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MILLER HOMES

**LAND OFF DELVES LANE, CONSETT,
COUNTY DURHAM**

HERITAGE IMPACT ASSESSMENT

October 2021

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CONTENTS

SUMMARY	5
ACKNOWLEDGEMENTS	6
1 INTRODUCTION	7
1.1 Circumstances of Project	7
1.2 The Purpose of the Heritage Impact Assessment	7
1.3 Planning Policy and Legislative Framework	7
1.4 Local Planning Policies	8
2 METHODOLOGY	9
2.1 Introduction	9
2.2 Documentary Sources	9
2.3 Site Visit	9
2.4 Impact Assessment Tables	10
2.5 Heritage Impact Assessment	10
2.6 Reporting	11
2.7 Glossary	11
3 DESCRIPTION	13
3.1 Location	13
3.2 Geology	13
3.3 Historic Landscape Character	13
4 DISCUSSION	19
4.1 Summary of Baseline	19
4.2 Development Proposals	19
4.3 Heritage Statement	20
4.4 Conclusions	20
5 BIBLIOGRAPHY	22
5.1 Primary Sources	22
5.2 Secondary Sources	22
APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES	24
APPENDIX 2: GAZETTEER OF HERITAGE ASSETS	26
APPENDIX 3: DOCUMENTARY EVIDENCE	30
APPENDIX 4: PLATES	32
APPENDIX 5: FIGURES	38

LIST OF ILLUSTRATIONS

PLATES (APPENDIX 4)

Plate 1: Extract from Jeffery's Plan of Durham, 1768	32
Plate 2: Extract from Greenwood's Plan of Durham, 1820	33
Plate 3: Extract from Hobson's Plan of Durham, 1840	34
Plate 4: Westernmost access chamber, facing south-east	35
Plate 5: Asset 17: drystone wall boundary, facing south	35
Plate 6: Asset 18: south-eastern extent, facing west-north-west	36
Plate 7: Asset 19: north-eastern side showing drystone wall, facing south-west	36
Plate 8: Asset 19: south-western side, facing east	37
Plate 9: Asset 20: north-eastern side, facing west	37

FIGURES (APPENDIX 5)

Figure 1: Site location	
Figure 2: Detailed site location	
Figure 3: Location of heritage assets within 1km study area	
Figure 4: Tithe Map, Medomsley, 1842	
Figure 5: First Edition Ordnance Survey Map 1859 (25 inch to 1 mile scale)	
Figure 6: Second Edition Ordnance Survey Map, 1896 (25inch to 1 mile scale)	
Figure 7: Third Edition Ordnance Survey Map, 1921 (25inch to 1 mile scale)	
Figure 8: Fourth Edition Ordnance Survey Map, 1939 (25inch to 1 mile scale)	
Figure 9: 1945 Aerial Photograph	
Figure 10: 1978 Ordnance Survey Map (1:2500 scale)	
Figure 11: 2015 Aerial Imagery	
Figure 12: LiDAR imagery	
Figure 13: Development proposals (based on Miller Homes 'Site Layout Plan' Oct 2021)	

SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Hedley Planning Services on behalf of its client, Miller Homes, to prepare a Heritage Impact Assessment (HIA) applicable to land off Delves Lane, Consett, County Durham (centred on NGR NZ 12459 49375). This HIA aims to show the impact of the scheme on the heritage significance of upstanding and below ground heritage assets within the study area.

The site comprises c. 16.64 ha and is located to the north-west of Delves Lane, 2.3km to the south-east of the centre of Consett, in County Durham. It comprises three adjacent parcels of land with a spur to the north-west. Later 20th century housing bounds the site to the north-west, a plantation to the north-east, Iveston Lane to the south-east and Delves Lane to the south-west

This study has found that the site formed part of the Caribbees estate, established by at least by 1799, and likely as a result of an enclosure of waste in 1781. There is findspot evidence for earlier activity in the vicinity. The estate was fairly small, with the site forming the north-eastern extent of the landholding. The estate passed hands many times in the 19th century, eventually being sold to the Consett Iron Company in 1904, likely for development. From the mid 20th century onwards, much of the former estate was developed for housing and commercial with only the plantation and fields comprising the site itself surviving of the former Caribbees estate.

Modern activity within the site which may have affected any subsurface survival includes the establishment of overhead powerlines across the centre of the site on a roughly south-north alignment with associated telegraph poles and a sewer across the northern field in c. 2015. A forthcoming geophysical survey will be better placed to provide information on sub-surface archaeological potential and whether these modern developments have affected survival. Any conclusions regarding sub-surface archaeological remains and any likely requirements for further mitigation works to address associated impacts will therefore need to await the results of the survey.

Four of the surviving boundaries associated with the site may retain elements of their 18th century origins as part of the Caribbees estate, three retaining elements of drystone walls and the fourth surviving as a complete hedgerow with mature trees, the latter potentially protected under Hedgerow Regulations 1997. Drawings of the development proposals are indicate that these boundaries will be incorporated within the design, limiting the impacts on cultural heritage.

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thanks Hedley Planning Services for commissioning the project on behalf of the client, Miller Homes, and for all assistance throughout the work.

WA also thank Lauren Pratt, Senior Archaeologist at Durham County Council, for advice regarding the scope of the work and for provision of the Historic Environment Record dataset.

This report has been written by Cat Peters with the figures produced by Helen Phillips. The research and site visit were undertaken by Cat Peters. Frank Giocco managed the project and edited the report, and Chloe Brownlee-Chapman provided final quality assurance review.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Hedley Planning Services on behalf of Miller Homes to prepare a Heritage Impact Assessment (HIA) for a site off Delves Lane in Consett, County Durham (centred on NGR NZ 12459 49375).

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to assess the impact of the scheme on the heritage significance of upstanding and below ground heritage assets within the study area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance of upstanding and below ground heritage assets and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

1.3 Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was updated by the Ministry of Housing, Communities and Local Government in July 2021 (MHCLG 2021). This is supported by *Planning Practice Guidance* (PPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, *'great weight should be given to the asset's conservation'*. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional (NPPF, para 194). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

1.3.3 The NPPF states that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'* (NPPF, para 203). The NPPF advises

that local planning authorities should *'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact'* (NPPF, para 205).

- 1.3.4 The NPPF advises that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 206).

1.4 Local Planning Policies

- 1.4.1 County Durham's Local Plan, adopted in 2020, includes a policy on the historic environment (Policy 44). This states that *'development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate'* (Durham County Council 2020, 203). It includes specific details regarding designated assets, scheduled monuments, listed buildings, historic battlefields, registered parks and gardens, conservation areas and heritage at risk, which are not applicable to this study, as only one Grade II listed designated heritage is known from the study area.
- 1.4.2 For non-designated assets, Policy 44 states that *'a balanced judgement will be applied where development impacts upon the significance and setting of non-designated heritage assets. In determining applications which would affect a known or suspected non-designated heritage asset with an archaeological interest, particular regard will be given to the following:*
- *ensuring that archaeological features are generally preserved in-situ; and*
 - *in cases where the balanced judgement concludes preservation in-site should not be pursued, it will be a requirement that they are appropriately excavated and recorded with the results fully analysed and made publicly available'* (Durham County Council 2020, 204).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and is consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (ClfA 2020). Note is also taken of Historic England guidance on understanding place (2017) and on the setting of heritage assets (2015).

2.1.2 The data underlying this Heritage Impact Assessment derives from Durham County Council's Historic Environment (HER) datasets, on website sources and on archive material available at the time of this study (ongoing COVID-19 related restrictions restricted access to archives but allowed the ordering of digital copies of documents cited on online catalogues). The impact of the development on heritage assets within a 1km study area, centred on the Site, was assessed using a series of standard tables (*confer* Appendix 1).

2.2 Documentary Sources

2.2.1 Primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Impact Assessment is derived from internet sources and from the Historic Environment Record dataset.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting were used, with best practice planning guidance.

2.3 Site Visit

2.3.1 The route of the scheme was visited on Thursday 14th October 2021. The results of the survey are included within the main historic background chapter and summarised in the gazetteer (Appendix 2). The walkover survey aimed to:

- test the survival of assets within the site identified by the research;
- assess the route for upstanding remains of potential heritage interest;
- identify any factors which may have affected the sub-surface survival of potential as-yet unknown heritage assets at risk from the Scheme.

2.3.1 The site was accessed from the lane to the south-east, each of the three fields having gated access from this lane, the northern two being bolted. Access between the

northern two fields was possible within the site boundary, but the southern field was only accessible from the lane. Full access was possible, except the north-western spur, which was viewed from the adjacent field, although a mound of soil located at the southern corner of the northernmost field obscured visibility there. At the time of the site visit, the northern and southern fields were grazed by sheep, the central one being grassed but not grazed. The north-western spur was an area of overgrown wasteland.

2.4 Impact Assessment Tables

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 1). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges LA104 (rev 1)*, August 2020. These tables first establish the value/sensitivity of the heritage asset against set criteria, secondly, they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance. These results are summarised in Appendix 2, Table 2.

2.5 Heritage Impact Assessment

2.5.1 For the purposes of this report, the terms 'site' is used to refer to the area to be affected by the development, within the redline boundary (Figure 2) and the term 'study area' is used for a wider 1km study area, centred on the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (ClfA 2020). A search of online resources was undertaken in order to identify any additional designated sites such as scheduled monuments, listed buildings and conservation areas in the study area. This was done in order to help assess the possible impact of a development on archaeologically sensitive areas.

2.5.3 **National Heritage List, England:** the online database of all designated assets (scheduled monuments, listed buildings, registered parks and gardens, battlefields etc.), maintained by Historic England (NHLE 2021), was searched for the 1km study area, and the results detailed in Appendix 2 and illustrated in Figure 3.

2.5.4 **Durham Record Office:** ongoing COVID-19 measures meant that at the time of producing this report, public libraries and archives were subject to restrictions. Durham Record Office is closed until at least 1st November 2021, although some remote activity, including the ordering of digital copies of certain documents, and the ability to pay for research to be undertaken on your behalf on an hourly charged basis,

are in operation. This allowed for a limited research of primary sources, whereby online catalogues were checked, and details from written documents noted. Two of these documents included maps, which it was hoped might add to our understanding of the past use of the site, and so digital copies of these were ordered to inform the study. Copyright restrictions mean that these cannot be reproduced, but information from them has been used to inform the baseline.

2.5.5 **Wardell Armstrong LLP:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.

2.5.6 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, LiDAR Finder, and the British Geological Survey. These are listed, as appropriate, in the bibliography.

2.6 Reporting

2.6.1 A digital copy of the report will be sent to the Historic Environment Record at Durham County Council, where access will be made available on request.

2.6.2 Wardell Armstrong support the Online Access to the Index of archaeological investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under the code: **wardella2-432847**.

2.7 Glossary

2.7.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.

- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location

3.1.1 The site comprises c.16.64 ha and is located to the north-west of Delves Lane, 2.3km to the south-east of the centre of Consett, in County Durham (Figure 1).

3.1.2 It comprises three adjacent parcels of land with a spur the north-west (centred on NGR NZ 12459 49375) Later 20th century housing bounds the site to the north-west, a strip of woodland known as Caribbees Plantation to the north-east, Iveston Lane to the south-east and Delves Lane to the south-west (Figure 2).

3.2 Geology

3.2.1 The bedrock geology of the area is mapped as mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation, a sedimentary bedrock formed approximately 318-319 million years ago in the Carboniferous Period (BGS 2021).

3.2.2 The superficial deposits are mapped as Diamicton, a sediment containing a wide range of particles ranging in size from clay to boulders, of Devensian Till origin, formed up to 2 million years ago on the Quaternary Period (BGS 2021).

3.3 Historic Landscape Character

3.3.1 County Durham's Historic Landscape Characterisation classifies the site as post medieval enclosed farmland (formerly waste), formed as a result of parliamentary planned enclosure. The dominant boundary type for this type of land has been identified as hedgerows with trees.

3.3.2 Archaeological and Historical Background

3.3.3 This historical and archaeological background is compiled predominantly from primary and secondary sources consulted in October 2021 during continued COVID-19 pandemic related restrictions in England when restrictions remained in place at local libraries and archives. It is intended only as a summary of historical developments around the site. The locations of known heritage assets within the study area are represented in Figure 3 and summarised in Appendix 2.

3.3.4 **Prehistoric:** evidence for prehistoric activity within the study area comes from two discoveries: a broken Neolithic axe head and some worked flints during ploughing in c. 1925 (Asset 2) and a yellow paste glass bead found during land clearance for opencast at Iveston (Asset 8). Other than findspots, the only possible evidence comes from geophysical anomalies which may indicate past human activity of any date (Asset

9).

- 3.3.5 **Roman:** evidence for Roman is based on a findspot, this time of two Roman coins, one dating to the reign of Emperor Galienus (AD258-268), found by a metal detectorist in 1984.
- 3.3.6 **Medieval:** very little archaeological investigation has occurred within the 1km study area, although a cropmark of an enclosure thought to have early medieval origins was excavated in 1958. No finds or features were encountered (Asset 4). A stone ball has been discovered from the study area, which could be a cannon ball, ballista or gaming item, of unknown date (Asset 7).
- 3.3.7 Durham's Historic Landscape Character Assessment includes the site within an area of former waste, so during the medieval period it was not cultivated and not inhabited.
- 3.3.8 **Post-medieval:** into the post medieval period, the landscape was relatively unchanged, dominated by agriculture and populated by farmsteads and small villages with interlinking roadways crossing moors and wastes, as portrayed on 18th and early 19th century county maps (Plates 1-3). In 1768, prior to parliamentary inclosure, a dashed trackway is depicted running adjacent to the site, across the sparsely populated landscape. A buckle find found in the search area and of 16th or 17th century origin could be related to someone crossing the landscape along such tracks (Asset 5).
- 3.3.9 In 1768 (Plate 1) the nearest settlements were 'Consel' to the north-west, 'Nitsly' to the south-west and 'Edge Green' to the east, which seem to be single farmsteads or small hamlets; Iveston, to the north-east being the only settlement of any size. Greenwood's plan of 1820 (Plate 2) shows a little more detail and suggest a more populated landscape. 'Knitsley' is shown as a village to the south-west, with Knitsey Grange (Asset 1) to the south-east of the site. The previously dashed track of Delves Lane appears to be a more frequently used road by 1820, linking a number of settlements. 'The Delph' and 'Little Greencroft' (Asset 11), presumably both grand residences front the lane, either side of the site, and the lane to the immediate east of the site, leading to Iveston, is shown. Some buildings appear to be depicted to the immediate west of the site, all parcelled out as being 'In Medomsley', showing that this area lay within Medomsley Parish, presumably as a result of enclosure (Parliamentary enclosure of this area occurred in 1781, NRO 309/M/181), the area to the immediate east being 'In Greencroft' parish. These buildings are likely to be Carrabees Farmstead (Asset 10), known to have existed by 1799, and part of the landholding in which the present site was once associated (Appendix 3), clearly shown

in 1842 (Figure 4).

- 3.3.10 The character of the area changed drastically after the mid 19th century following the discovery of prolific coal seams (Crookhall Colliery) and the establishment of the Derwent Iron Company in the vicinity in 1841. This is first illustrated on Hobson's Plan of 1840 (Plate 3) which shows 'Colliery' at Crook Hall some distance to the north of the site, and 'Engine' and 'Pit House' to the north-west. It resulted in a population boom and the establishment of Consett proper; developing from two small villages, East and West Conside (Plate 3). These industrial developments appear to have had little direct impact on the site, although 'Crookhall Colliery' did extend westwards, north of the site, and several old shafts and air shafts (Asset 12) are shown on the First Edition Ordnance Survey map on the north side of Caribbees Plantation, so it's possible they may also have once extended within the plantation itself (Figure 5).
- 3.3.11 The industrialisation of the area resulted in the requirement for good transport links, particularly to link Consett to Middlesbrough, and the Lanchester Branch of the North Eastern Railway was opened, with a station to the south-west of the site, Knitsley Station (Asset 13). Smaller scale industry is evidenced in the study area by a quarry and spoil heap at Castle Hill (Asset 3) and a sandstone quarry (Asset 14) to the south-west of the site in 1859 (Figure 5), out of use by 1896 (Figure 6).
- 3.3.12 There is no evidence to suggest that these developments in the wider area affected the agricultural character of the site itself. It is likely that it remained agricultural, carved out from wastes by Parliamentary enclosure, and associated with Caribbees, which probably was constructed as a result of enclosure in 1781. The fieldnames of the areas within the site do not give any suggestion of any archaeological or industrial remains ('middle field', 'south-east field', 'wheat field' and 'south of house'; Appendix 3). This landholding passed hands multiple times during the 19th century, often owned by three individuals (Appendix 3). Throughout this time, the layout of the site itself appears to have been retained, consistently comprising three fields and the area to the north-west, with the same external and internal boundaries (Assets 15-20; Figures 4-8).
- 3.3.13 **Modern:** the site appears to have remained unchanged into the 20th century too, the only possible change appears to have been in 1945 when an aerial photograph appears to show a shaded area towards north-eastern extent of the site (Figure 9). Looks more like overgrown scrubland, however, than trees which are more likely to have impacted any sub-surface remains, and thus is of little significance. Trees here

are also not shown on any other imagery making scrubland more likely (Figures 4-8, 10-12).

- 3.3.14 The ironworks at Consett was the largest maker of plate in the country in 1878, employing 5,000 people. It owned schools, a hospital and 1500 houses. In 1904, the Consett Iron Company appears to have purchased the Caribees landholding (Appendix 3); the company continuing to expand into the 20th century, providing over 6,000 jobs in the 1960s when it was one of the 14 largest steel companies and represented 90 percent of the UK's steel-making capacity (Graces Guide 2021). The 1904 Sales Particulars (DRO D/Co 35/12(4)) advertised the landholding as *'all that valuable freehold farm known as the 'Caribees'... comprising 190 acres or thereabouts of arable, meadow and pasture land, together with the farmhouse, stables, cow byres and other outbuildings'*.
- 3.3.15 The Sales Particulars also states that *'a portion of the Estate has been previously sold for building sites, and a very large area of the land now being offered is suitable adapted for that purpose'*. It is possible that the ironworks bought the landholding, therefore, on which to build. Its continuing expansion required a workforce with housing and facilities locally and must explain the encroachment of such facilities closer and closer to the site during the 20th century. The Fourth Edition Ordnance Survey map of 1939 (Figure 8) shows housing extending along Delves Lane to the west of the site and abutting Caribees Farmstead. By 1978 this had occupied the site of the farmstead itself, and large factories/industrial units had been established to the south-west of the site (Figure 10). The ironworks eventually closed in 1980.
- 3.3.16 Modern imagery post-1945 shows little change to the site itself. The south-western extent of the north-western site boundary (Asset 15) has been affected by adjacent housing by 1978 (Figure 10), but otherwise, field boundaries remain the same (Assets 16-20). Modern Google Earth imagery shows little change, and no clear archaeological features are revealed by LiDAR imagery (Figure 12). However, in 2015, some kind of temporary track or pipeline had been created, crossing the north-easternmost field within the site (Figure 11). This may have affected earlier sub-surface archaeological remains.
- 3.3.17 **October 2021:** the site visit confirmed that the temporary track or pipeline shown on 2015 Google Earth imagery (Figure 11) appeared to be a main sewer and included access chambers across the northernmost field within the site boundary (Plate 4). No information on this could be found on the local planning portal or on the Archaeology

Data Service website, so it is unclear if this encountered or impacted any subsurface archaeological remains. Two rows of overhead electricity cables are supported by telegraph poles within the site itself. No other features were noted within the site boundary itself, (although a mound of soil was noted at the southern corner of the northernmost field which may have obscured earlier remains), other than field boundaries, as summarised below:

- Asset 15: north-west boundary of site- this varies across the length of the site, largely dependent on the boundaries of the adjacent properties. At the south-western extent, adjacent to Greenways this is a simple post and wire fence. Further north, adjacent to scrubland this includes a shrubby hedge to the south-east, with occasional mature trees to the rear of Meadow View and the undeveloped area of land to the north-east. Further north-east, adjacent to College View and the northern part of Greenways, the more modern properties here have a variety of boundary fences with the site, with the post and wire fence and more mature trees to the north-west forming the north-eastern extent of the boundary. This boundary is of negligible historic or archaeological interest;
- Asset 16: north-east boundary of site- this comprises a simple post and wire fence separating the land within the site from Caribbees Plantation to the north-east. This boundary is of no historic or archaeological interest;
- Asset 17: south-east boundary of site- this comprises a drystone wall along its full extent, with the only gaps being for access into the three fields (Plate 5). Mature trees and a ditch run parallel to it on the south-eastern side outside the site. This does not match the usual boundary type cited in the Historic Landscape Characterisation (*confer* 3.3.1), identified as hedgerows with mature trees, but does retain some historic and archaeological interest;
- Asset 18: south-west boundary of site- this comprises a post and wire fence along much of its length, with a drystone wall at the south-eastern extent (Plate 6). The post and wire fence element is of no historic or archaeological interest, but as with Asset 17, the drystone wall does retain some historic and archaeological interest;
- Asset 19: southernmost boundary within site dividing central and southern fields- this comprises a post and wire fence on the south-western side with elements of a surviving low drystone wall (Plate 7) and incomplete, shrubby hedgerow and ditch on the north-eastern side, the hedgerow being more complete towards the

south-eastern extent (Plate 8). As the hedge is incomplete, it may not meet protection requirements under Hedgerow Regulations 1997, but ecologists may be better to advise in terms of species survival. It retains limited historic and archaeological interest as it represents the usual boundary type as defined within the Historic Landscape Characterisation summary (*confer* 3.3.1);

- Asset 20: central boundary within site dividing northern and central fields- this comprises a complete hedgerow with occasional mature tree, a post and wire fence on the north-eastern side and a ditch on the south-western side (Plate 9). As a complete hedgerow, it may meet protection requirements under Hedgerow Regulations 1997, and it retains limited historic and archaeological interest, representing the usual boundary type as defined within the Historic Landscape Characterisation summary (*confer* 3.3.1).

4 DISCUSSION

4.1 Summary of Baseline

- 4.1.1 The baseline dataset, based on research and a site visit, has shown that the site was historically waste, with only findspot evidence for earlier activity in the vicinity. This land was portioned off to form part of the Caribbees estate, at least by 1799, and likely as a result of enclosure of 1781. The estate was fairly small, comprising land to the north-east, north-west and south-east, the present site comprising forming the north-eastern extent of the landholding. The estate passed hands many times in the 19th century, eventually being sold to the Consett Iron Company in 1904, a company, in an earlier form, largely responsible for the development of Consett itself, a mid 19th century boomtown. It is likely that the estate was bought as land to be developed, and from the mid 20th century onwards, much of the former estate was developed for housing (to the north-west of the site), resulting in the demolition of Caribbees farmstead itself, and commercial units (to the south-west). Only the plantation and fields comprising the site itself survive of the former Caribbees estate.
- 4.1.2 The only known evidence for modern activity within the site which may have affected any subsurface survival is the establishment of overhead powerlines across the centre of the site on a roughly south-north alignment with associated telegraph poles and a sewer across the northern field in c. 2015.
- 4.1.3 Four of the surviving boundaries relating to the site may retain elements of their 18th century origins as part of the Caribbees estate, three retaining elements of drystone walls (Assets 17, 18 and 19), and the fourth surviving as a complete hedgerow with mature trees (Asset 20). A forthcoming geophysical survey will be better placed to provide information on sub-surface archaeological potential.

4.2 Development Proposals

- 4.2.1 Current development proposals for the site indicate that the main access for the new housing development would be directly from Delves Lane, truncating the south-western boundary (Asset 18), but this is not a drystone wall at this location (Figure 13). The main through access into the site leading through the new development to access individual houses would also truncate the two field boundaries within the site (Assets 19 and 20). The designs do not suggest that the north-western, north-eastern or south-eastern boundaries (Assets 15, 16 and 17) would be affected by the

development, although impacts for machine access during the construction phase cannot be ruled out.

4.3 Heritage Statement

4.3.1 **Indirect Impacts:** a total of 14 heritage assets have been identified within the study area on current knowledge. Of these, the majority either no longer exist or are not intervisible with the site (Appendix 2, Table 2). For these, a magnitude of impact of no change (applicable to Assets 1-10, 12-14) or negligible (applicable to Asset 11) is anticipated, which would result in neutral or slight significance, and therefore is unlikely to require further consideration.

4.3.2 **Direct Impacts:** the remaining six heritage assets are at risk of direct impact from the Scheme, although this number is subject to alteration dependent on the results of the forthcoming geophysical survey and on sub-surface survival of as-yet unknown features. Of these, two are considered to be of negligible historic or archaeological interest, and therefore the resulting impact would be neutral or slight significance and therefore is unlikely to require further consideration (applicable to Assets 15 and 16).

4.3.3 The remaining four assets at risk of direct impact. Current design proposals (subject to change, Figure 13), suggest that all field boundaries will be retained, though some truncation will be necessary for access. It is thus anticipated that impacts will be minor, resulting in a neutral or slight significance impact on heritage significance. These are all boundaries respecting boundaries depicted on 1842 mapping and may have been established when the Carribeas estate was first set out in the late 18th century. Of these four, one (may be protected under Hedgerow Regulations 1997 (DEFRA 1997), the hedgerow forming the boundary between the northern and central of the three fields (Asset 20). The other three boundaries retain elements of drystone walling (Assets 17, 18 and 19).

4.4 Conclusions

4.4.1 Details of the development proposals have not been confirmed at this time, but current design proposals indicate that the boundaries identified above would be largely retained, incorporated within the design, limiting the impacts on cultural heritage.

4.4.2 The development proposals will result in the creation of a new housing estate, requiring ground disturbance for access routes, foundations, services etc Such groundworks, as well as having the potential to directly impact known heritage assets

as outlined above, would also impact upon any additional as-yet unknown surviving subsurface archaeological remains. Information on this will be better understood following the forthcoming geophysical survey of the site.

- 4.4.3 Additional works following the geophysical survey; the results of which are forthcoming, but which may confirm the potential for sub-surface prehistoric/and or medieval archaeological remains; to address sub-surface archaeological potential may also be required. The details of any mitigation would be dependent upon the requirements of the local planning authority archaeologist.

5 BIBLIOGRAPHY

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Hobson's Map of County Durham, 1840

Tithe Award and Map, Medomsley, 1842

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Second Edition Ordnance Survey Map, 1896, 25 inch to mile scale

Third Edition Ordnance Survey Map, 1921, 25 inch to mile scale

Fourth Edition Ordnance Survey Map, 1939, 25 inch to mile scale

1945 Aerial Photograph

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National Heritage List, England (NHLE) 2021, <https://historicengland.org.uk/listing/the-list/>, accessed 11th October 2021

APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used (Table 1).

Table 1: Establishing the importance of a heritage asset

Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019)

The **magnitude of impact** is measured from the condition that would prevail in a ‘do nothing’ scenario and it is assessed without regard to the importance of the receptor (Highways England, 2019). The worst magnitude of impact would be Loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features, or elements. In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used (Table 2).

Table 2: Establishing the magnitude of impact

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features, or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features, or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features, or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality, or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features, or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features, or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features, or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features, or elements.
No change		No loss or alteration of characteristics, features, or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases, the significance of impact is shown as being one of two alternatives. In these cases, a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 3: Establishing the significance of impact

Value/Importance	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	Negligible	Minor	Moderate	Major
Magnitude of impact						

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 4: Significance categories

Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

APPENDIX 2: GAZETTEER OF HERITAGE ASSETS

Table 1: the table below summarises known heritage assets within a 1km study area and includes assets from Durham County Council's Historic Environment Record (HER PRN), and National Heritage List England (NHLE) Historic England web resource, Historic England Research Records (HEER), held by the Heritage Gateway online database and the Archaeology Data Service (ADS) database. The locations of all known heritage assets are shown in Figure. For those previously unknown heritage assets, a level of 'local' significance has been attributed; it is possible, with enhanced understanding of these assets, that they may be considered of greater significance.

Asset No.	Reference	Site Name	Period	Description	Grid Reference	Value
1	NHLE 1240531; HER PRN H36452	East Knitsley Grange Farmhouse	Post Medieval	Grade II listed farmhouse of mid 18 th century origin with later alterations	412406,548475	Medium
2	HEER 22371; HER PRN H1027	Axehead and flints findspot	Prehistoric	A broken Neolithic stone axehead and worked flints were found near West Knitsley c.1925 during ploughing	412000,548000	Negligible
3	HEER 22351; HER PRN H1875	Castle Hill; Quarry spoil tip	Post Medieval	In the 19 th and early 20 th century, this was postulated as a possible prehistoric mound, but by the mid 20 th century it was seen as a natural hillock. The HER cites it as a spoil heap from an adjacent quarry worked in the early 19 th century	413310,549480	Low
4	ADS 629229	Medieval Enclosure	Early Medieval	A 1958 excavation of a cropmark of an enclosure with a ditch and bank, thought to have early medieval origins, revealed no discoveries	413400,549900	Low
5	HER PRN H5232	Buckle findspot	Post Medieval	Findspot location of an elliptical buckle with incised leaf decoration of 14 th or 17 th century origin	413300,549400	Negligible
6	HER PRN H5233	Coin findspot	Roman	Findspot of two Roman coins, recovered using metal detector in 1984. One was retained by landowner, the other is an Antoninianus of the Emperor Galienus (AD258-268)	413300,549400	Negligible

Asset No.	Reference	Site Name	Period	Description	Grid Reference	Value
7	HER PRN H5234	Stone ball findspot	Uncertain	Findspot of a stone ball made from coarse sandstone. Could be a cannon ball, ballista or ball used in game	413300,549400	Negligible
8	HER PRN H8425	Bead findspot	Prehistoric	Findspot of a yellow paste glass bead found during land clearance for opencast at Iveston	413000,550000	Negligible
9	HER PRN E63791	Geophysical anomalies	Uncertain	An area of 2.4ha was surveyed, revealing a number of anomalies. Most were interpreted as of modern origin, however some may have archaeological origins	411818,550357	Low
10	Documentary Sources; Cartographic Sources	Site of Caribbees Farmstead	Post Medieval	See appendix 2 for summary. Former 18 th century farmstead, eventually demolished between 1945 and 1978. The site formed part of its landholding in the 19 th century at least	412175,549272	Low
11	Documentary Sources; Tithe Map, 1842	Little Greencroft	Post Medieval	Shown on County maps of 1820 and 1840. In 1842 it formed part of Greencroft Parish. Still survives	412563,548983	Low
12	First Ed OS map	Old coal shafts	Post Medieval	Old coal shafts shown on the land to the north of Caibbees Plantation, north of the site	412644,549973	Low
13	First Ed OS map 1859	Knitsley Station	Post Medieval	Served the Lanchester Branch of the North Eastern Railway, largely a mineral route, closing to passengers in 1939, and goods in 1966. The station building still survives	412129,548720	Low
14	First Ed OS map 1859	Sandstone Quarry	Post Medieval	Marked as sandstone quarry on First Ed OS map but Old Quarry on Second Ed OS map of 1896	411947,548943	Low
15	Tithe Map, 1842	Field Boundary	Post Medieval	North-west boundary to site shown on Tithe Map of 1842 and subsequent historic OS mapping	412359,549428	Low

Asset No.	Reference	Site Name	Period	Description	Grid Reference	Value
16	Tithe Map, 1842	Field Boundary	Post Medieval	North-east boundary to site shown on Tithe Map of 1842 and subsequent historic OS mapping	412665,549649	Low
17	Tithe Map, 1842	Field Boundary	Post Medieval	South-east boundary to site shown on Tithe Map of 1842 and subsequent historic OS mapping	412540,549280	Low
18	Tithe Map, 1842	Field Boundary	Post Medieval	South-west boundary to site shown on Tithe Map of 1842 and subsequent historic OS mapping	412256,549084	Low
19	Tithe Map, 1842	Field Boundary	Post Medieval	Southernmost north-west south-east aligned boundary shown within site on Tithe Map of 1842 and subsequent historic OS mapping	412349,549220	Low
20	Tithe Map, 1842	Field Boundary	Post Medieval	Central north-west south-east aligned boundary shown within site on Tithe Map of 1842 and subsequent historic OS mapping	412483,549403	Low

Table 2: the table below is a summary of the heritage assets listed above including the significance of each asset, the assessed magnitude of impact of the Scheme based on available knowledge and assumptions ahead of detailed design proposals being confirmed and concluding in the overall magnitude of impact of the Scheme on the heritage significance of each asset, using the three tables in Appendix 1.

Asset No.	Site Name	Significance	Magnitude of Impact	Significance of Impact
1	East Knitsley Grange Farmhouse	Medium	No intervisibility = no change	Neutral
2	Axehead and flints findspot	Negligible	No change	Neutral
3	Castle Hill; Quarry spoil tip	Low	No intervisibility = no change	Neutral
4	Medieval Enclosure	Low	No intervisibility = no change	Neutral
5	Buckle findspot	Negligible	No longer exists = no change	Neutral
6	Coin findspot	Negligible	No longer exists = no change	Neutral
7	Stone ball findspot	Negligible	No longer exists = no change	Neutral

Asset No.	Site Name	Significance	Magnitude of Impact	Significance of Impact
8	Bead findspot	Negligible	No longer exists = no change	Neutral
9	Geophysical anomalies	Low	No intervisibility = no change	Neutral
10	Site of Caribbees Farmstead	Low	No longer exists = no change	Neutral
11	Little Greencroft	Low	Minor changes to setting = negligible, adverse	Neutral or slight
12	Old coal shafts	Low	No intervisibility = no change	Neutral
13	Knitsley Station	Low	No intervisibility = no change	Neutral
14	Sandstone Quarry	Low	No intervisibility = no change	Neutral
15	Field Boundary	Negligible	Measurable change to setting – moderate adverse	Neutral or slight
16	Field Boundary	Negligible	Measurable change to setting – moderate adverse	Neutral or slight
17	Field Boundary	Low	Measurable change to setting – moderate adverse	Slight
18	Field Boundary	Low	Measurable change to setting – moderate adverse	Slight
19	Field Boundary	Low	Measurable change to setting – moderate adverse	Slight
20	Field Boundary	Low	Measurable change to setting – moderate adverse	Slight

APPENDIX 3: DOCUMENTARY EVIDENCE

Table 1: Caribees Farm

Date	Detail	Reference
17 th April 1799	Postponement of sale	NRO 309/111/48
25 th July 1809	Samuel and Anthony Jopling	DRO D/CG 8/142
1820	Three structures shown at correct location	Greenwood's County Plan of 1820
30/31 Dec 1834	Thomas Cookson esq.	DRO D/Co 31/35(1)
20/21 Sept 1835	George Hinchcliffe	DRO D/Co 31/35(2)
1820	Three structures shown at correct location	Hobson's County Plan of 1840
1842	'Carrabees', annotated and shown with a parcel of land (see Table 2 and Figure 4). Farmstead depicted is roughly T-shaped	Tithe Award and Plan
1859	'Carribbees' annotated and shown as T-shaped with reverse L-shape extension to east and horse gin. Shows trackways leading to associated land (Figure 5)	First Ed OS map, 25inch scale
23 Nov 1876	George Brown, Joseph Armstrong, and James Oliver Plan shows 'Carribbees' with horse gin more square than on 1859 OS map	DRO D/Co 31/35(4)
1 Dec 1876	Robert Hodgson, William Berry Wilson and Joseph Atkinson Philipson, gent	DRO D/Co 31/35(5)
28 Jan 1890	George Armstrong (1/3 share)	DRO D/Co 31/35(6)
1 May 1890	James Oliver (1/3 share)	DRO D/Co 31/35(6)
18 June 1895	Elizabeth Jane Brown (1/3 share)	DRO D/Co 31/35(9)
1896	'Carribbees' annotated and shown much as depicted in 1859 (Figure 5)	Second Ed OS map, 25inch scale
15 Jan 1897	Joseph Atkinson Philipson, Hylton Philipson the Younger and John Charles Turnbull	DRO/D/Co 31/35(10)
28 July 1897	James Oliver (1/3 share)	DRO/D/Co 31/35(11)
24 Aug 1904	Auction sales particulars. <i>'All that valuable freehold farm known as the 'Carribees'... comprising 190 acres or thereabouts of arable, meadow and pasture land, together with the farmhouse, stables, cow byres and other outbuildings'.</i>	DRO D/Co 31/35(12)

<i>Date</i>	<i>Detail</i>	<i>Reference</i>
28 Nov 1904	George Robert Dransfield (1/3 share)	DRO/D/Co 31/35(13)
29 Nov 1904	George Robert Dransfield, agent for Consett Iron Co. Ltd (3/3 share)	DRO/D/Co 31/35(13)
1921	'Caribbees' annotated and shown in same plot as 1859 and 1896 mapping, but much reduced in terms of structures. Appears to comprise only two adjacent structures with a detached structure (Figure 6). Completely restructured since 1896	Third Ed OS map, 25inch scale
1939	'Caribbees' shown much the same as in 1921, but housing development has encroached on land to the immediate west	Fourth Ed OS map, 25inch scale
1945 AP	Layout of farm with housing to the west shown as appears in 1939	1945 AP
1978	Caribbees no longer survives, superseded by housing	1979 OS map, 1:2500 scale

Table 2: Tithe Award Summary (see also Figure 4)

<i>Plot No</i>	<i>Landowner</i>	<i>Occupier</i>	<i>Name</i>	<i>Description</i>	<i>A</i>	<i>R</i>	<i>P</i>
500	Thomas Cookson Esq.	Matthew Greener now Matthew Spencer	North Stripe	Planted	3	0	0
501			North Pasture	Grass	15	1	8
502			Stripe	Planted	1	3	29
503			North East Field	Planted	22	2	5
504			Middle Field	Grass	21	2	29
505			Boggs	Planted	8	1	18
506			Letch Field	Planted	4	2	13
507			South East Field	Grass	18	0	0
508			Wheat Field	Arable	13	1	31
509			South of House	Arable	11	0	18
510			Middle Field	Arable	12	2	23
511			House Field	Grass	9	1	28
512			Carrabees Homestead Orchard	-	0	3	4
512a			Road to Consett	-	3	1	0
513			South of Road Field	Arable	7	3	0
514			West of Road Field	Arable	5	2	38
514a			West Bank	Planted	4	2	14
515	Bank Field	Arable	6	3	37		
516	Turnip Field	Arable	13	3	31		
517	Hivebuck Field	Arable	14	3	35		

APPENDIX 4: PLATES

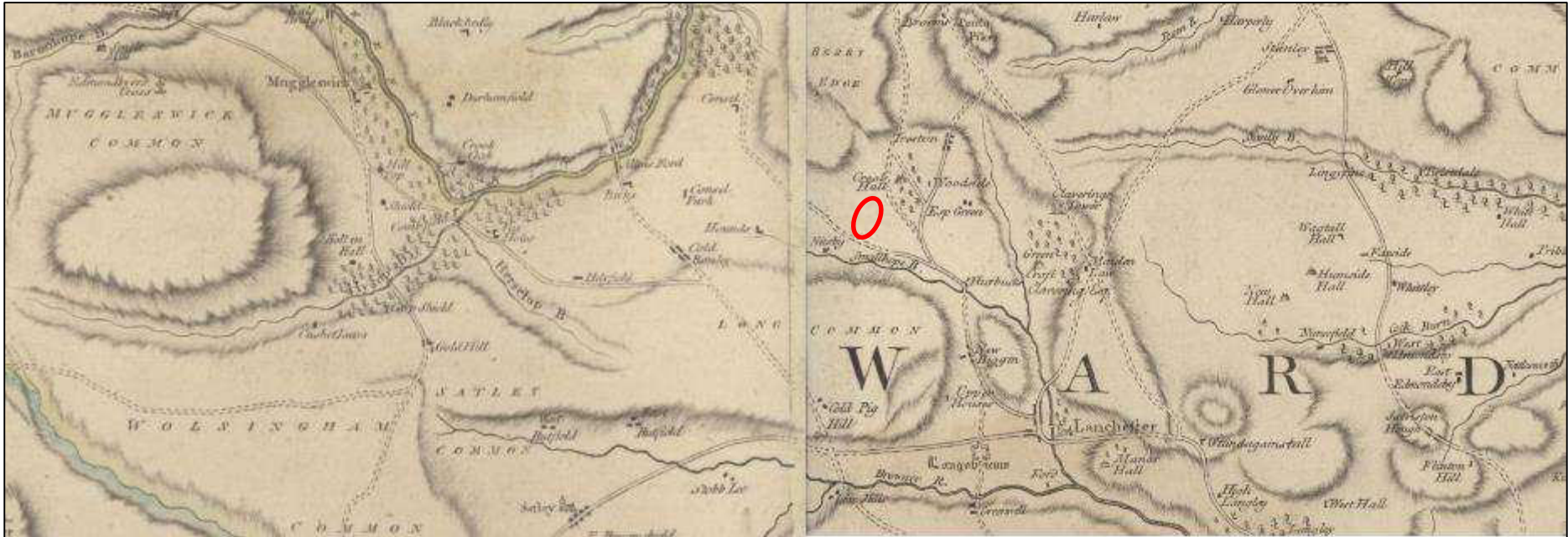


Plate 1: Extract from Jeffery's Plan of Durham, 1768



Plate 2: Extract from Greenwood's Plan of Durham, 1820



Plate 3: Extract from Hobson's Plan of Durham, 1840



Plate 4: Westernmost access chamber, facing south-east



Plate 5: Asset 17: drystone wall boundary, facing south



Plate 6: Asset 18: south-eastern extent, facing west-north-west



Plate 7: Asset 19: north-eastern side showing drystone wall, facing south-west

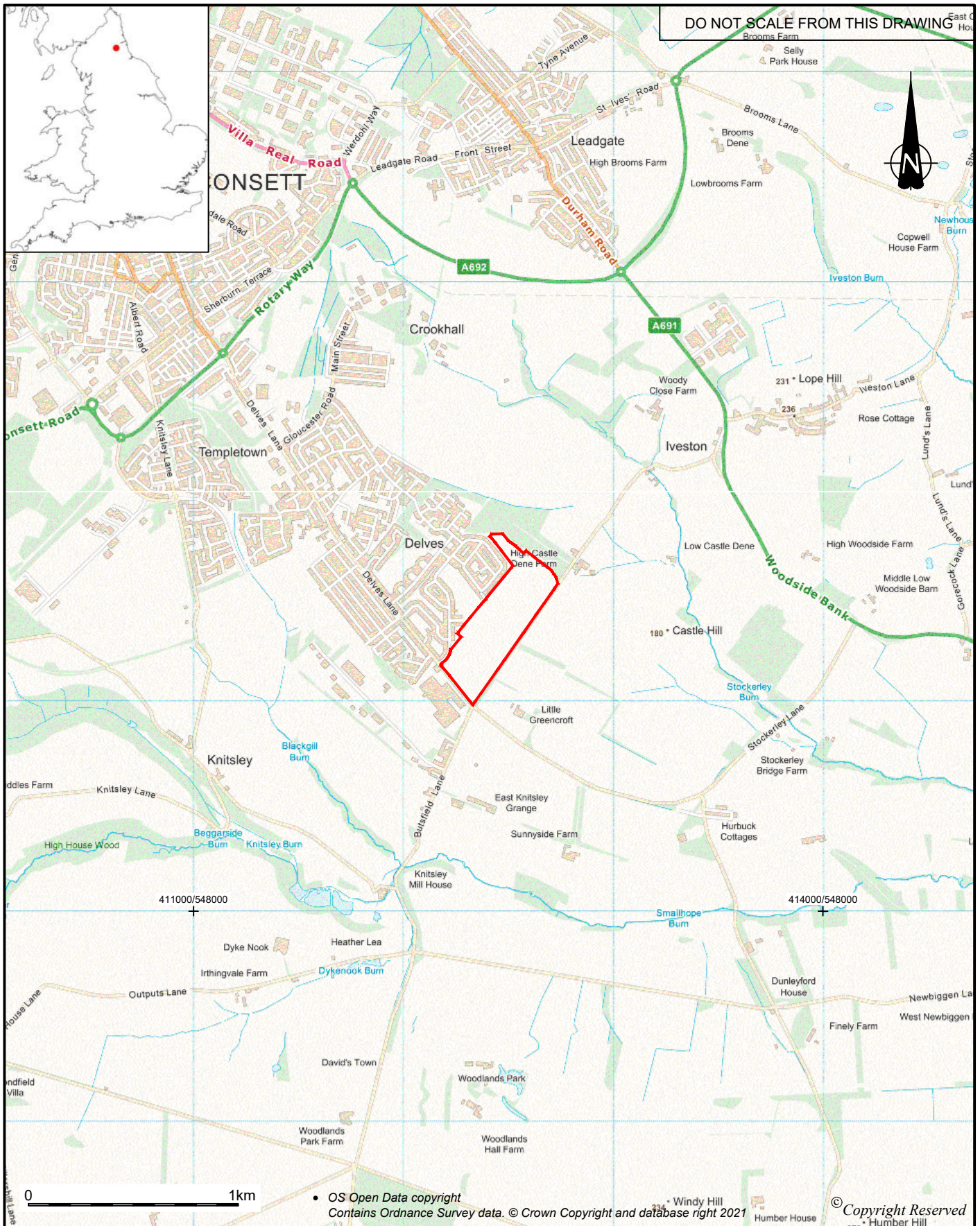


Plate 8: Asset 19: south-western side, facing east



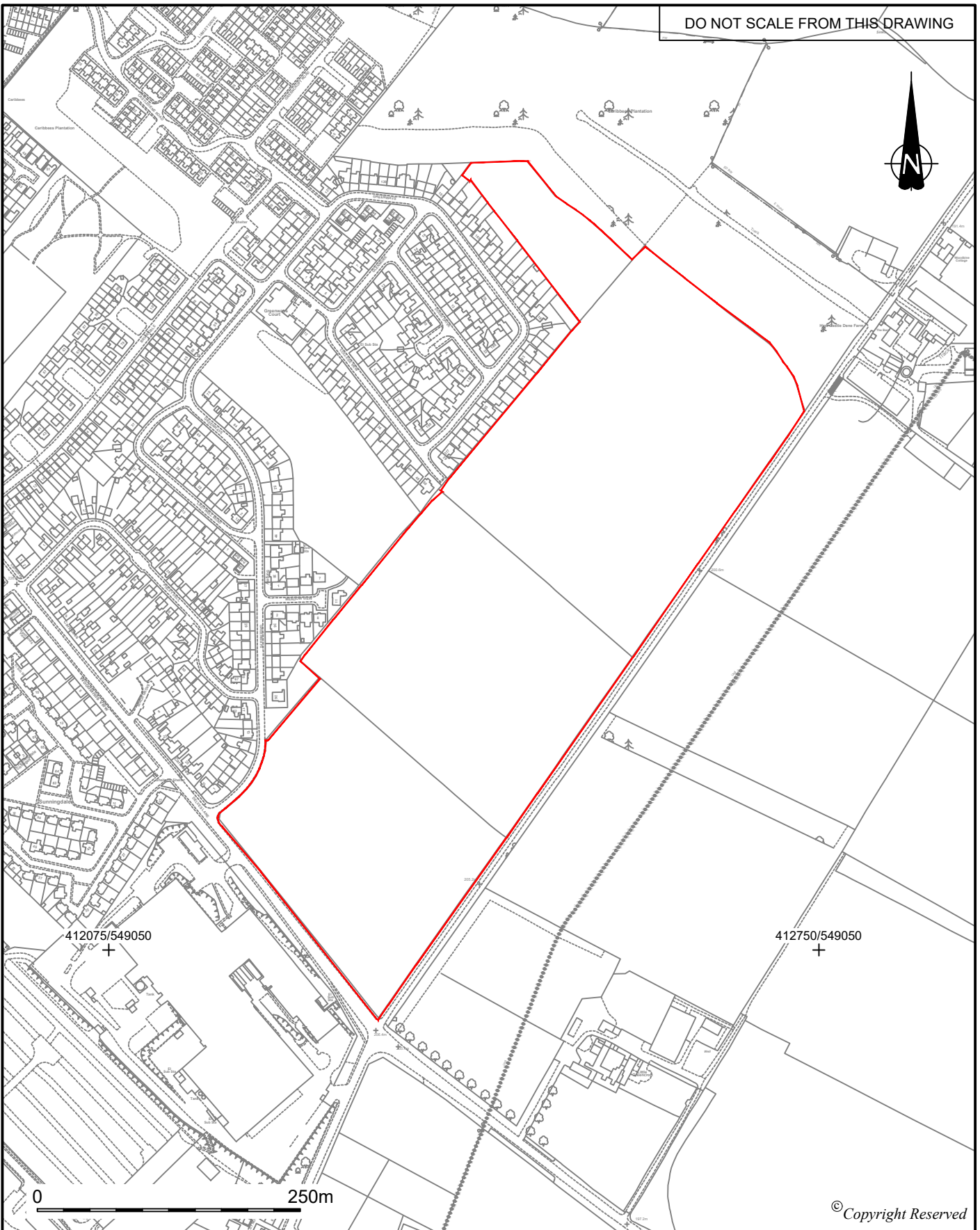
Plate 9: Asset 20: north-eastern side, facing west

APPENDIX 5: FIGURES



CLIENT	Miller Homes		DRG No.	CL12496-001		REV	A
	PROJECT	Land off Delves Lane, Consett, County Durham		SIZE	A4	SCALE	1:25,000
DRAWING TITLE		Figure 1: Site location		DRAWN BY	HP	CHECKED BY	FG
					APPROVED BY	CBC	
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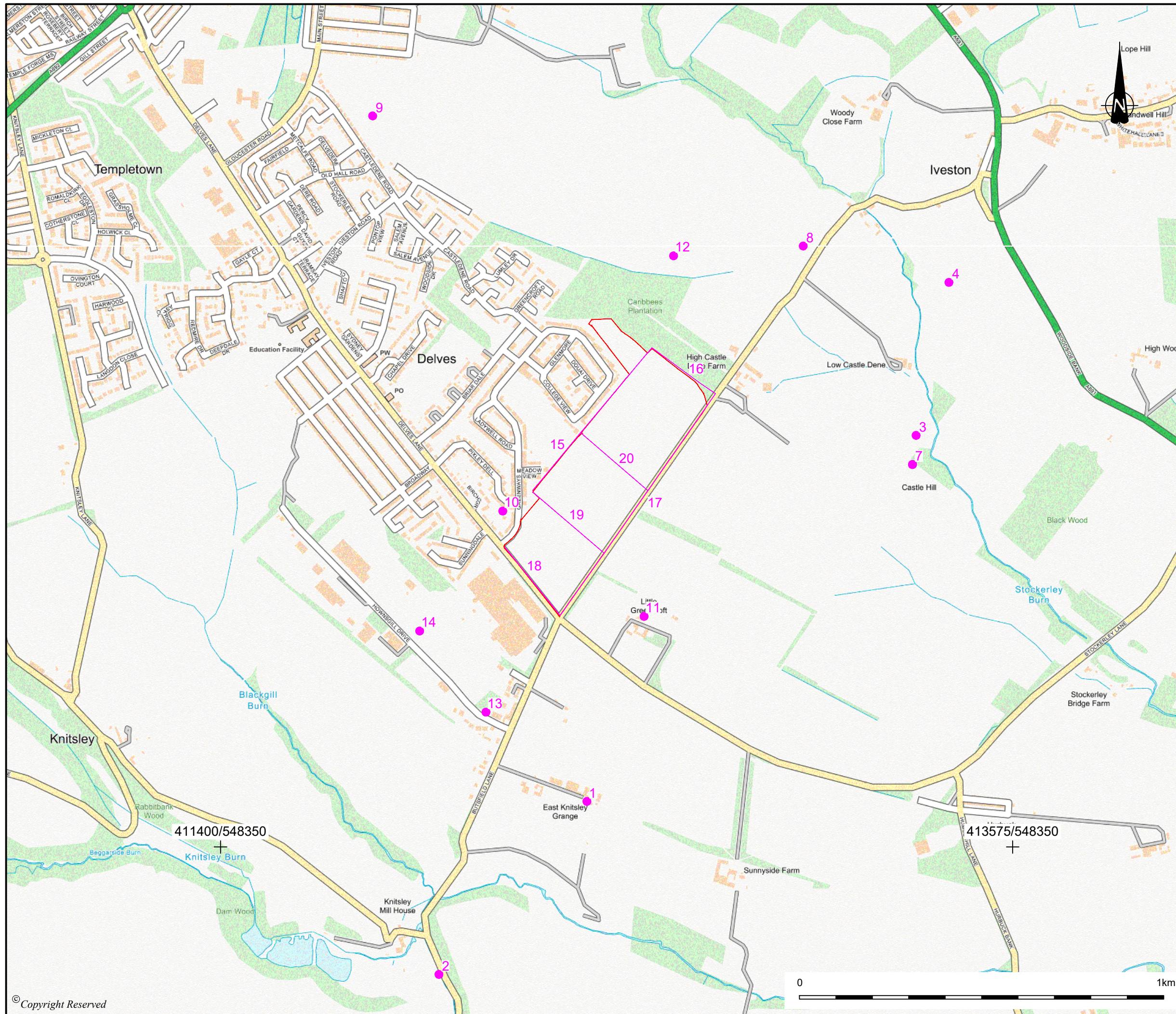


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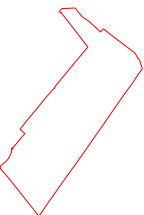

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	SIZE A4	SCALE 1:5,000	DATE Oct 2021
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**Figure 3:
 Location of heritage assets
 within 1km study area**

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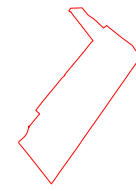
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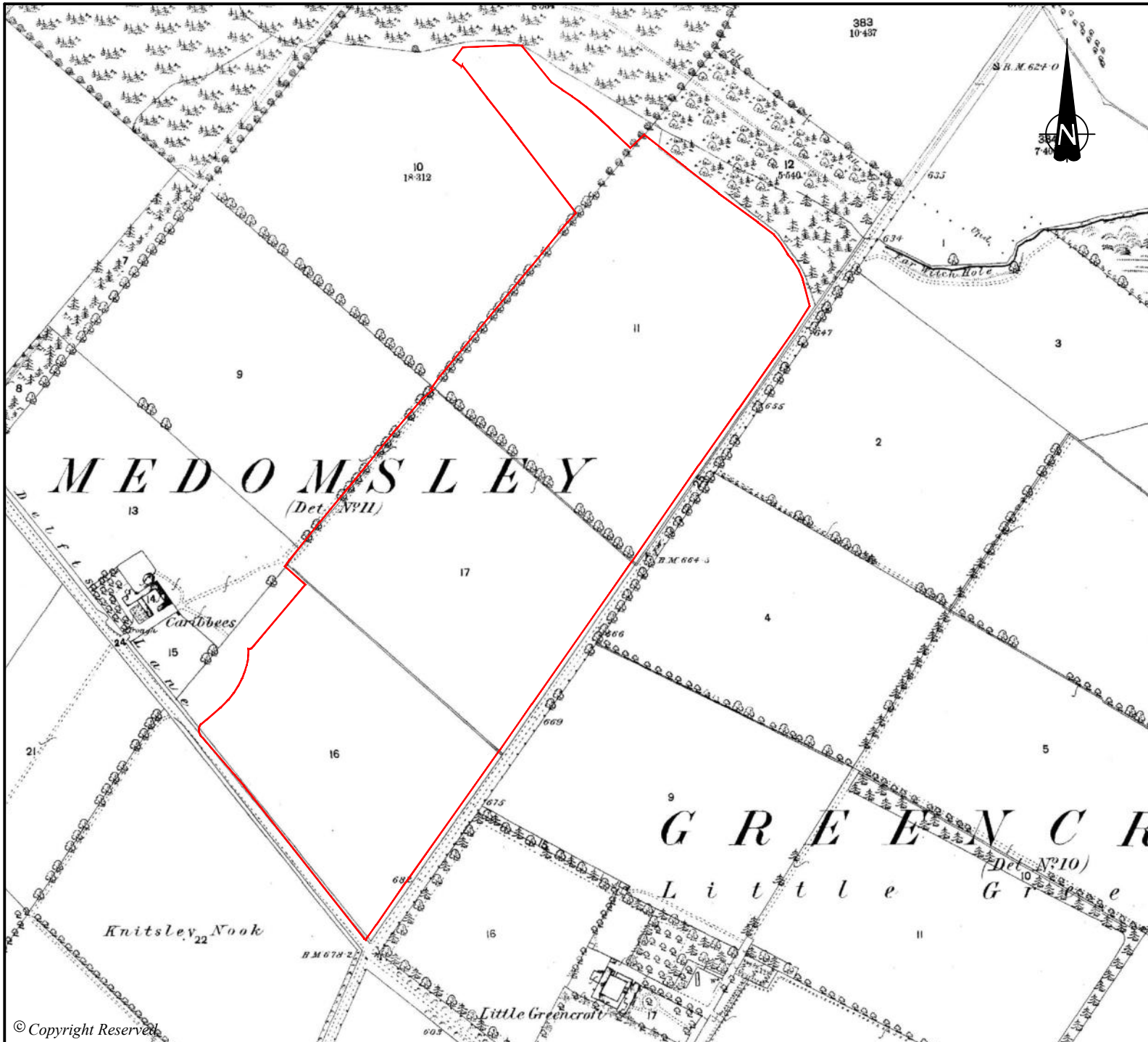
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Figure 4:
Tithe Map, Medsomsley,
1842

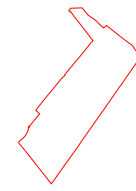
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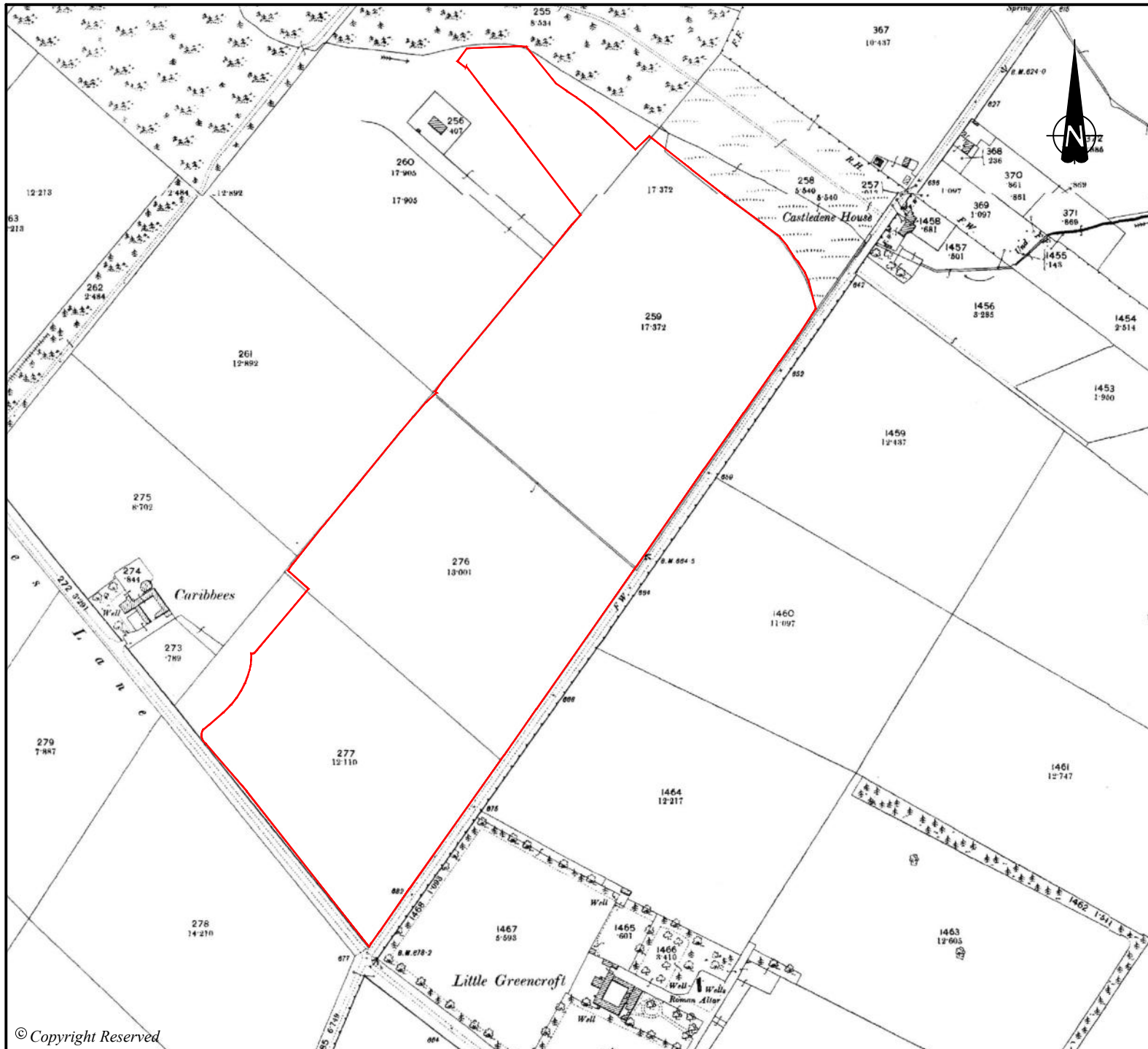
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Figure 5:
First Edition Ordnance Survey Map, 1859
(25 inch to 1 mile scale)

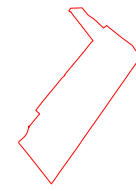
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Figure 6:
Second Edition Ordnance Survey Map, 1896
(25 inch to 1 mile scale)

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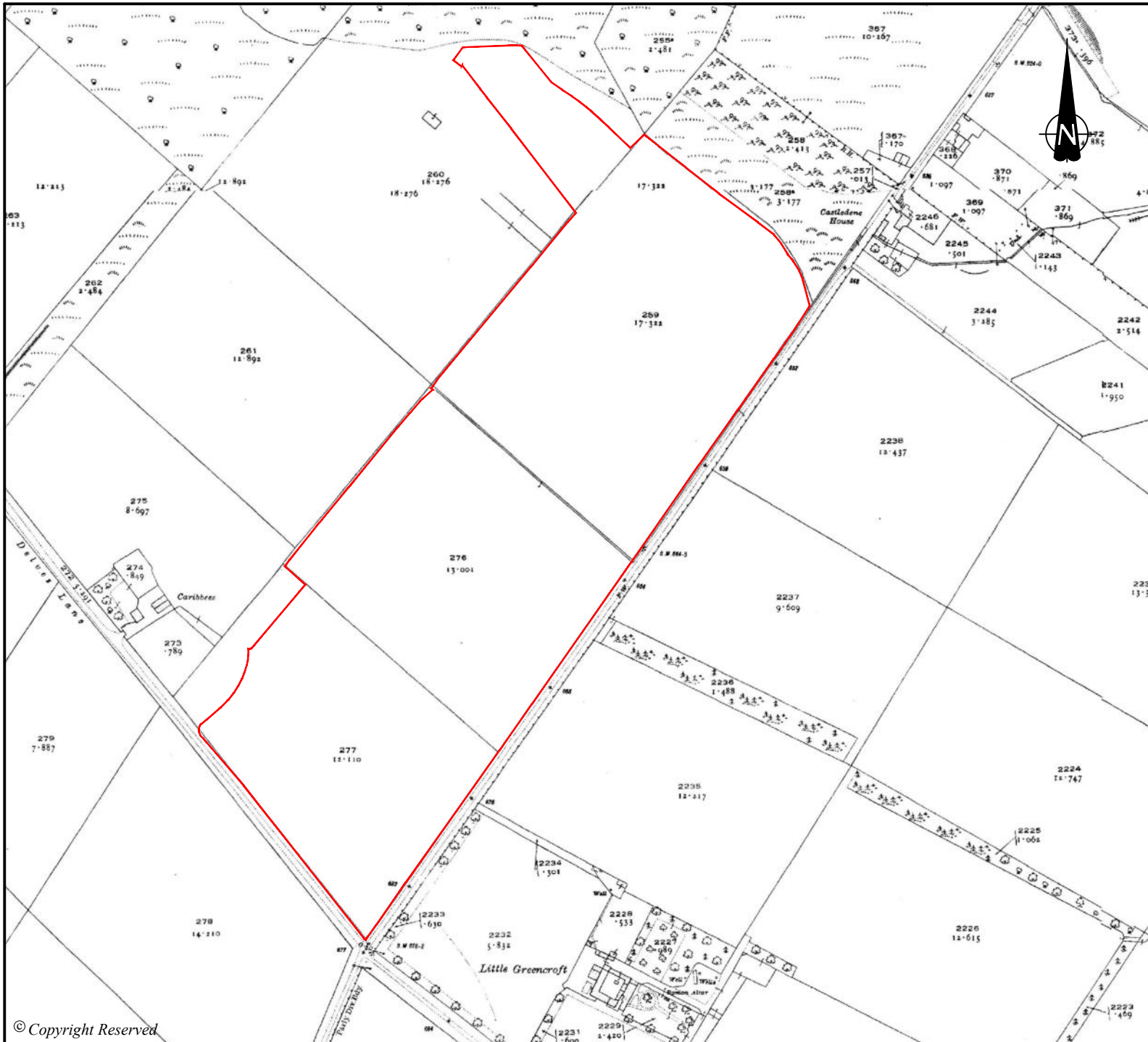
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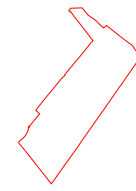

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Figure 7:
Third Edition Ordnance Survey Map, 1921
(25 inch to 1 mile scale)

DRG No CL12496-007 REV A

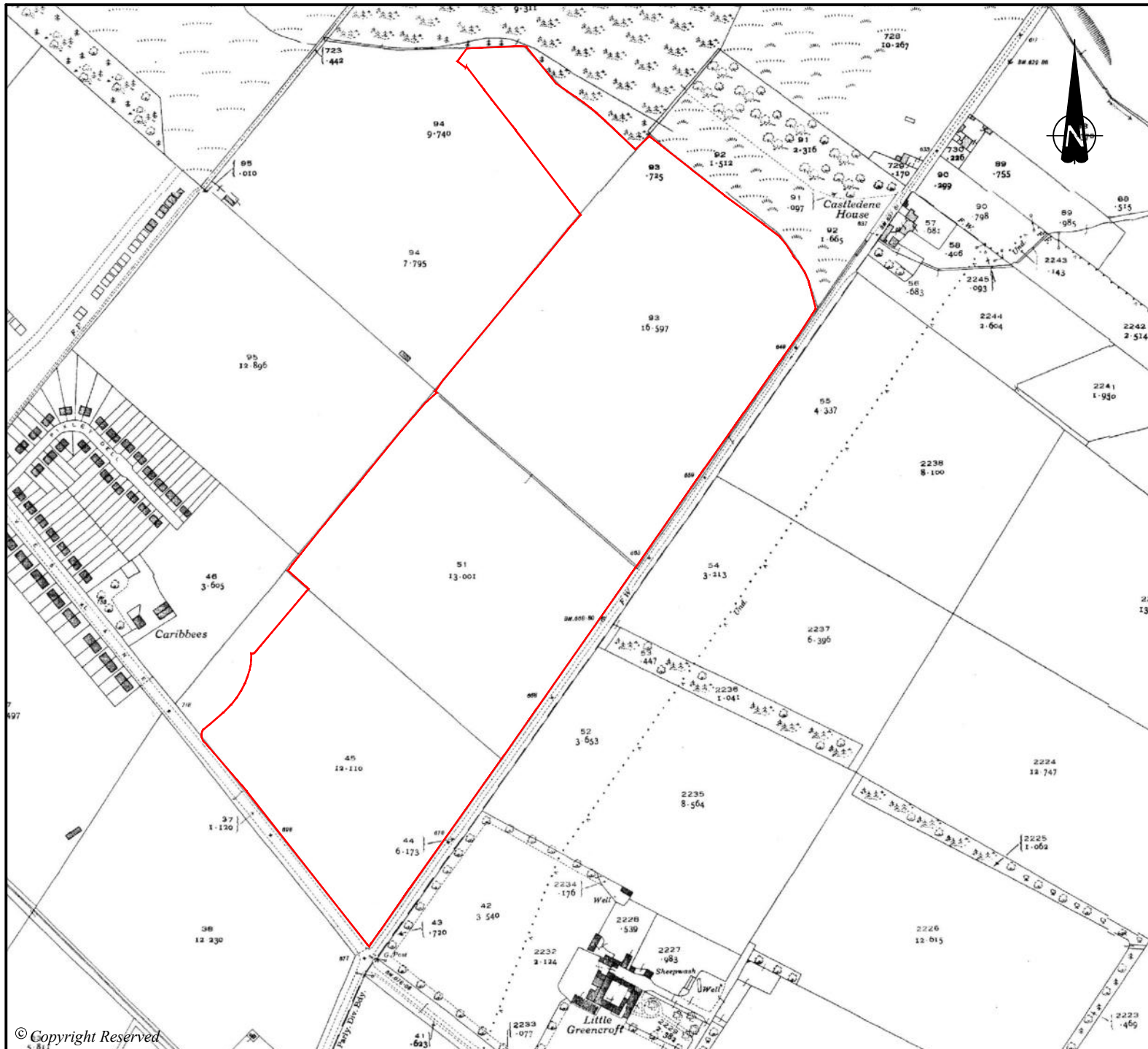
SIZE A4 SCALE 1:5,000 DATE Oct 2021

DRAWN BY HP CHECKED BY FG APPROVED BY CBC

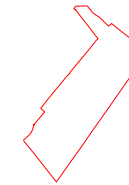
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DRAWING TITLE
Figure 8:
Fourth Edition Ordnance Survey Map, 1939
(25 inch to 1 mile scale)

DRG No	CL12496-008	REV	A
SIZE	A4	SCALE	1:5,000
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**Figure 9:
1945 Aerial Photography**

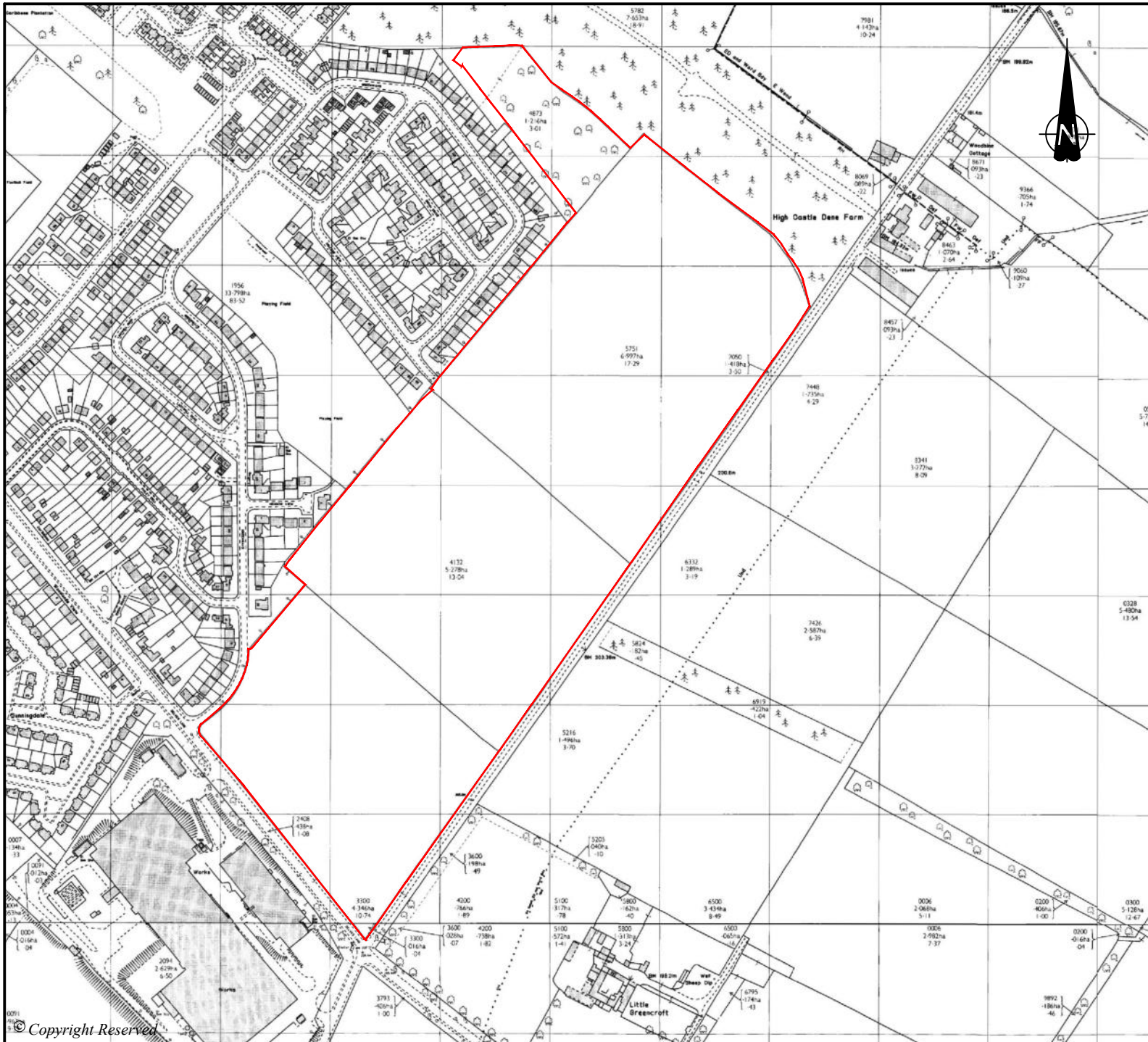
DRG No	CL12496-009	REV	A
SIZE	A4	SCALE	1:5,000
		DATE	Oct 2021
DRAWN BY	HP	CHECKED BY	FG
		APPROVED BY	CBC

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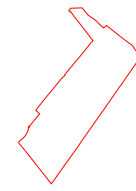
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<input type="checkbox"/> BOLTON	<input type="checkbox"/> LONDON
<input type="checkbox"/> CARDIFF	<input type="checkbox"/> MANCHESTER
<input type="checkbox"/> EDINBURGH	<input type="checkbox"/> N-U-T
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Figure 10:
1978 Ordnance Survey Map
(1:2500 scale)

DRG No	CL12496-010	REV	A
SIZE	A4	SCALE	1:5,000
DRAWN BY	HP	CHECKED BY	FG
		DATE	Oct 2021
		APPROVED BY	CBC

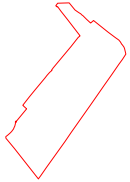

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Note:
 Boundaries are indicative. Aerial imagery shown for context purposes only.

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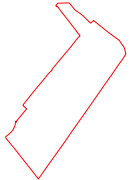
DRAWING TITLE
 Figure 11:
 2015 Aerial Imagery

DRG No	CL12496-011	REV	A
SIZE	A4	SCALE	1:5,000
		DATE	Oct 2021
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Figure 12:
LiDAR imagery

DRG No	CL12496-012	REV	A
SIZE	A4	SCALE	1:5,000
		DATE	Oct 2021
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	PROJECT	Land off Delves Lane, Consett, County Durham		SIZE	A4	SCALE	1:4,000	DATE
DRAWING TITLE		Figure 13: Development proposals (based on Miller Homes 'Site Layout Plan' Oct 2021)		DRAWN BY	HP	CHECKED BY	FG	APPROVED BY
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