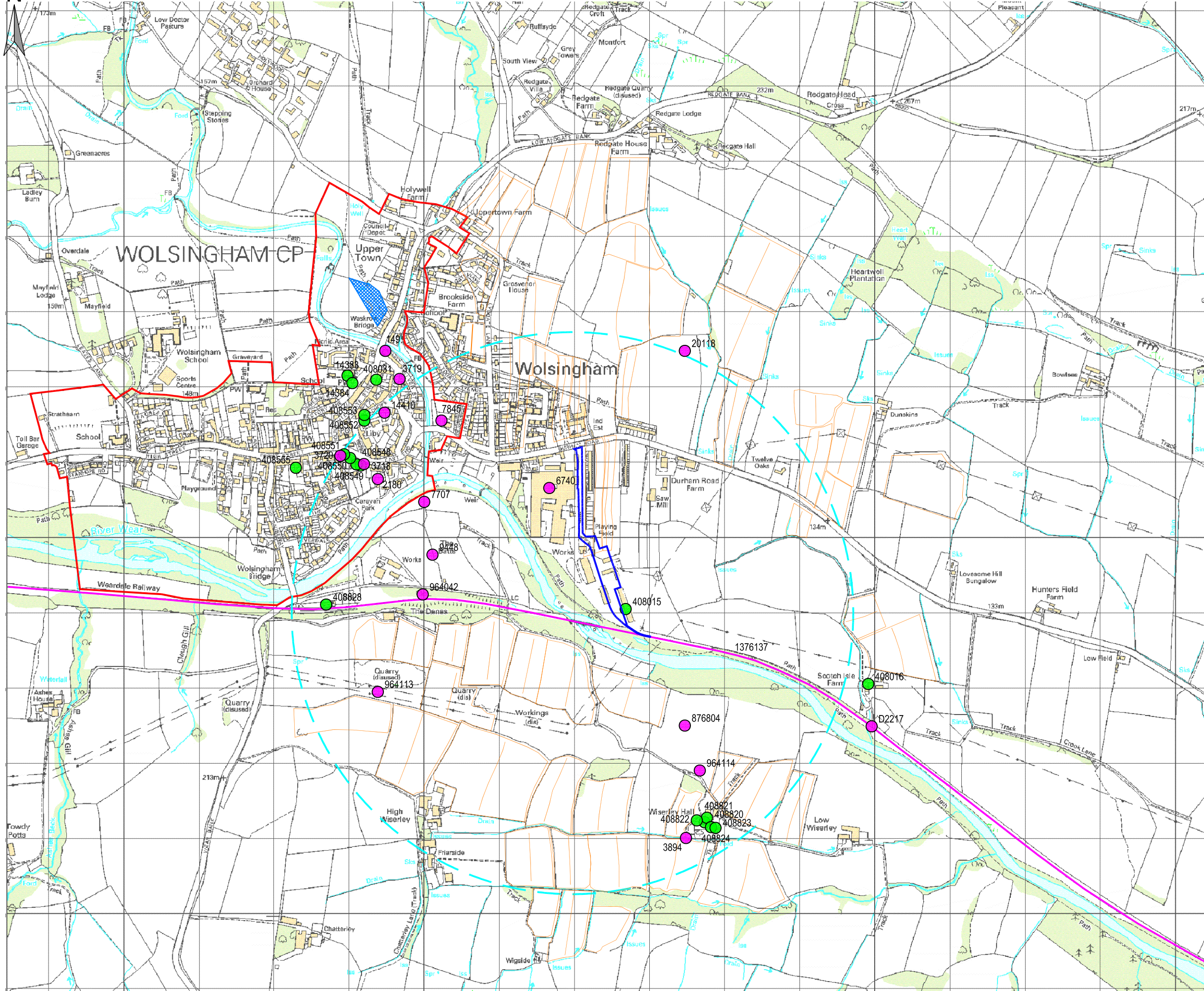
Identifier	Grid Reference	Period	Description
		present day)	at The Batts, Wolsingham. All buildings on the site were 20th century and there is no evidence of Romano-British or prehistoric occupation. However, due to the site remaining undeveloped archaeological may still remain and further work is recommended.
7707	NZ 07804 37097	Post-medieval (1540-1900)	Wear View, Wolsingham: Watching Brief. A site to be built on appears to have been used as a tip in the 19th century, as a lot of varied pottery and glass of that date was appearing. Also noted animal burials, mostly of sheep and cow but there may have been a dog.
2217	NZ 08999 36498	unknown	Wolsingham, Scotch Isle Farm; foundations. Old foundations mentioned by Northern Archaeological Society. There is nothing visible on the ground although stones are said to be turned up sometimes during ploughing.
3894	NZ 08503 36200	Post-medieval (1540-1900)	Wiserley Hall; Farmhouse. Wiserley Hall is built on a Medieval site of pre-1300 origin. The building now standing there is seventeenth century but includes parts from a century or so later as well .
7845	NZ 07850 37314	Medieval (1066-1540)	Wolsingham Map c1250. Photocopy of Map of Wolsingham c1250 showing field names from Peter Bowe's Wear Dale - Clear up the forest.
3719	NZ 07738 37425	Post-medieval (1540-1900)	Wolsingham, 21-25 Silver Street; Primitive Methodist Chapel. Now a set of houses, this chapel was built in 1825.
14410	NZ 07698 37335	Post-medieval (1540-1900)	12 Meadhope St. Wolsingham. House. Probably C17. Pebble-dashed render; stone-flagged roof with stone and yellow brick chimney. 2 low storeys, one window. C20 door at left; small 2- light window at extreme right, with C20 Tudor-arched lights. Formerly a Listed Building but now delisted.
2180	NZ 07680 37158	Roman (AD43-AD410)	Wolsingham; Roman coin found. A dupondius of Claudius was found in a garden in 1948.
3718	NZ 07643 37198	Post-medieval (1540-1900)	Wolsingham, The Gallery; Primitive Methodist Chapel. This three-storeyed chapel was designed by local architect George Race, a prominent Primitive Methodist and built in 1885. It was built on the site of a former blacksmith's shop, with stone quarried from the nearby Redgate quarry.
6740	NZ 08330 36820	Post Medieval - from 1541AD to 1899AD	Wolsingham, Weardale Steelworks:Former Iron and Steel Works. This former iron and steel production site is of significance, because Charles Attwood, for whom the works were built, was first to patent an improved method for manufacturing steel, with advantages

## Wolsingham Temporary Coal Disposal Point



Identifier	Grid Reference	Period	Description
			over the Bessemer method used elsewhere. A number of buildings survive, including a gun barrel shed. Two desk-based assessments have been carried out for the site (HER nos 9403, 9748).
3720	NZ 07580 37220	Post Medieval - from 1541AD to 1899AD	Wolsingham, Market Place: Baptist Church
149	NZ 07700 37500	Prehistoric - until 70AD	Wolsingham, Cross Houses: Mesolithic macehead. Hour-glass perforated pebble macehead, in the British Museum.
DU96	NZ 07657 37627	Medieval - from 1066AD to 1540AD	Scheduled Monument: Chapel Walls, Medieval settlement. Chapel Walls is believed to date the 12th century when it was used as a residence for the Bishops of Durham. It is likely that it was a moated manor. Work at the site has included a number of desk-studies including a desk-based assessment, archaeological evaluations and student projects (HER nos 9122, 15707, 15983)





0 100 200 300 400 500 m  
SCALE 1:10000

DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS

- KEY**
- SITE BOUNDARY
  - CONSERVATION AREA
  - STUDY AREA
  - RIDGE & FURROW
  - SCHEDULED MONUMENT
  - RECORDED CULTURAL HERITAGE SITE
  - LISTED BUILDING

REV	DESCRIPTION	BY	CHK	APP	DATE
-----	-------------	----	-----	-----	------

Client:  
WEARDALE RAILWAYS COMMUNITY INTEREST COMPANY

ARNDAL COURT  
HEADINGLEY  
LEEDS  
LS6 2UJ

TEL: +44 (0)113 278 7111  
FAX: +44 (0)113 275 0623  
e-mail: enviro@wyg.com



Project: A056154  
WOLSHINGHAM TEMPORARY COAL DISPOSAL POINT

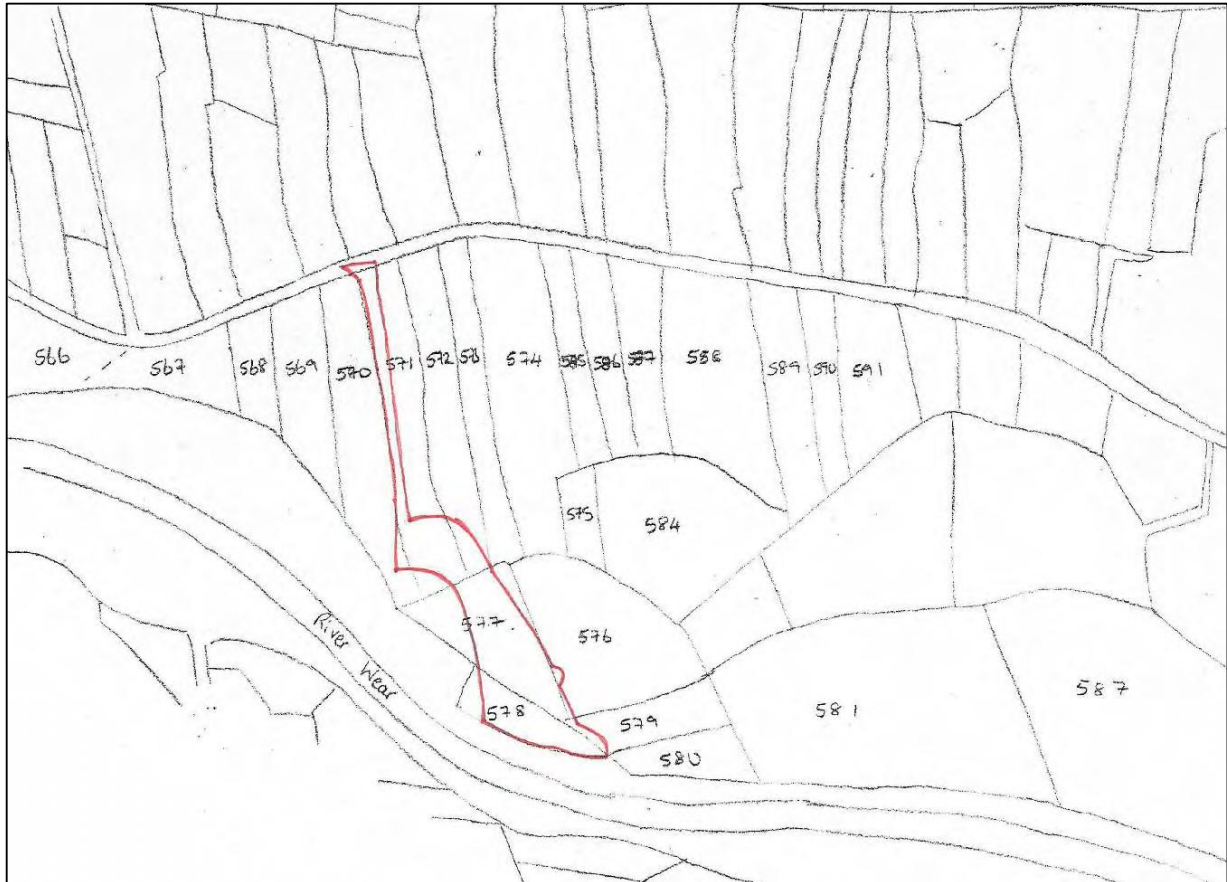
Drawing Title:  
RECORDED CULTURAL HERITAGE

Scale @ A3 1:10,000	Drawn CM	Date 14.12.09	Checked KH	Date 14.12.09	Approved CT	Date 14.12.09
Project No. A056154	Office 4104	Type 597	Drawing No. Fig. 2			Revision



## **Appendix F – Historic Mapping**





**Wolsingham Tithe Map, 1839**

(not to scale)

570 West Stanners Close (Grass)

576 East Stanners Close (Grass)

577 West Stanners Close (Grass)

579 Middle Stanners Close (Grass)

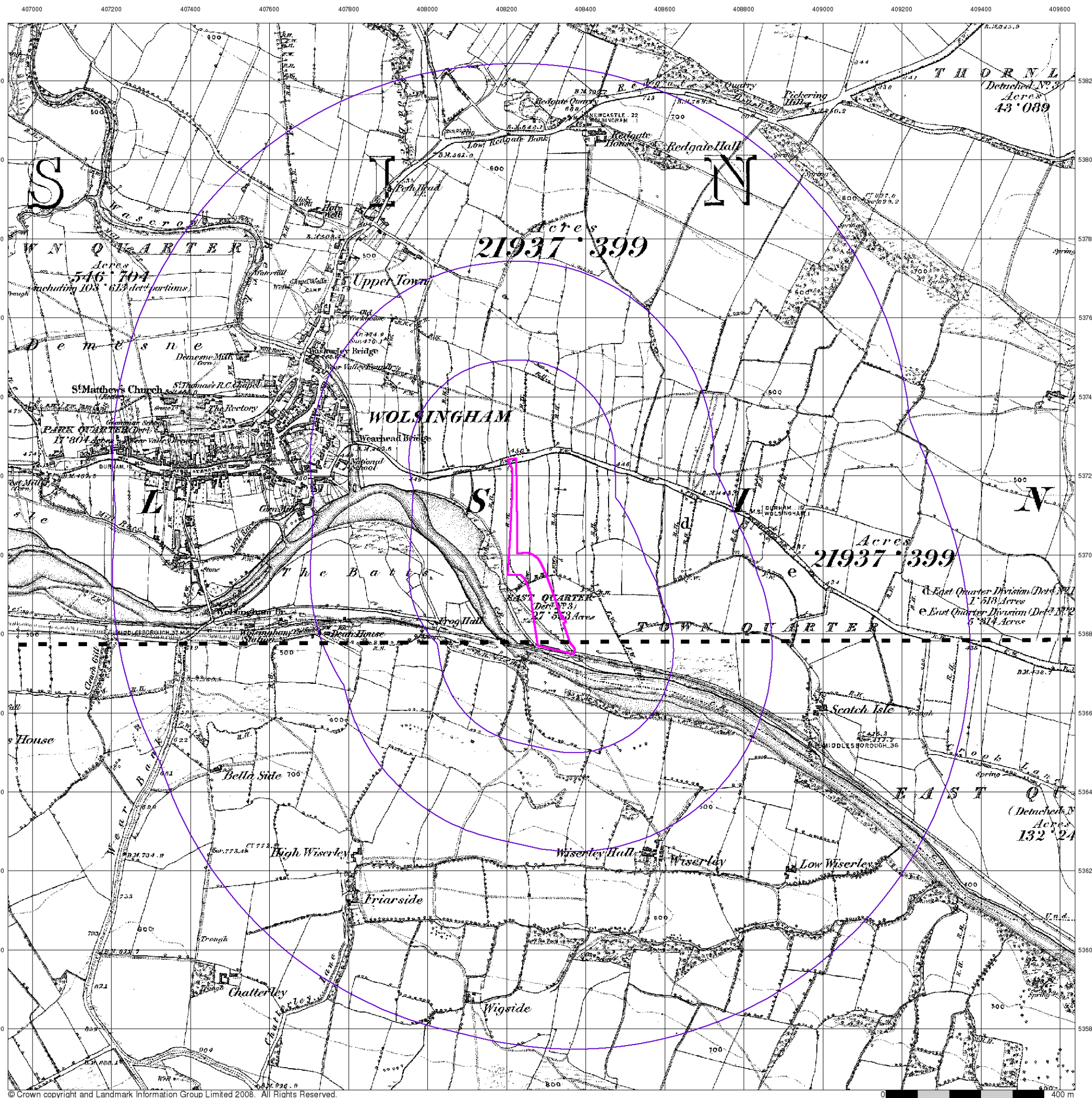
580 West Stanners Close (Arable)

578 West Stanners Close (Arable)

573 Long Close (Grass)

567 Town and Close (Grass)





**Durham**

**Published 1861**

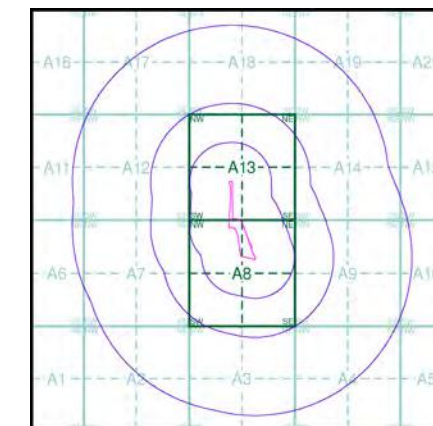
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

02500
1861
1:10,560
03300
1861
1:10,560

### Historical Map - Slice A



### Order Details

Order Number: 28097062\_1\_1  
Customer Ref: A056154/4104/KHolland  
National Grid Reference: 408270, 536990  
Slice: A  
Site Area (Ha): 2.15  
Search Buffer (m): 1000

### Site Details

Site at, Wolsingham, Durham



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Fax: 0844 844 9951  
Web: [www.envirocheck.co.uk](http://www.envirocheck.co.uk)



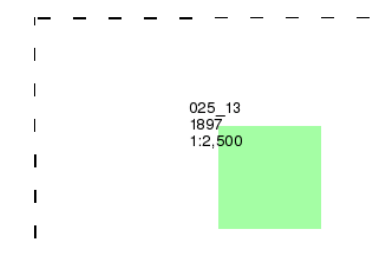


**Published 1897**

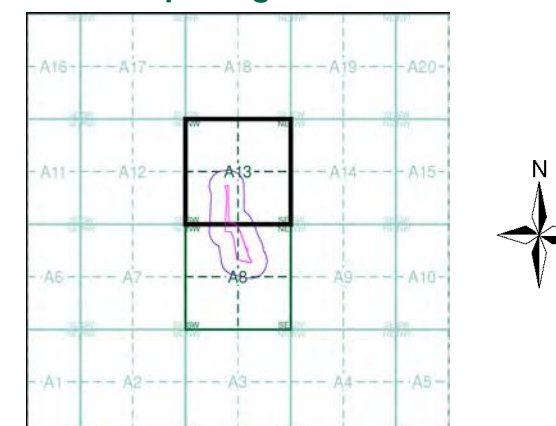
**Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)



## Historical Map - Segment A13



## Order Details

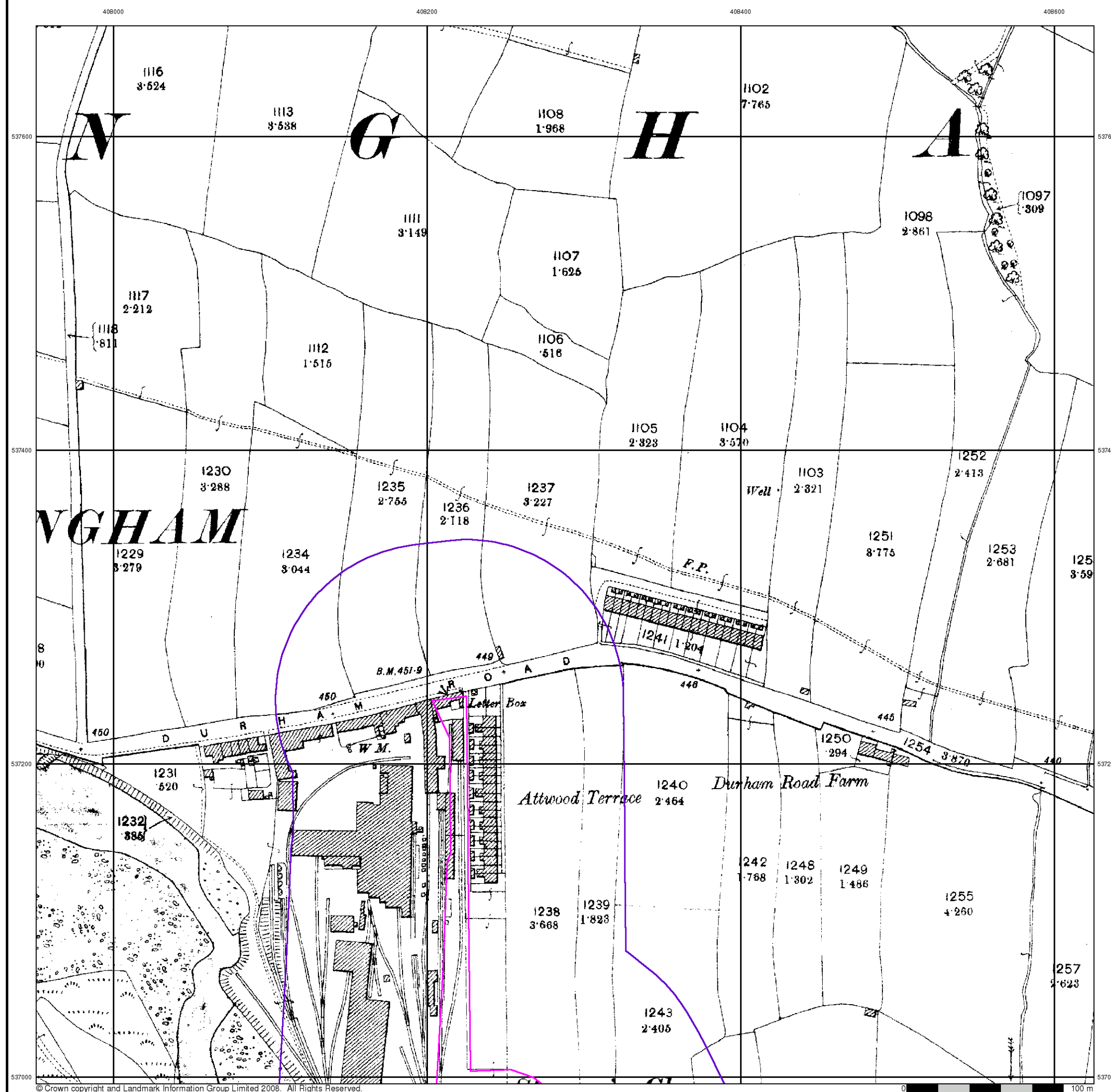
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National Grid Reference:	408270, 536990
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Search Buffer (m):	100

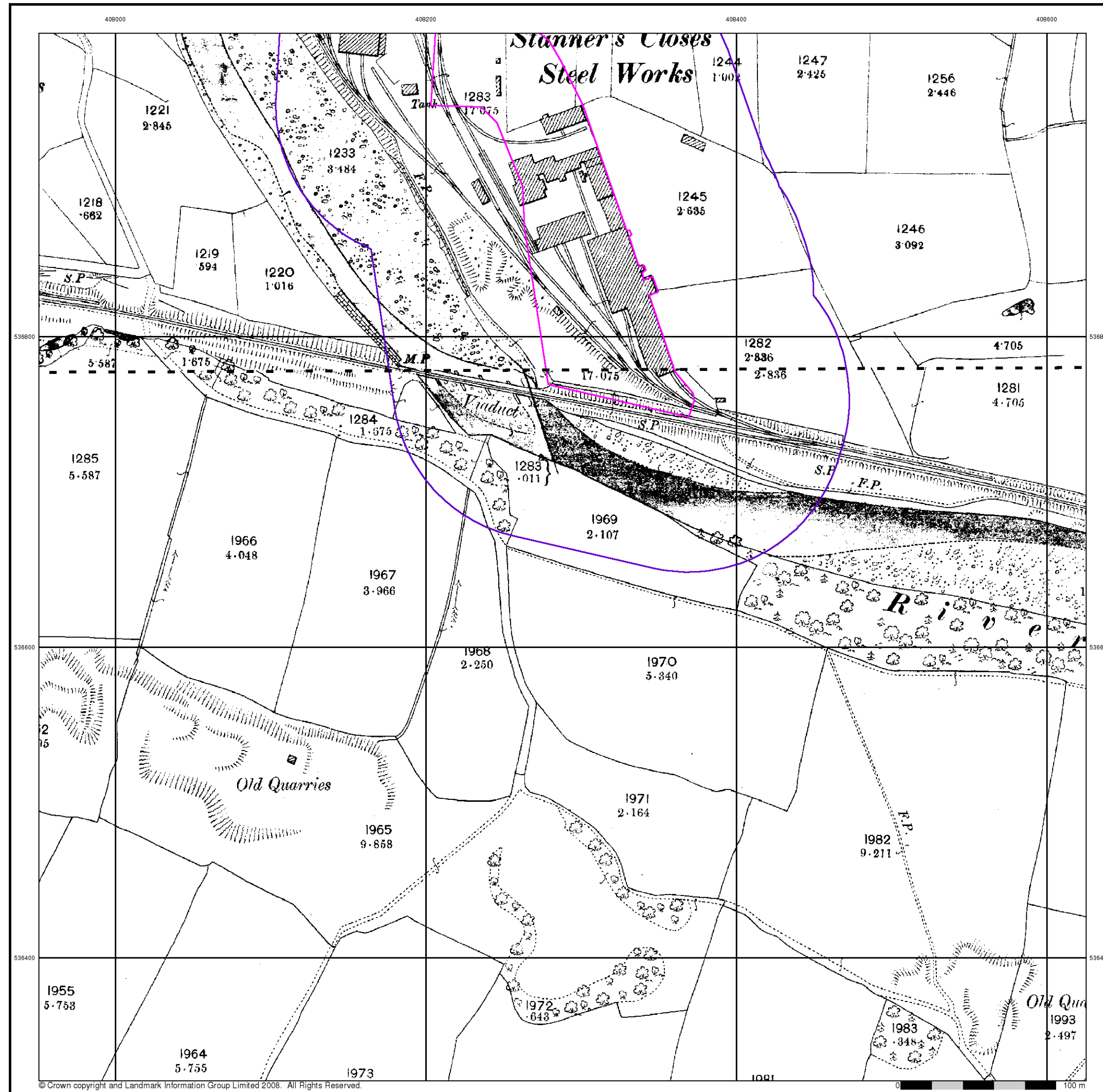
## Site Details

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**Durham**

**Published 1897**

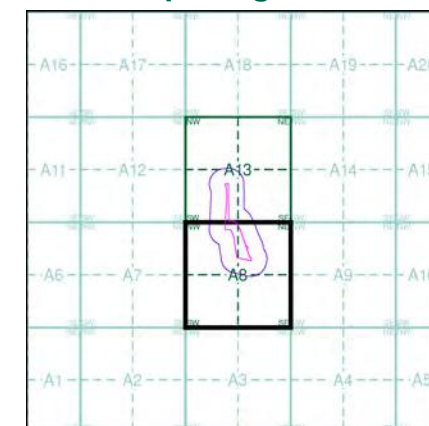
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### Map Name(s) and Date(s)

025_13
1897
1:2,500
033_01
1897
1:2,500

### Historical Map - Segment A8



### Order Details

Order Number: 28097062\_1\_1  
Customer Ref: A056154/4104/KHolland  
National Grid Reference: 408270, 536990  
Slice: A  
Site Area (Ha): 2.15  
Search Buffer (m): 100

### Site Details

Site at, Wolsingham, Durham



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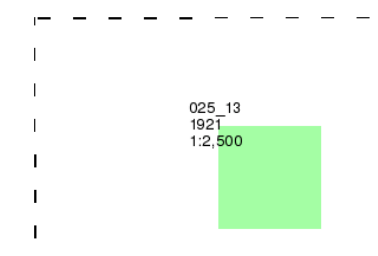
**Durham**

**Published 1921**

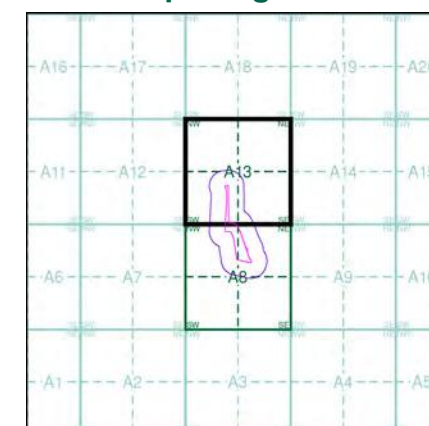
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13



### Order Details

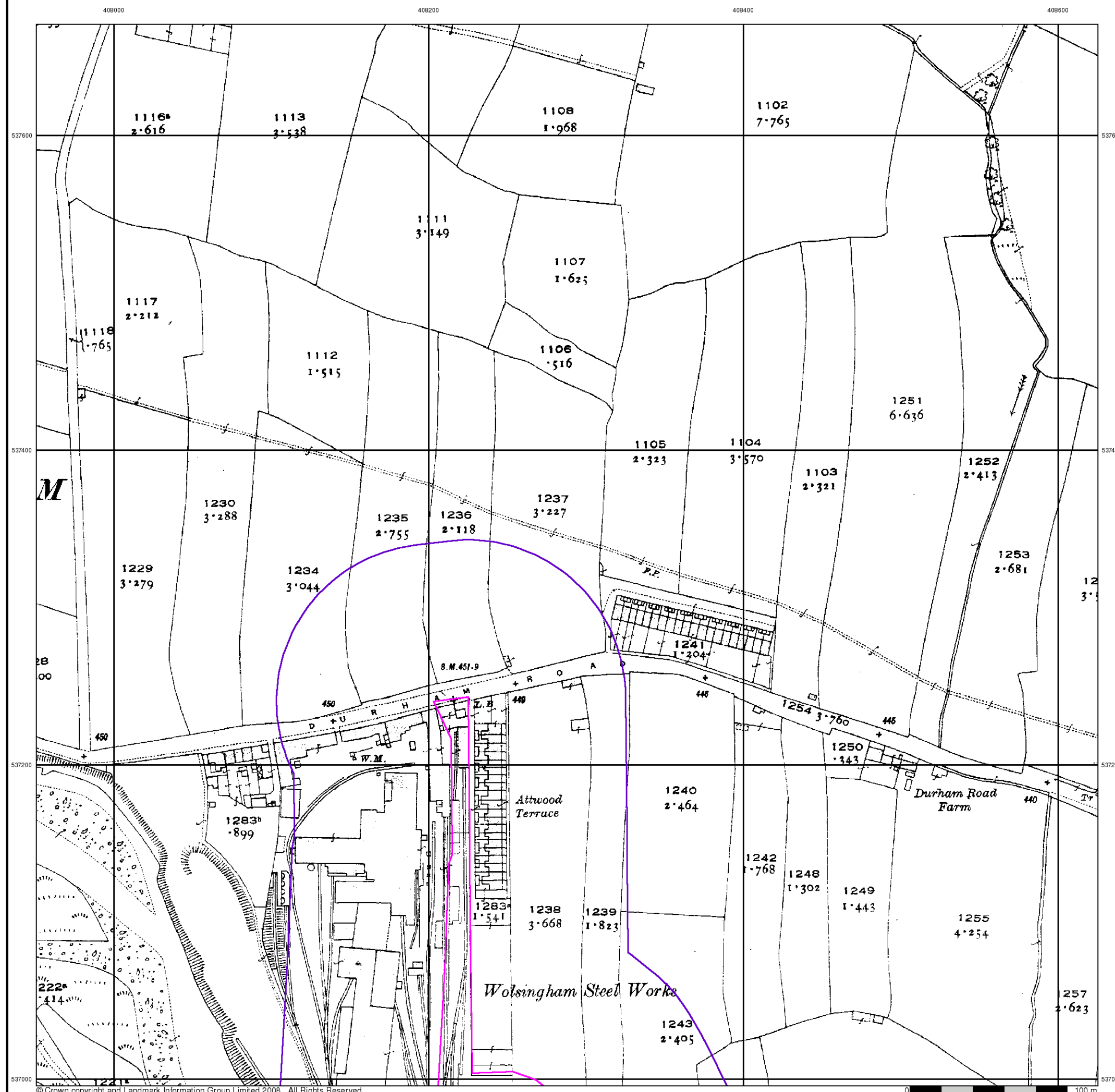
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Customer Ref: A056154/4104/KHolland  
National Grid Reference: 408270, 536990  
Slice: A  
Site Area (Ha): 2.15  
Search Buffer (m): 100

### Site Details

Site at, Wolsingham, Durham



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Web: www.envirocheck.co.uk





**Durham**

**Published 1921**

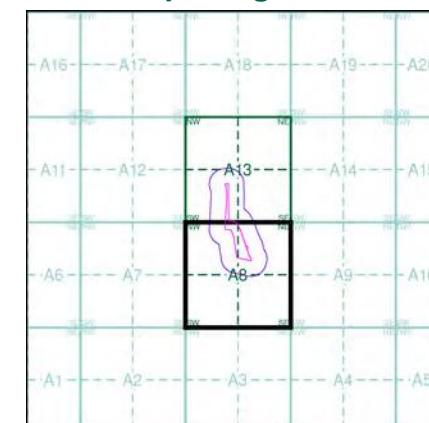
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### Map Name(s) and Date(s)

025_13
1921
1:2,500
033_01
1921
1:2,500

### Historical Map - Segment A8



### Order Details

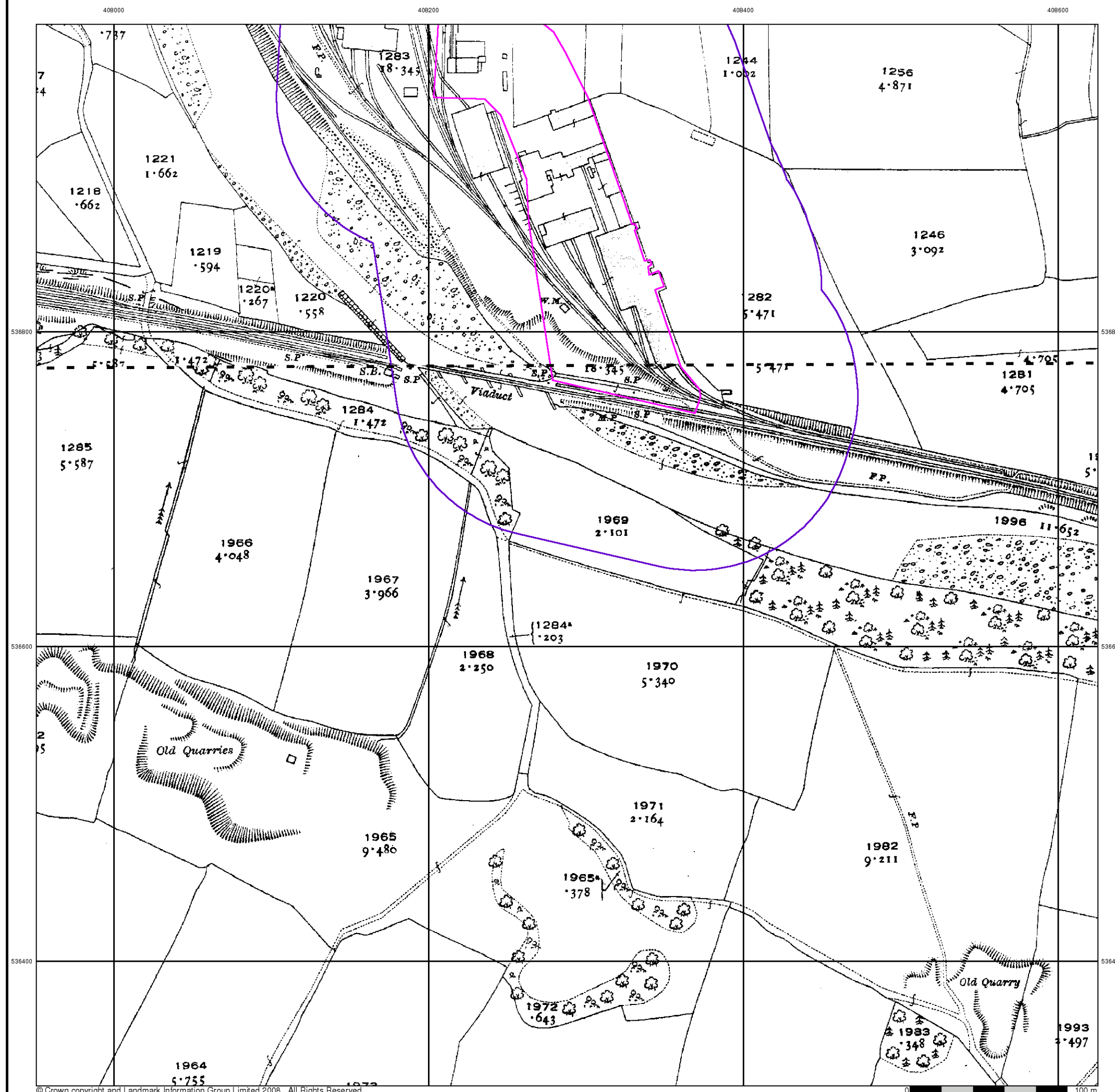
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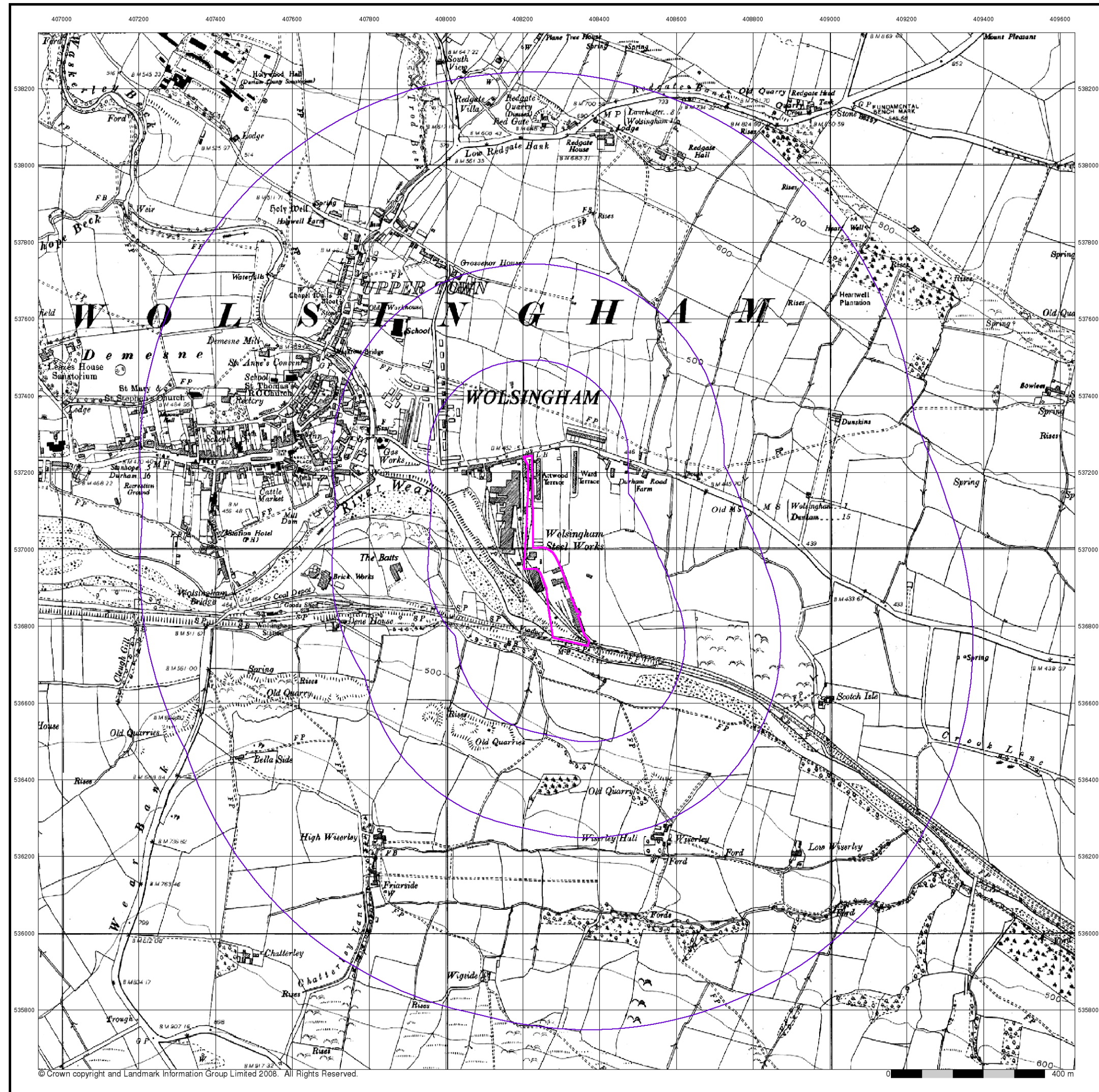
Site at, Wolsingham, Durham



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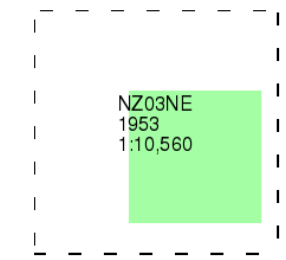
## Ordnance Survey Plan

### Published 1953

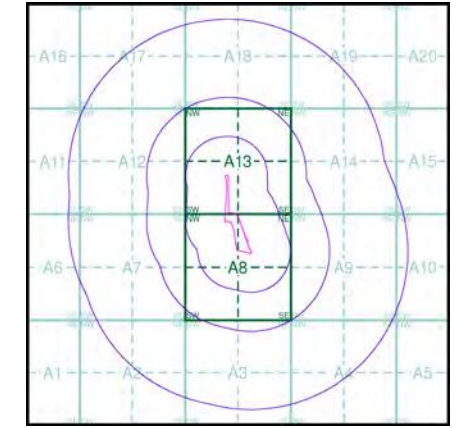
### Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A



### Order Details

Order Number: 28097062\_1\_1  
Customer Ref: A056154/4104/KHolland  
National Grid Reference: 408270, 536990  
Slice: A  
Site Area (Ha): 2.15  
Search Buffer (m): 1000

### Site Details

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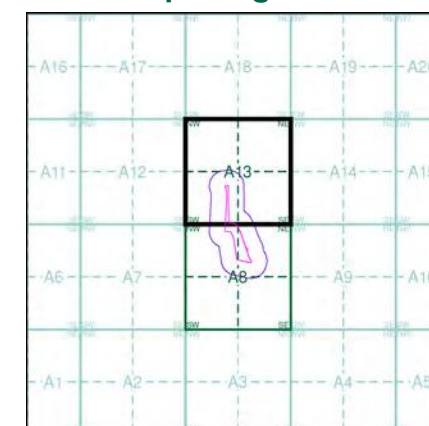


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

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NZ0736 1978 12,500	NZ0836 1978 12,500

## Historical Map - Segment A13



## Order Details

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Customer Ref:	A056154/4104/KHolland
National Grid Reference:	408270, 536990
Slice:	A
Site Area (Ha):	2.15
Search Buffer (m):	100

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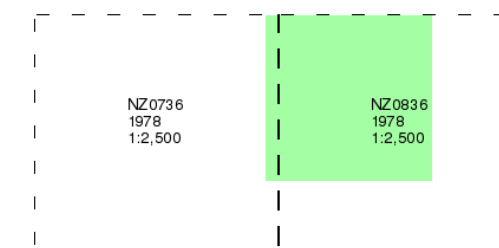
## Ordnance Survey Plan

Published 1978

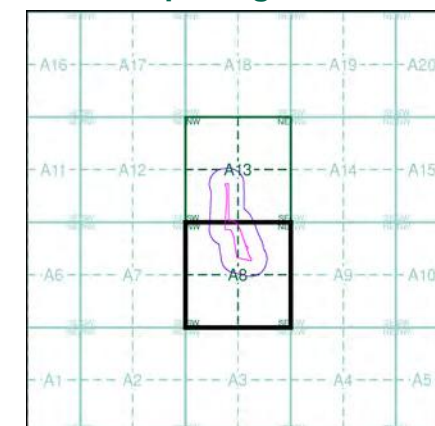
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A8



### Order Details

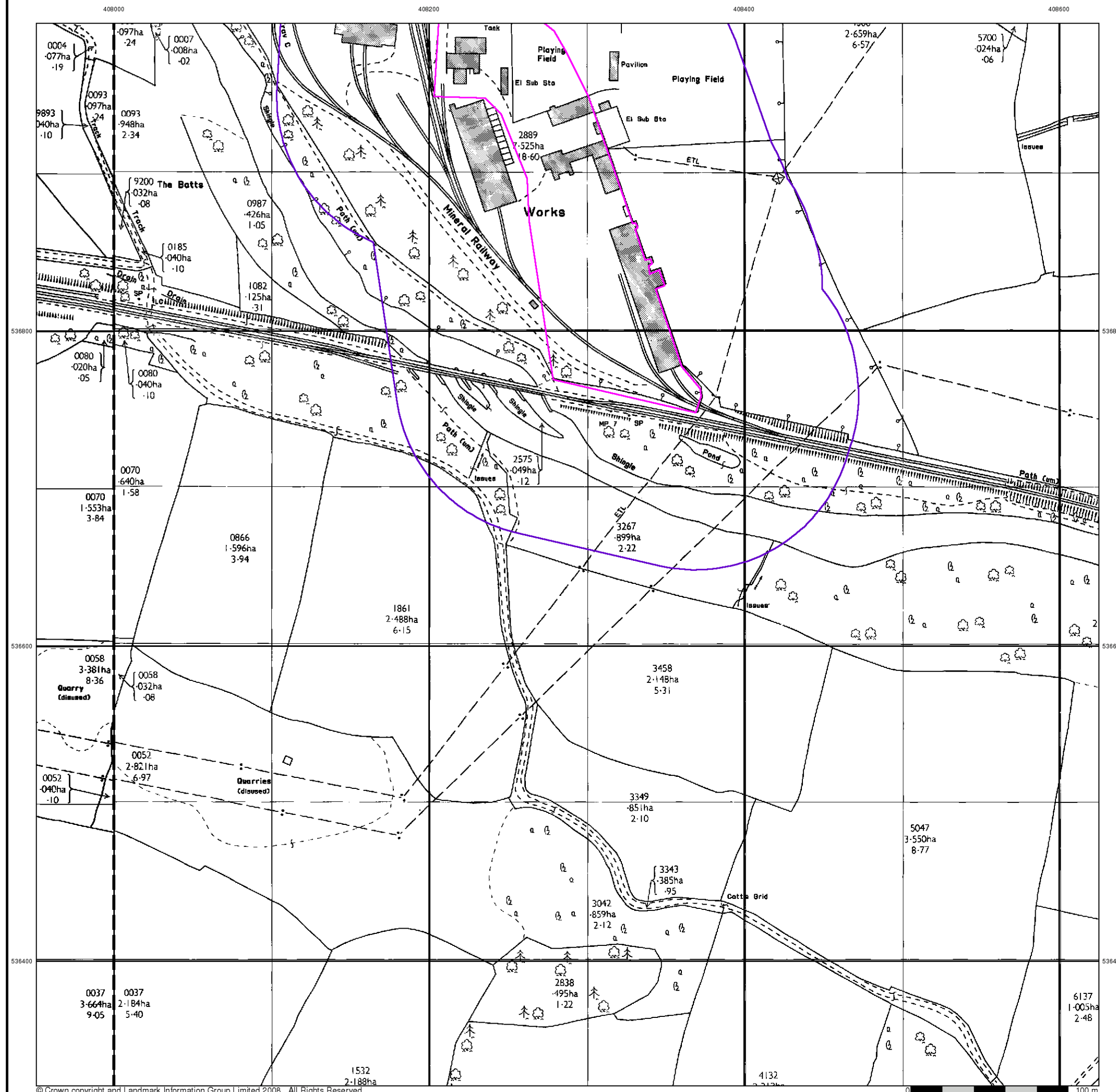
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Customer Ref: A056154/4104/KHolland  
National Grid Reference: 408270, 536990  
Slice: A  
Site Area (Ha): 2.15  
Search Buffer (m): 100

### Site Details

Site at, Wolsingham, Durham



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Fax: 0844 844 9951  
Web: www.envirocheck.co.uk





## **Appendix G – Report Conditions**



**Cultural Heritage Desk-Based Assessment, Wolsingham Temporary Coal Disposal Point  
(Environmental Assessment)**

This report is produced solely for the benefit of Weardale Railway Community Interest and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

November 2008

WYG Environment Planning Transport Ltd