

**Historic Environment Assessment,  
Hownsgill Park Energy Facility,  
Land Adjacent to Hownsgill Industrial Park, Templetown, Consett**



**October 2020**

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Site name	Hownsgill Park Energy Facility	
Report type	Historic Environment Assessment	
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### Summary

The proposed development site is an area of amenity grassland within the Hownsgill Industrial Park. During the mid to late 20<sup>th</sup> century the site was developed as part of the Consett Iron Works. The works were present on historic mapping between the 1960s and 1980s but were subsequently demolished and the site cleared and levelled before being laid out as an industrial park. Prior to the construction of the iron works, the site was within an area of quarrying and railway sidings associated with the iron works. The site has a negligible potential for the presence of heritage assets with archaeological interest. There are no recorded heritage assets within the site.

The proposed development site is within the setting of grade II\* listed Hownes Gill Viaduct, Grade II listed Railway Accommodation Arch and Grade II listed farmhouse and barn at High Knitsley Farm. An analysis of the contribution made by setting to the value of these assets has concluded that there would be no harm to the heritage values of Hownes Gill Viaduct or the Railway Accommodation Arch, as both lack intervisibility with the proposed scheme and are assets that have close links to the industrial heritage of the area which would not be impacted by the proposed development. There would be a negligible adverse impact on the listed buildings at Knitsley Farm, because of a marginal increase in industrial development viewed in combination with these assets in a small number of views of them.

No mitigation is proposed in relation to the historic environment impacts of the proposed scheme, beyond that already included in the design, given the low level of predicted effect which is not significant and is at the lowest end of less than substantial harm in NPPF terminology.

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# 1 Introduction

- 1.1. Project Genesis Ltd has commissioned a historic environment assessment in relation to the proposed development of a 3.48MW Energy Facility. The proposed development will generate power and heat.
- 1.2. This assessment considers the likely effects on known and potential archaeology and built heritage (collectively known as heritage assets) and affects that could arise a result of development within the setting of heritage assets.

## Site location

- 1.3. The application site is located at Hownsgill Park Energy Facility on land adjacent to Hownsgill Industrial Park, Templetown, Consett, DH8 7BL - centred at Grid Reference NZ10474974. It is within the modern parish of Consett It is located within an area that was occupied by the Consett Iron Works during the 20<sup>th</sup> century and is currently green open space within the Hownsgill Industrial Park. The redline boundary encompasses approximately 1.64ha.
- 1.4. The historic environment record relevant to this area is maintained by County Durham's Archaeology Service.

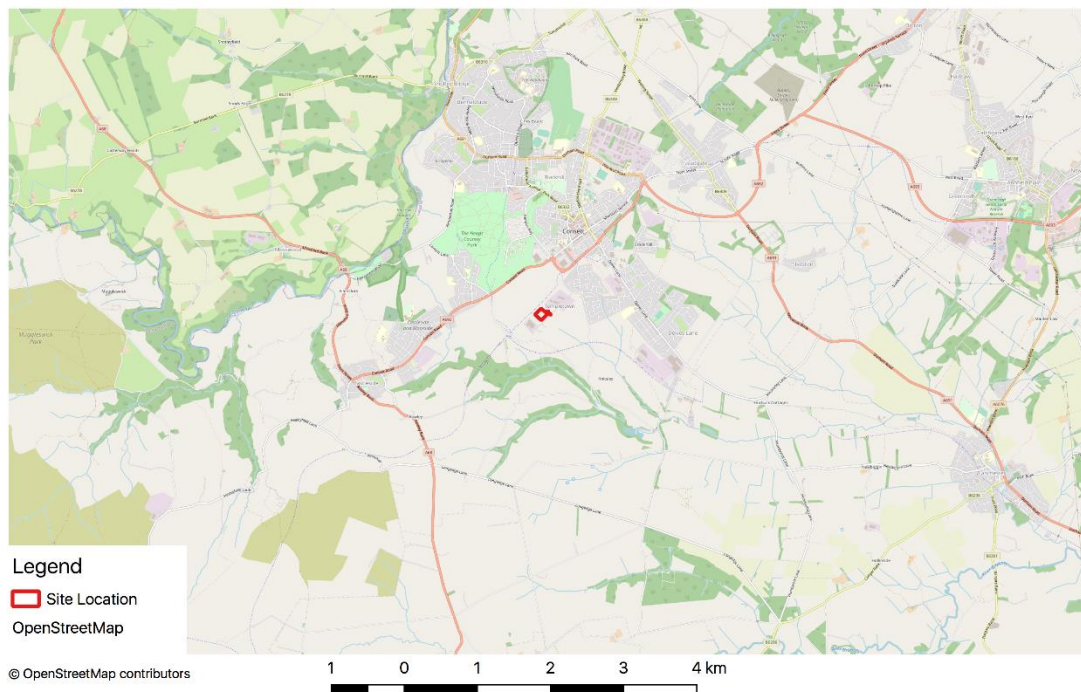


Figure 1: Site location

## Aims of the historic environment assessment

- 1.5. This assessment aims to determine, as far as reasonably possible from existing records, the nature, extent and value of any heritage assets that could be affected by

development within the site. The assessment will also use background data to evaluate the potential for previously unrecorded heritage assets to be present within the site.

- 1.6. This report also provides an assessment of the potential impact of the proposed development on the significance of heritage assets within or near to the site resulting from development within their settings.

### ***Assumptions and limitations***

- 1.7. Archaeological evidence is often buried and invisible from the ground surface, it is therefore possible that the extent, character and significance of an asset could vary from that described in the consulted data sources. A reasonable worst case has been taken in the assessment that follows, and professional judgement used to determine the likely significance (or value) of heritage assets where the precise nature of the asset is not known.
- 1.8. Given the recent history of the site (a former part of the Consett Iron Works, reinstated to amenity grassland within an industrial park), historic landscape character assessment is not relevant to this project and has been scoped out from this assessment.

### **Planning context**

#### ***The National Planning Policy Framework (NPPF), 2019***

- 1.9. The National Planning Policy Framework February 2019 (NPPF) sets out the Government's planning policies for England and how they should be applied. The NPPF includes three overarching objectives for the planning system (section 2, paragraph 8), including "c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment...*".
- 1.10. Paragraph 189 of the NPPF directs that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 1.11. Paragraph 194 of the NPPF notes that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting.
- 1.12. Paragraph 195 directs that applications that would lead to substantial harm to or total loss of significance of a designated heritage asset should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefit.
- 1.13. Paragraph 196 of the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal.

1.14. Paragraph 197 relates to non-designated heritage assets, again directing that "*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.*"

### **Local Plan**

1.15. The **County Durham Plan**, adopted 2020, includes **Policy 44 – Historic Environment** which sets out 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.*"

### **Best practice and guidance**

1.16. The following guidance documents have been referenced in preparing this report.

- Historic Environment Good Practice Advice in Planning 2, Managing significance in decision-taking in the historic environment, Historic England, 2015
- Historic Environment Good Practice Advice in Planning 3, 2nd Edition (GPA3): The Setting of Heritage Assets, Historic England, 2017
- Conservation Principles; Policy for the Sustainable Management of the Historic Environment, Historic England, 2008 (also Consultation Draft, 2017)
- Chartered Institute for Archaeologists, Standard and guidance for historic environment desk-based assessment, CIFA, 2017

1.17. Historic England, in GPA2 (pages 2-8), provides advice on the assessment of significance as part of the application process. The guidance notes that it is important to understand the nature, extent and level of significance of heritage assets (the heritage value) that may be affected.

1.18. Historic England, at paragraph 9 (page 4) of GPA3 note that "*Setting is not itself a heritage asset, nor a heritage designation ... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*"

1.19. Conservation Principles sets out Historic England's recommended approach to making decisions about the historic environment. The document identifies the heritage interest (or values) that can be attached to places to help define heritage significance, taken from the 2017 consultation draft, these comprise:

- Historical interest (or value): the way in which a heritage asset can illustrate past people, events and aspects of life and includes illustrative, associative and commemorative historic values;
- Archaeological interest (or evidential value): a heritage asset can hold, or potentially hold, evidence of past human activity that can be revealed through investigation;
- Architectural interest (or artist/ aesthetic value): This derives from a contemporary appreciation of the asset's aesthetics or historic design intention.

### *Terminology*

1.20. The terms 'heritage asset', 'designated heritage asset', 'setting' and 'heritage significance' are used throughout this report, and are defined by the National Planning Policy Framework (NPPF) glossary as follows:

- Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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## 2 Method of assessment

### Study area

- 2.1. Data on designated heritage assets was considered for the development site and a buffer of 5km. As set out below, this study area was then compared to the Zone of Theoretical Visibility (ZTV) and the nature of the assets with the 5km study area analysed to determine (as 'Step 1' of the Historic England guidance on setting) which assets could be affected. Only the assets where setting makes a positive contribution to the asset's value and could extend to include the proposed development were taken forward to further assessment.
- 2.2. Data on non-designated heritage assets was considered for the development site and a buffer of 2km. Again, the ZTV, context and character of the assets was considered to determine which to take forward to a 'Step 2 and 3' assessment in terms of setting effects.
- 2.3. More detailed information (including historic mapping analysis and archive research) focused on a 1km study area. This study area was designed to include assets adjacent to the site but with the potential to extend into it, also to place known assets into a wider context, and to provide context when considering the archaeological potential of the development site.

### Data sources

- 2.4. The following data sources were consulted in compiling this report:
  - Historic Environment Record (HER) for County Durham;
  - County Durham Council data for locally listed buildings and conservation areas;
  - National Heritage List for England (NHLE), Historic England data on designated heritage assets;
  - The National Record of the Historic Environment (also known as PastScape), maintained by Historic England and viewed via the Heritage Gateway website; and
  - Online archive data and historic Ordnance Survey mapping.

### Determining the level of effect

- 2.5. The level of effect on a heritage asset has been determined by assessing the heritage value of the asset, then comparing that to the predicted magnitude of change (the impact).

### *Heritage value*

- 2.6. Heritage value (significance) has been assessed for each asset as being either high, moderate, low or negligible.



- 2.7. Assets with **high** value include those that have a designation, as they meet national criteria for designation under the relevant legislation or planning policy provisions. Assets that are not scheduled monuments, but of demonstrably equivalent significance have been treated as if they were scheduled and accorded high value. The NPPF describes scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites as heritage assets of the highest significance. In the professional judgements made in determining the level of effect, this relatively higher level of significance is considered.
- 2.8. Assets with **moderate** value are those that have regional interest, being good examples of regional archaeology or architecture, or having regionally significant historic interest.
- 2.9. Assets with **low** value are those that are locally significant, being well represented regionally and nationally, or based on the condition of the asset.
- 2.10. Assets with **negligible** value will typically demonstrate poor survival or very limited historic, architectural, or archaeological interest.

### *Magnitude of change*

- 2.11. The magnitude of change has also been assessed as being either high, moderate, low or negligible.
- 2.12. A change described as being of **high magnitude** would result in a significant or total loss of heritage value, either as a result of physical removal of the asset or a change within its setting that significantly impacts the understanding and appreciation of the heritage asset.
- 2.13. A change described as being of **moderate magnitude** would result in harm to heritage value either as a result of partial physical removal of the asset or a change within its setting that impacts the understanding and appreciation of the heritage asset.
- 2.14. A change described as being of **low or negligible magnitude** would result in a slight loss of heritage value through limited physical impact on the asset or a change within its setting that would be barely perceptible and the appreciation and understanding of the heritage asset would be largely unchanged.

### *The level of effect*

- 2.15. The level of effect has been determined by comparing the heritage value of the asset with the degree of change to that value. An important consideration is whether the adverse impact seriously affects a key element of the special interest of the asset (whether archaeological, historic, aesthetic or communal); it is the degree of harm to the asset's significance rather than the scale of the development that is assessed.
- 2.16. The conclusions in this report identify the overall level of effect on heritage assets in accordance with the following scale:
-

<b>Heritage Value</b>	<b>Magnitude of change</b>			
	<i>High</i>	<i>Moderate</i>	<i>Low</i>	<i>Negligible</i>
<i>High</i>	Major	Major or medium	Medium or minor	Minor or negligible
<i>Moderate</i>	Major or medium	Medium or minor	Minor or none	Minor or none
<i>Low</i>	Medium or minor	Minor or none	Minor or none	None
<i>Negligible</i>	Negligible	Negligible or none	None	None

2.17. In policy terms (NPPF paragraph 195 and 196), harm to the significance of a designated heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance and is equivalent to a major effect in the scale set out above. Less than substantial harm is a broader spectrum, with negligible effects that are at the lowest end of the scale and medium level effects at the higher end.

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### 3 Archaeological context and potential

- 3.1. The site is within the modern parish of Consett but historically it was within Conside (Consett) with Knitsley, a Township within the parish of Lanchester. The geology of the site is mudstone, siltstone, sandstone, coal, ironstone and ferricrete. It is level at approximately 245m above Ordnance Datum.
- 3.2. Prehistoric and Roman activity is attested to in the wider area; iron has reputedly been mined in the area from the Roman period. Dere Street Roman road runs to the east of Consett, on a north-south alignment eventually leading to Hadrian's Wall to the north. However, despite well documented prehistoric and Roman activity in the area the potential for archaeology from these periods to be present within the proposed development site is negligible given the more recent use of the land as part of the Consett Iron Works (described further below).
- 3.3. Knitsley is documented from the 13<sup>th</sup> century and although Consett did not develop into a town until the industrial period, a settlement (Conside) is documented from the 12<sup>th</sup> century. However, as above, there is unlikely to be any archaeological evidence for the early medieval and medieval periods within the proposed development site because of later disturbance. Historic mapping also indicates that the site was undeveloped land prior to the mid-20<sup>th</sup> century. Christopher Saxton's map of Durham dated 1577 shows 'Rowley', 'Knichley' (Knitsley), and 'Cowside Hall' (presumably Conside (Consett) Hall), but the area of the proposed development site is unoccupied. Kitchin's map of Durham, 1745-55, shows a similar picture, as does the early historic Ordnance Survey map sequence.
- 3.4. In 1840 the Derwent Iron Company was founded at Consett, using ironstone and coal mined locally. Blast furnaces were constructed, and this period saw the rapid expansion of the medieval village of Conside into the thriving industrial town of Consett. In 1857 the Derwent and Consett Iron Company was formed but was soon sold and in 1864 the Consett Iron Company Ltd was formed, with works at Consett, Crookhall and Bradley. The company had 18 blast furnaces as well as forges, mills, workers cottages and manager's housing and offices covering an area of over 500 acres.
- 3.5. The proposed development site appears to have been impacted by quarrying activity and railways associated with the Consett iron works from the mid-19<sup>th</sup> century, until the mid-20<sup>th</sup> century when it was developed as the 'Consett Works (British Steel Corporation)'. This works was present on the site until the late 1980s, at which point it was demolished and the site redeveloped as an industrial park. The development of the Consett Works is likely to have had a significant impact on any archaeology that may have been present on site and consequently the site has a negligible potential for surviving archaeology pre-dating the construction of the Consett Works.

## Historic map regression

- 3.6. The first edition Ordnance Survey depicts the site (shown with a red line boundary) as an area of enclosed fields between a Wagon Way and the Wear Valley Railway (Stanhope and Carrhouse Branch), the former connected the Crookhall Iron Works and Consett Iron Works. The Wear Valley Railway company was founded in 1845, built to transport iron from the Wear Valley to Teeside. Hachure lines also indicate the extent of quarrying activity within the site.

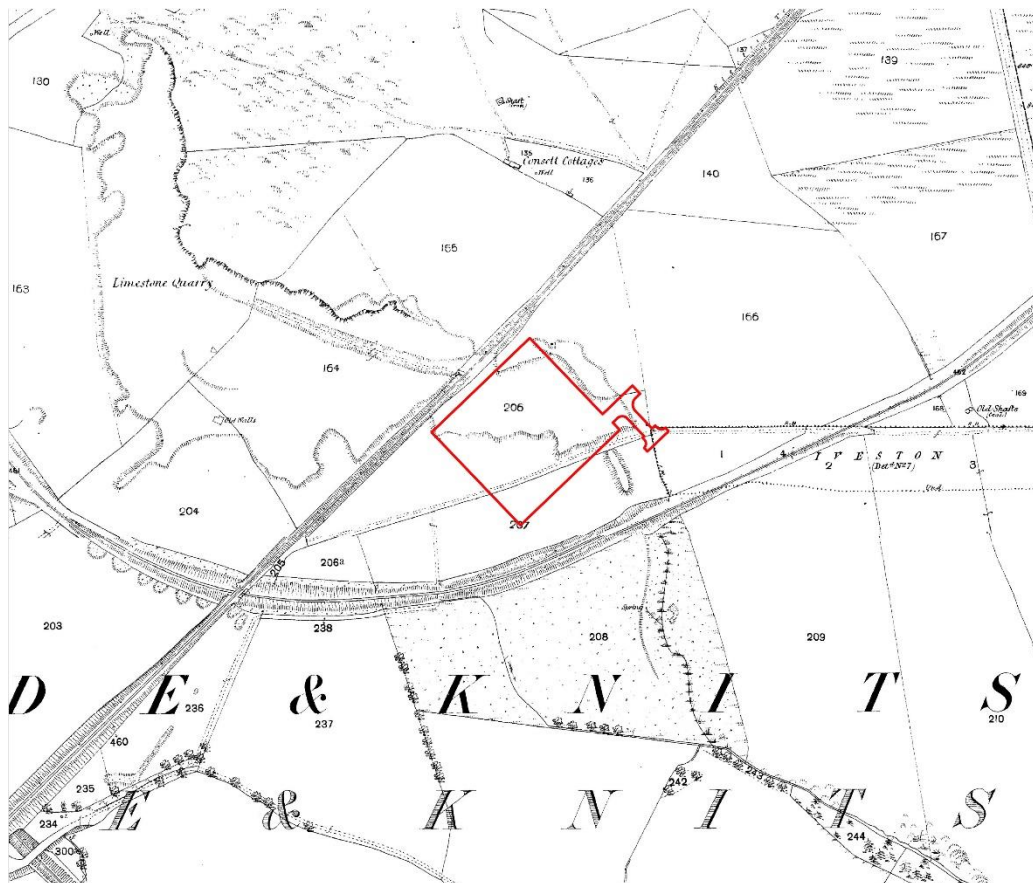


Figure 2: 1857-59 Ordnance Survey County Series, Durham, 1:2,500 (Landmark Historical Map)

- 3.7. The 1896 Ordnance Survey map shows the site as rough pasture/ 'furze' (gorse covered moor) with the same enclosure pattern still evident but modified by the railways and quarrying activity present on the preceding mapping.

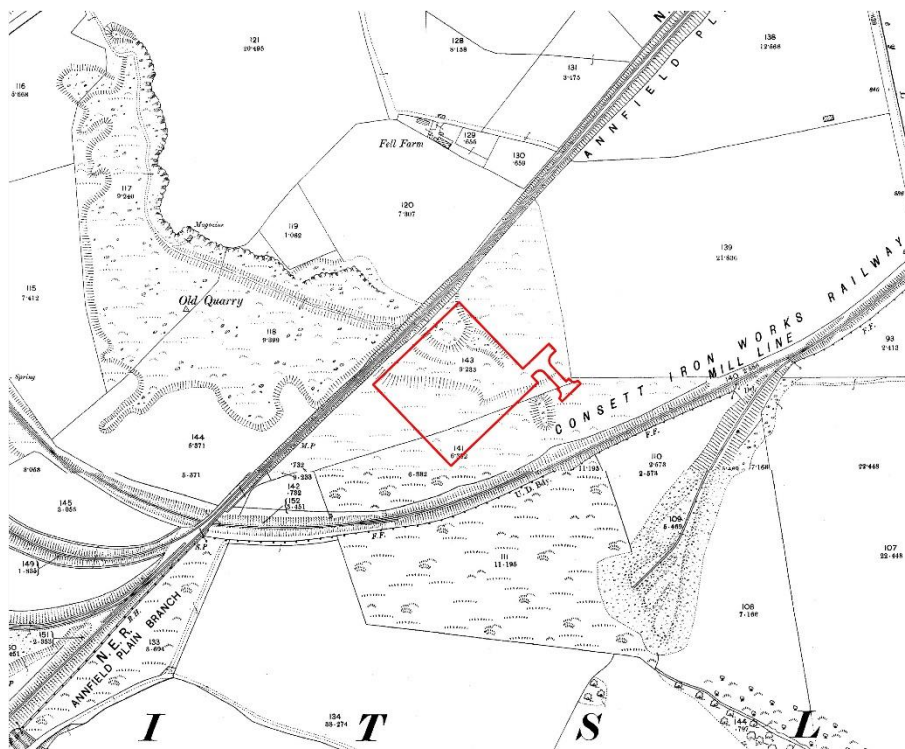


Figure 3: 1896 Ordnance Survey County Series, Durham, 1:2,500 (Landmark Historic Maps)

3.8. By 1921 the 'old quarry' continues to be depicted, with shingle and a 'coke washing shed' to the south of the proposed development site.

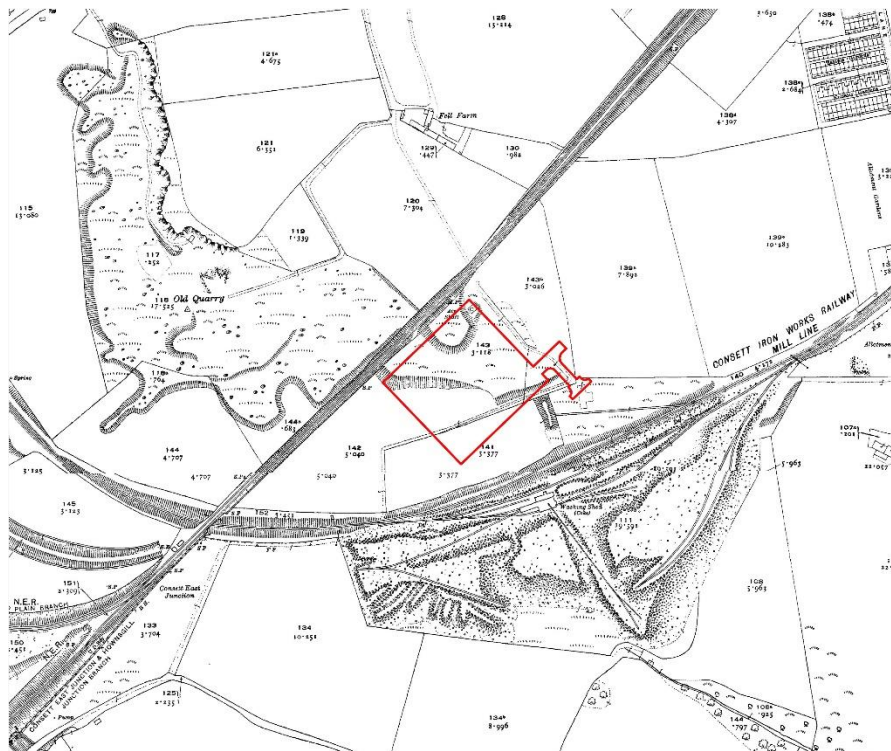


Figure 4: 1921 Ordnance Survey County Series, Durham, 1:2,500 (Landmark Historic Maps)



- 3.9. This continues through the first half of the 20<sup>th</sup> century, but by the mapping dated 1963 a large building has been constructed on the site marked as 'works'. Later mapping annotates this as the Consett Works (British Steel Corporation) and the site is linked by railways to the main area of the Consett Works to the north.

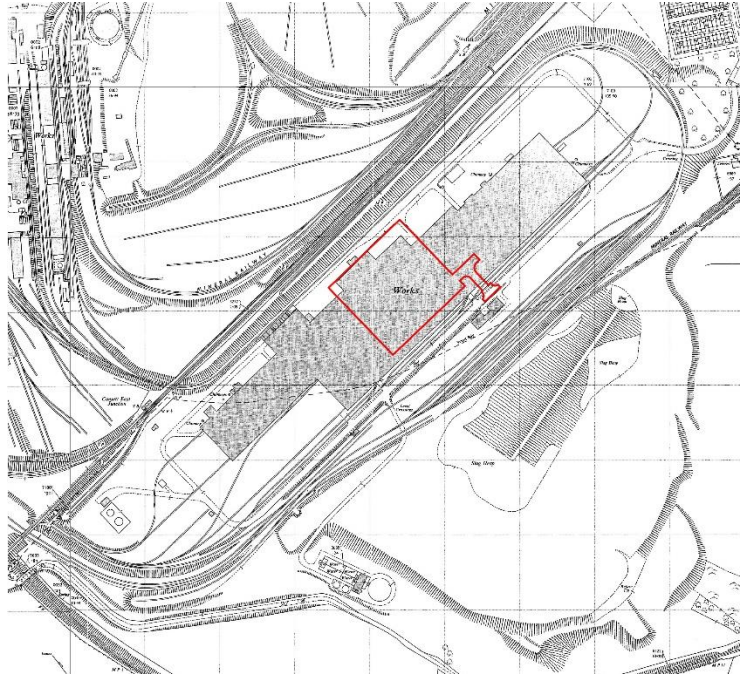


Figure 5: 1963 Ordnance Survey Plan, 1:2,500 (Landmark Historic Maps)

- 3.10. The works is still depicted on Ordnance Survey maps dated 1981-82, but by the 1988-1995 mapping the site is shown as vacant, within the area laid out as the Howns Gill Industrial Park.

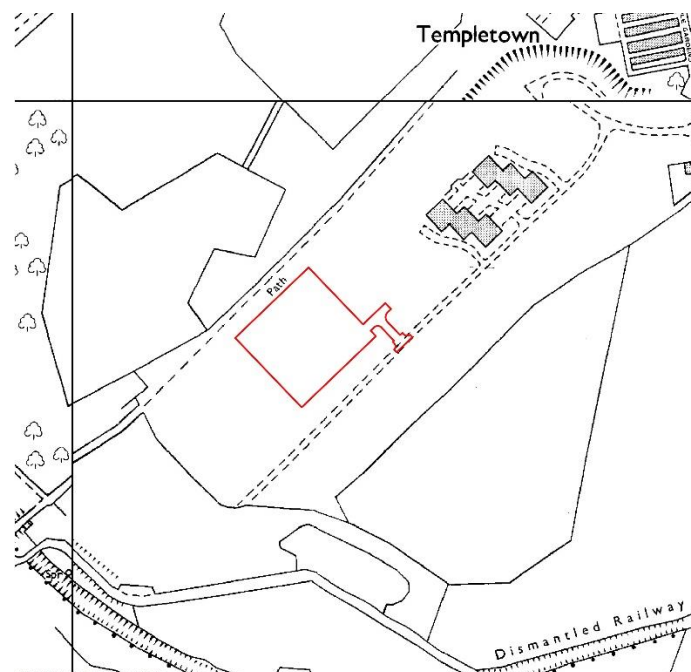





Figure 6: 1988-1995 Ordnance Survey Plan, 1:10,000 (Landmark Historic Maps)

3.11. Aerial photography shows the contrast between the site in 1945, 1980 and 2001:

 <p>Image © 2020 The GeoInformation Group</p>	<p>Google Earth Image, 1945</p> <p>Proposed development site</p>
	<p>Cambridge University CUCAP Ref. CNK65 1980</p> <p>Proposed development site</p>
 <p>© 2020 Infoterra Ltd &amp; Bluesky</p>	<p>Google Earth Image, 2001</p> <p>Proposed development site</p>

## 4 Known heritage assets

### Designated heritage assets

- 4.1. There are no designated heritage assets within the site.
- 4.2. Within a 5km radius there are 106 designated heritage assets, comprising two Scheduled Monuments, one grade I listed building, two grade II\* listed buildings and 101 grade II listed buildings. The majority of these are either not within the ZTV or have settings that do not include the proposed development site. These have been considered at 'Step 1' of the setting assessment and scoped out of any further assessment because the proposed development would not be capable of harming the contribution made by setting to the heritage value of these assets. There are five designated assets where the setting of the asset could include the proposed development site and those are discussed further below (with the list description in italics):
  - Grade II\* listed Hownes Gill Viaduct (**asset ID LB 1**). Railway viaduct, now part of Wakerley Walk. *1858 by Thomas Bouch for Stockton and Darlington Railway. Yellow brick with sandstone ashlar dressings; cast iron railings. 12 semi-circular arches, 50' diameter and 150' at highest, on tapered piers with 3-stage buttresses to those at full height, the others having corresponding detail. Central tallest piers have wide ashlar coping to 3 sides of buttress plinths; each stage has ashlar coping continuous with bands around piers. Inner pier faces have blind brick arches in each stage, the lowest with inverted bottom arches. Nosed coping supports railing of intersecting arcades with linking rings and low block finials; outer stays; short section renewed at south end. Fifth pier from south has red brick X pattern in north face; corresponding rough X incised on top coping; function unknown. Rectangular piers at parapet ends have band continuous with coping.* In NPPF terms this is an asset of the highest value. It has very high architectural and historic interest as a surviving structure that illustrates an early phase of development of the railway network in England. As a structure that crossed the challenging Hownes Gill it demonstrates advances in engineering techniques, and the extensive industrial activity in the area. It has associative value with the engineer Thomas Bouch. Its setting is its intervisibility with the railway route it carries and the terrain in which it is situated and this makes a positive contribution to its heritage value. The viaduct crosses a steep sided wooded valley, which allows only filtered views over the wider surrounding landscape.
  - Grade II listed Accommodation Arch under Former Railway (**asset ID LB 2**). *Accommodation arch. Probably 1832-4 by T.E. Harrison, consultant engineer R. Stephenson, for Stanhope and Tyne Railroad Company. Irregular courses of squared sandstone rubble with ashlar dressings. Tall round arch with voussoirs under parapet with block coping; flanking retaining walls on each side have plain flat coping and end in low rectangular piers. The embankment formerly led from the Hownes Gill incline, replaced in 1858 by the Hownes Gill viaduct.* The asset has high value associated with its architectural and historic heritage interest. It is a very early structure associated with



the development of the railways in England. Its setting is the road and rail infrastructure with which it is associated, and this makes a positive contribution to its heritage value. The bridge is low lying and is not experienced within the wider landscape and views over the landscape are not an aspect of this asset that makes any positive contribution to its heritage value.

- Grade II listed High Knitsley Farmhouse and Barn west of High Knitsley Farmhouse (**asset IDs LB 3 and 4**). **Farmhouse.** *Early-mid C18 with later C18 right bay. Roughly-coursed squared sandstone, the right bay with irregular courses of thin sandstone; ashlar dressings and quoins; stone-flagged roof with brick and stone chimneys. 2 low storeys, 6 irregular bays. 3-bay house at right has C20 door in tooled plain stone surround in second bay; 4-pane sash above with flat stone lintel and projecting stone sill; similar treatment to wide sashes with vertical glazing bars in first wide bay; late C19 sashes in right bay have flat stone lintels and flush sills. 3-bay farm building at left has central boarded door in surround of long-and-short blocks, and flat stone lintel; similar blocked doors in outer bays have inserted windows with opening top lights; wide 3-light window over door has thin wood lintel. Corniced brick chimney at left of house; square stone stack at right. Right return gable shows large throughstones at front of gable, and rough stone surround to small square window at right of gable; eaves raised slightly. Full-height, full-width rear addition under parallel roof.* **Barn.** *Late C18. Thin courses of sandstone rubble with quoins and ashlar dressings; stone-flagged roof with stone ridge. 2 storeys, 5 bays in 2 builds. Quoined 3-bay first build. Blocked doors in second bay on ground floor and third on first floor; side stone steps to boarded Dutch loft door in fourth bay; all with irregular-block jambs and flat stone lintels. Partly-glazed hit-and-miss light inserted in blocked ground-floor door. Vent slits on first floor. Left return gable has boarded door at right of ground floor under thin wood lintel; 2 rows of vent slits above. Derelict at time of survey.* These assets form a group, along with other stone buildings that comprise a former farmstead now apparently converted to a number of dwellings. The assets have high architectural and historic heritage value as an example of local agricultural buildings that illustrate the development of farming through the later post medieval period. The asset's setting includes their intervisibility as a group and the farmstead of which they are part, as well as the immediately surrounding fields which make a positive contribution to their historic interest providing a link between the farm buildings and the land with which those buildings were associated.
- Grade II listed East Knitsley Grange Farmhouse (**asset ID LB 5**). **Farmhouse.** *Mid C18 with alterations. Irregular courses of sandstone rubble with tooled ashlar dressings and quoins; stone-flagged roof with ashlar chimneys. 2-storeys, 3 bays, and one-storey, 2-bay right extension. Central half-glazed door in chamfered stone surround; renewed windows have new glazing, plain stone surrounds and projecting stone sills. Steeply-pitched roof has corniced end chimneys. Right extension has similar windows. Interior shows many 2-panelled doors with L hinges; dogleg stair has stick balusters and narrow round-topped handrail, with groove grip.* The building has high

architectural value as well as a degree of historic value as a building that illustrates farming practice during the 18<sup>th</sup> and 19<sup>th</sup> century 'high farming' period. Its setting includes views over the rural landscape with which it is closely associated, which makes a positive contribution to the historic heritage interest of this asset. To the north east (looking towards the proposed development site) these views are filtered by mature trees and the contribution made by setting to the value of the asset is also truncated by modern development in this direction.

### Non designated heritage assets and archaeological potential

4.3. There are 41 non-designated heritage assets recorded by the HER and Historic England Archive within a 2km area of search. None are within the proposed development site. These have also been considered at 'Step 1' and as above, for the majority of these assets the proposed development is not within the setting of the asset or the asset is not within the ZTV and again the proposed development would not be capable of harming the contribution made by setting to the significance of the asset. There are, however, three non-designated heritage assets where the development could impact the heritage value of the asset, or the asset is relevant to understanding and appreciating the archaeological context and potential of the proposed development site and these are described further below:

- **Asset ID A1** is The Howens, a tenement that borders on the Vale of Knitsley. It was documented to have been in the possession of the Burnops until it was sold in about 1690 to the Bakers, who held it until 1877, when it was purchased by the Consett Iron Company. The property is now known as Hown's.
- **Asset ID A2** is the Consett Iron and Steel Works dates from 1840 when the Derwent Iron Company transformed the hamlet of Conside with a population of 195 into the iron and steel town of Consett with a population of 4,953 recorded in 1841. By 1875 the works were owned by the Consett Iron Company which employed up to 6,000 men and was by a long way the largest producer of iron ship plates used in the ship building yards of the Rivers Tyne and Wear. By 1923 the site as shown on the ordnance survey map had grown to cover 45 hectares. Economic pressures eventually lead to the plants closure and total demolition in the 1980s. Today the site has been totally reclaimed leaving little if any trace of the industrial past.
- **Asset ID A3** is the Railway trackbed at Hownsgill, the disused railway trackbed, formerly part of the Lanchester Valley Railway.

4.4. These are assets of local significance (low value), having predominantly archaeological and historic interest.

4.5. Also recorded by the Historic Environment Record is the town of Consett (Asset ID A4), formerly Conside, described above. The town is outside of the ZTV and its setting has been largely modified by the removal of the Iron Works and subsequent redevelopment.

There is one conservation area to the north of the town centre; Blackhill Conservation Area, described in its appraisal as follows '*a late 19<sup>th</sup> /early 20<sup>th</sup> century enclave in the heart of Blackhill, which is particularly high quality and relatively unchanged. The special interest of the area derives from the quality and architectural coherence of the buildings and the carefully designed layout of the area, centred on the extensive landscaped grounds of Consett and Blackhill Park and Benfieldside Cemetery, it is testament to the impact of the industrialisation of the area that occurred as a result of the opening of the ironworks at Consett*'. The proposed development is not within the setting of Blackhill or Consett and does not make any positive contribution to the heritage values of these assets.

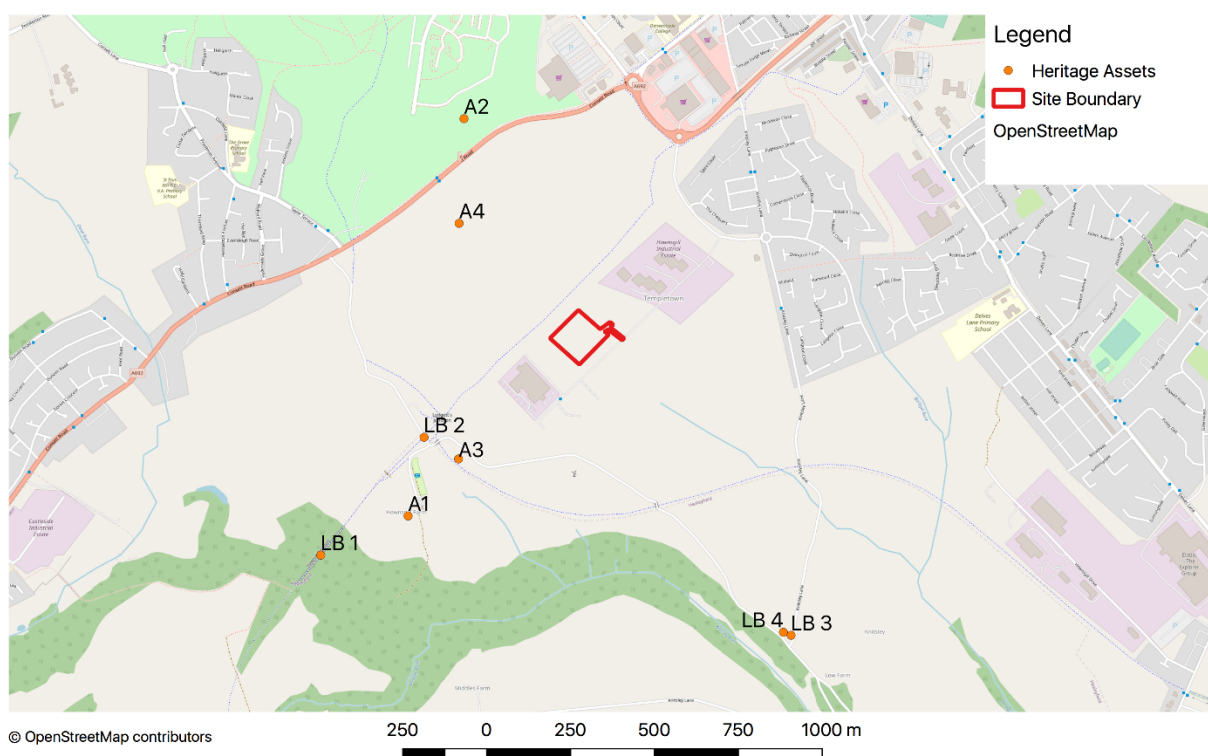


Figure 7: Location of known heritage assets

## Statement of significance

- 4.6. There are no recorded heritage assets (either designated or non-designated) within or immediately adjacent to the site. The site has been previously developed as an industrial estate, prior to which it was the site of a large building associated with the Consett Iron Works, which was present on site between the 1960s and 1980s. Before the works building occupied the site, it was undeveloped land within an area of quarrying, and close to railways and wagon ways linking various parts of the iron works. It is therefore a very disturbed site and the potential for as yet unknown heritage assets with archaeological interest to be present within the site is negligible.

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## 5 Assessment and conclusions

### Impacts assessment

- 5.1. The development site does not include any designated or non-designated heritage assets. The proposed development would not therefore physically affect any known heritage assets. It has been previously developed and has a negligible archaeological potential.
- 5.2. The proposed development could however affect the value of heritage assets as a result of development within the assets' settings.
- 5.3. Grade II\* listed Hownes Gill Viaduct (**asset ID LB 1**) is a prominent feature in the landscape when viewed looking along Hownes Gill valley. It is however at grade when looking north-east towards the development site and is set within mature woodland. There is very limited intervisibility between the viaduct and the development site, and it is anticipated that only glimpsed views would be possible of the taller elements of the proposed development from the viaduct and its approaches, and that the proposed development would not be visible in views of the viaduct. Any available views of the proposed development would be in the context of an area that is modern industrial in character and in relation to an asset that was built to provide transportation for people and products within what was a very industrial landscape. The asset's setting of the valley location and rail link to Consett makes a positive contribution to understanding its historic value in relation to the engineering feat of crossing Hownes Gill and its contribution to the industrial development of this area. This would not be affected. Longer views of the landscape beyond are not particularly relevant to appreciating the asset's historic value and the architectural value of the asset would be unaltered. Therefore, the heritage values of the asset would remain unaltered and the proposed development would have a neutral effect on this asset.
- 5.4. Grade II listed Accommodation Arch under Former Railway (**asset ID LB 2**) is not a prominent feature in views and is only experienced within close proximity to the asset. Its setting is the immediately surrounding road and railway routes with which it is associated, and this makes a positive contribution to its heritage value. This does not include the proposed development site and it is not anticipated that there would be intervisibility with the proposed development from within the setting of this asset. There would be no harm to its heritage values and the proposed development would have a neutral effect on this asset.
- 5.5. Non-designated heritage **Asset ID A3** is the Railway trackbed at Hownsgill. The proposed development site lay between a number of different railways, The North Eastern Railway Annfield Plain Branch ran on a north-east to south-west alignment along the development site's northern boundary, continuing to the south to run along the Hownsgill Viaduct. The Lanchester Valley Branch Railway runs on an east-west alignment to the south of the site passing under the North Eastern Railway. Much of this railway

network has been removed, although both the Lanchester Valley Branch Railway and North Eastern Railway are preserved as public rights of way. The trackbed is an industrial feature that once served to transport passengers and products through an area of significant industrial infrastructure. It is now experienced as a peaceful walk. The trackbed is within cutting as it runs to the south of the proposed development site, with mature vegetation on the slopes of the cutting. Views along the trackbed make a positive contribution to understanding and appreciating this as a former railway. The cutting and mature trees would limit any visibility of the proposed development and there would be no impact on the asset's historic or evidential heritage value. The proposed development would have a neutral effect on this asset.

- 5.6. Grade II listed High Knitsley Farmhouse and Barn west of High Knitsley Farmhouse (**asset IDs LB 3 and 4**) are assets within a discernible former farmstead. The surrounding fields provide context to this as an agricultural site closely associated with the land it worked, and this setting makes a positive contribution to the historic heritage value of these assets. Given the local topography there are unlikely to be any available views of the proposed development from the listed buildings, however there are points along the lane to the north of the farm where the proposed development would be visible in view of the listed buildings. This would introduce a further industrial element into these views. The views would remain predominantly rural in character and the farmstead would remain readily discernible as a farm set in fields. The additional industrialising effect of the development in views at the periphery of the setting of the asset would however impact its historic value. The magnitude of impact would be negligible. The asset's value is high and this would therefore result in an effect of negligible significance. This is not a significant effect in EIA terminology and is at the lowest end of the scale of effects set out in the NPPF as less than substantial harm.
- 5.7. Grade II listed East Knitsley Grange Farmhouse (**asset ID LB 5**) is set within a farmstead with adjacent fields and views over the surrounding countryside which make a positive contribution to this asset's historic heritage value providing context to these buildings and their association with the land worked from them. This is particularly in relation to views to the north, east and south; views to the west (towards the proposed development) are not rural in character as they include modern development. These views are also filtered by trees. The proposed development would therefore not affect the contribution made by setting to the significance of this asset and the proposed development would have a neutral effect on this asset.
- 5.8. Non-designated heritage **Asset ID A1** The Howens is a farmstead with documented early post medieval origins, although the current buildings on site appear to be of late 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century date. The farmstead is surrounded by fields that, as above make a positive contribution to this asset's historic heritage value providing context to these buildings. The proposed development is separated from the asset by mature woodland and given this intervening vegetation and the local topography, the farmstead would continue to be viewed in a rural context without any encroachment of industrial

development into the setting of the asset, insofar as it contributes to its heritage values. The proposed development would therefore not affect the contribution made by setting to the significance of this asset and the proposed development would have a neutral effect on this asset.

- 5.9. Non-designated heritage **Asset ID A2** is the former site of the Consett Iron and Steel Works. The works have been demolished and following reinstatement to grassland, the site is subsequently being re-developed for housing. The setting of the asset is therefore changed and makes a neutral contribution to any evidential (archaeological) value retained. The proposed development site is within an ancillary area of the Iron Works, present on historic mapping between the 1960s and 1980s. As a modern and short-lived structure the part of the works that included the proposed development site is of negligible heritage value. The building was demolished and the site cleared and levelled. It is therefore anticipated that the site will not include any archaeologically significant evidence associated with the Consett Iron Works. The proposed development would therefore not affect the significance of this asset and the proposed development would have a neutral effect on this asset.

### Mitigation

- 5.10. Given the low archaeological potential of the site, no further archaeological field survey is considered necessary in this case.
- 5.11. The significance of effect in relation to Grade II listed High Knitsley Farmhouse and Barn as a result of development within the setting of these assets is negligible and at the lowest end of the 'less than substantial harm' scale of effects. Therefore no further mitigation is proposed in relation to these assets.
- 5.12. It is recommended that the Durham County Archaeology Service is consulted to confirm this approach.



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## 6 References, glossary and abbreviations

*Time periods used are as follows:*

- Prehistoric: 500,000 BC - AD 43
- Iron Age: 700 BC – AD 43
- Roman: AD 43 – 410
- Medieval: 1066 – 1540
- Post Medieval: 1540 - 1901
- Modern: 1901 - present

*Abbreviations used are as follows:*

- CA – Conservation Area
- LB – Listed Building (LBII – Grade II listed, LBII\* - Grade II\* listed)
- NDHA – Non-designated heritage asset
- SM – Scheduled Monument

### References

*CIfA, 2019, Standard and Guidance for Historic Environment Desk-based Assessment.  
Chartered Institute for Archaeologists*

*National Planning Policy Framework, 2019*

### Websites

<https://magic.defra.gov.uk/MagicMap.aspx>

<http://www.heritagegateway.org.uk>

[www.pastscape.co.uk](http://www.pastscape.co.uk)

[Old-maps.co.uk](http://www.old-maps.co.uk)

<http://www.british-history.ac.uk>

<https://archaeologydataservice.ac.uk/archsearch>

[https://www.gracesguide.co.uk/Derwent\\_Iron\\_Co](https://www.gracesguide.co.uk/Derwent_Iron_Co)

<https://discovery.nationalarchives.gov.uk>

<https://www.cambridgeairphotos.com/>

## Appendix A: Gazetteer of assessed heritage assets

Asset ID	Status	Source ID	Name	Source ID	Period	Value
LB 1	LB II*	1185970	Hownes Gill Viaduct	Railway viaduct, now part of Waskerley Walk. 1858 by Thomas Bouch for Stockton and Darlington Railway. Yellow brick with sandstone ashlar dressings; cast iron railings. 12 semi-circular arches, 50' diameter and 150' at highest, on tapered piers with 3-stage buttresses to those at full height, the others having corresponding detail. Central tallest piers have wide ashlar coping to 3 sides of buttress plinths; each stage has ashlar coping continuous with bands around piers. Inner pier faces have blind brick arches in each stage, the lowest with inverted bottom arches. Nosed coping supports railing of intersecting arcades with linking rings and low block finials; outer stays; short section renewed at south end. Fifth pier from south has red brick X pattern in north face; corresponding rough X incised on top coping; function unknown. Rectangular piers at parapet ends have band continuous with coping.	Post medieval	High
LB 2	LB II	1299438	Accommodation Arch Under Former Railway for road to Knitsley	Accommodation arch. Probably 1832-4 by T.E. Harrison, consultant engineer R. Stephenson, for Stanhope and Tyne Railroad Company. Irregular courses of squared sandstone rubble with ashlar dressings. Tall round arch with voussoirs under parapet with block coping; flanking retaining walls on each side have plain flat coping and end in low rectangular piers.	Post medieval	High
LB 3	LB II	1185975	High Knitsley Farmhouse	Farmhouse. Early-mid C18 with later C18 right bay. Roughly-coursed squared sandstone, the right bay with irregular courses of thin sandstone; ashlar dressings and quoins; stone-flagged roof with brick and stone chimneys. 2 low storeys, 6 irregular bays. 3-bay house at right has C20 door in tooled plain stone surround in second bay; 4-pane sash above with flat stone lintel and projecting stone sill; similar treatment to wide sashes with vertical glazing bars in first wide bay; late C19 sashes in right bay have flat stone lintels and flush sills. 3-bay farm building at left has central boarded door in surround of long-and-short blocks, and flat stone lintel; similar blocked doors in outer bays have inserted windows with opening top lights; wide 3-light window over door has thin wood lintel. Corniced brick chimney at left of house; square stone stack at right. Right return gable shows large throughstones at front of gable, and rough stone surround to small square window at right of gable; eaves raised slightly. Full-height, full-width rear addition under parallel roof.	Post medieval	High
LB 4	LB II	1320069	Barn West Of High Knitsley Farmhouse	Barn. Late C18. Thin courses of sandstone rubble with quoins and ashlar dressings; stone-flagged roof with stone ridge. 2 storeys, 5 bays in 2 builds.	Post medieval	High



Asset ID	Status	Source ID	Name	Source ID	Period	Value
				Quoined 3-bay first build. Blocked doors in second bay on ground floor and third on first floor; side stone steps to boarded Dutch loft door in fourth bay; all with irregular-block jambs and flat stone lintels. Partly-glazed hit-and- miss light inserted in blocked ground-floor door. Vent slits on first floor. Left return gable has boarded door at right of ground floor under thin wood lintel; 2 rows of vent slits above. Derelict at time of survey.		
LB 5	LB II	1240531	East Knitsley Grange Farmhouse	East Knitsley Grange Farmhouse II Farmhouse. Mid C18 with alterations. Irregular courses of sandstone rubble with tooled ashlar dressings and quoins; stone-flagged roof with ashlar chimneys. 2-storeys, 3 bays, and one-storey, 2-bay right extension. Central half-glazed door in chamfered stone surround; renewed windows have new glazing, plain stone surrounds and projecting stone sills. Steeply-pitched roof has corniced end chimneys. Right extension has similar windows. Interior shows many 2-panelled doors with L hinges; dogleg stair has stick balusters and narrow round-topped handrail, with groove grip.	Post medieval	High
A1	NDHA	H2241	The Howens	The Howens is a tenement that borders on the Vale of Knitsley. It was long in the possession of the Burnops, but was sold in about 1690 to the Bakers' (2). The family of Baker held the Howens until 1877, when it was purchased by the Consett Iron Company (3). The property is now known as Hown's Farm and is still the property of the Consett Iron Company (1).	Post medieval	Low
A2	NDHA	H5869	Consett Iron and Steel Works	From 1840 the Derwent Iron Company transformed the hamlet of Conside with a population of 195 into the iron and steel town of Consett with a population of 4,953 recorded in 1841. By 1875 the works were owned by the Consett Iron Company which employed up to 6,000 men and was by a long way the largest producer of iron ship plates used in the ship building yards of the Rivers Tyne and Wear. By 1923 the site as shown on the ordnance survey map had grown to cover some 45 hectares (112 acres). Economic pressures eventually lead to the plants closure and total demolition in 1980. Today the site has been totally reclaimed leaving little if any trace of the industrial past. Site cleared, leveled and landscaped.	Post medieval	Moderate
A3	NDHA	H60315	Railway trackbed, Hownsgill	Disused railway trackbed, formerly part of the Lanchester Valley Railway.	Post medieval	Low
A4	NDHA	H6768	Consett	Until the 1840s Consett (or Conside as it was then known) was just a small village, and part of the nearby parish of Medomsley. Records record only three named houses and a couple of thatched cottages in what is now known as Sherburn	Medieval	Low

Asset ID	Status	Source ID	Name	Source ID	Period	Value
				<p>Terrace. The name of the site probably ultimately comes from the [Old English] for 'side of the hilltop'. Although it has been suggested that there were [Roman] sites at {Chesters D2347} and {Broom Hill D1894} there is no firm evidence for settlement in the parish this early, though the remains of the Roman road known as {Dere Street D247} runs through the area. However, it was in the mid-19th century that Consett was transformed from quiet Durham village to an industrial powerhouse, with the formation of the Derwent Iron Company. This was formed to use the local [ironstone] and [coal] supplies. An ironworks was laid out, and the remains known as {'The Blue Heaps'} may have been part of the earliest experiments in blast furnace technology.</p>		

## Appendix B: Gazetteer of scoped out heritage assets

Status	Source ID	Name	Reason for scoping out
SM	1005582	Remains of Roman aqueduct	Outside of ZTV
SM (&LB II)	1006405 (& 1045303)	Allensford blast furnace	Outside of ZTV
LB II	1045274	Forge Cottage	Outside of ZTV
LB II	1045297	Allensford Mill Farmhouse and adjacent outbuildings	Outside of ZTV
LB II	1045300	Garden ornament 6m east of south-east corner of Shotley Hall	Outside of ZTV
LB II	1045301	Shotley Hall Stable Block and Attached Wall to South West	Outside of ZTV
LB II	1045313	Boundary Stone at NGR NZ 06705011	Outside of ZTV
LB II	1045317	Boundary Stone at NGR NZ 06634990	Outside of ZTV
LB II	1067542	Former Shotley Spa Saloon	Outside of ZTV
LB II	1067543	Former Shotley Spa Bath House	Outside of ZTV
LB II	1067544	Boundary Stone about 500m North East of Shotley Spa	Outside of ZTV
LB II	1067545	Shotley Spa	Outside of ZTV
LB II	1067546	Former Lodge to Shotley Spa	Outside of ZTV
LB II	1067547	Shotley Park	Outside of ZTV
LB II	1067553	Gate Piers in front of St Cuthbert's School	Outside of ZTV
LB II	1067555	Walls, gates and piers in front of Church of St Cuthbert	Outside of ZTV
LB II	1116155	Farm building	Outside of ZTV
LB II	1156465	Boundary Stone at NGR NZ 06645006	Outside of ZTV
LB II	1156470	Boundary Stone at NGR NZ 06644995	Outside of ZTV
LB II*	1156072	Shotley Hall	Outside of ZTV
LB II	1156096	Burn House, and Burn House Cottage	Outside of ZTV
LB II	1185967	Low Woodside Farmhouse	Outside of ZTV
LB II	1185969	Milestone about 200m east of Rowley Cottage	Development site not within asset's setting
LB II	1185971	Dean Howl Farmhouse and buildings attached	Outside of ZTV
LB II	1185972	Field Barn to the North East of Dean Howl Farmhouse	Outside of ZTV

Status	Source ID	Name	Reason for scoping out
LB II	1185973	Former Lead Mine Circa 300 Metres North East of Dene Howl Farm	Outside of ZTV
LB II	1185974	Bridge of Waskerley Walk	Outside of ZTV
LB II	1185980	West Barn at Broadwood Home Farm	Outside of ZTV
LB II	1185994	Pigsty Circa 40 Metres West of Middle Farm Farmhouse	Outside of ZTV
LB II	1242728	Christ Church Church Hall	Outside of ZTV
LB II	1240529	King's Head Hotel	Outside of ZTV
LB II	1240530	Board Cottage	Outside of ZTV
LB II	1240532	Vicarage of St Aidan	Outside of ZTV
LB II	1240534	Outbuilding South of Messenger House	Outside of ZTV
LB II	1240558	Shotley Bridge	Outside of ZTV
LB II	1240559	Church of St Ives	Outside of ZTV
LB II	1240560	Azalea Court Grove House	Outside of ZTV
LB II	1240561	Garden pond west of Grove House	Outside of ZTV
LB II	1240563	Lloyd's Bank	Outside of ZTV
LB II	1240617	Swiss Cottage	Outside of ZTV
LB II	1240618	Number 28 and Wall Attached	Outside of ZTV
LB II	1240619	Walls and Gate Piers In Front Of Shotley House	Outside of ZTV
LB II	1240620	Shotley Villa Shotley Villa East Shotley Villa West	Outside of ZTV
LB II	1240621	Gate Piers in Front Of Shotley Villas	Outside of ZTV
LB II	1240622	Garden Wall and Piers South West Of Snow's Green House	Outside of ZTV
LB II	1240377	St Cuthbert's School	Outside of ZTV
LB II	1240380	St Cuthbert's Vicarage	Outside of ZTV
LB II	1240381	Church of St Cuthbert	Outside of ZTV
LB II	1240396	Walls in front of Numbers 22 to 24	Outside of ZTV
LB II	1240406	89 Durham Road	Outside of ZTV
LB II	1240407	East Mortuary Chapel of Benfieldside Cemetery	Outside of ZTV
LB I	1240478	Church of St Mary Magdalene	Outside of ZTV
LB II	1240479	Tomb Circa 15 Metres South of Nave Of St Mary Magdalene	Outside of ZTV
LB II	1240481	Group Of 3 Tombs Circa 3 Metres South of Nave Of St Mary Magdalene	Outside of ZTV
LB II	1260917	Peile House Shotley House Shotley House Cottage	Outside of ZTV
LB II	1260919	Stables and Barn at West Low Farm	Outside of ZTV
LB II	1260920	Dovecote and Garden Wall South East Of Snow's Green House	Outside of ZTV
LB II	1260921	Limkiln on North Site of Hise Hope Burn	Outside of ZTV
LB II	1260954	Rose Villa	Outside of ZTV
LB II	1260966	Church of Our Blessed Lady Immaculate	Outside of ZTV
LB II	1260967	Lodge, Piers, Gate and Railings to Grove House	Outside of ZTV
LB II	1260968	Peirs and wall to garden of Grove House	Outside of ZTV
LB II	1260988	Stevenson Tomb close to chancel south wall of Church of St Mary Magdalene	Outside of ZTV
LB II	1260989	Gate Piers and Gates of Church of St Mary Magdalene	Outside of ZTV
LB II	1260990	Outbuilding west of Board Cottage	Outside of ZTV
LB II	1260991	Church of St Aiden	Outside of ZTV
LB II	1260992	Messenger House	Outside of ZTV
LB II	1261050	Dial House	Outside of ZTV
LB II	1261051	West Mortuary Chapel in Blackhill Cemetery	Outside of ZTV
LB II	1299405	Pumping House Circa 100 Metres South of Broadwood Farm	Outside of ZTV

Status	Source ID	Name	Reason for scoping out
LB II	1299408	Hurbuck Farmhouse	Outside of ZTV
LB II	1299409	Garden Wall North East of Woodlands Hall	Development site not within asset's setting
LB II	1299437	Milestone Circa 250 Metres North Of High Alder Heads	Development site not within asset's setting
LB II	1299439	Former Lead Mine Reservoir About 100 Metres East of Dean Howl Farm	Outside of ZTV
LB II	1299440	Healeyfield Bridge	Outside of ZTV
LB II	1299441	Fell Close Cottage	Outside of ZTV
LB II	1302850	High Waskerley Farmhouse	Outside of ZTV
LB II	1303009	Church of St John	Outside of ZTV
LB II	1303057	Gate Piers to Shotley Hall, With Attached Forecourt Walls	Outside of ZTV
LB II	1320022	Milestone About 300 Metres South of West Fines Wood	Outside of ZTV
LB II	1320292	East Barn at Broadwood Home Farm	Outside of ZTV
LB II	1356662	Nos. 2-4 Benfieldside Road	Outside of ZTV
LB II	1356663	Walls and Piers in Front of St Cuthbert's Vicarage	Outside of ZTV
LB II	1356664	Cutler's Hall	Outside of ZTV
LB II	1356667	Church of Our Lady and St Joseph	Outside of ZTV
LB II	1370290	Shotley Bridge, over River Derwent	Outside of ZTV
LB II	1370291	Gate Lodge to Shotley Hall	Outside of ZTV
LB II	1370292	Field Head Farmhouse	Outside of ZTV
LB II	1370295	Crooked Oak Farmhouse	Outside of ZTV
LB II	1370296	Farmbuildings North and East of High Waskerley Farmhouse	Outside of ZTV
LB II	1370297	Boundary Stone at NGR NZ 06625001	Outside of ZTV
LB II	1392969	War Memorial at the Civic Centre	Outside of ZTV
LB II	1438711	Iveston War Memorial	Outside of ZTV
LB II	1433898	Castleside War Memorial	Outside of ZTV
LB II	1438942	Leadgate War Memorial	Outside of ZTV
LB II	1439785	Shotley Low Quarter War Memorial	Outside of ZTV
LB II	1467845	Blackhill War Memorial	Outside of ZTV
LB II	1185976	Milestone Circa 50 Metres North of Junction With Eliza Lane	Outside of ZTV
LB II	1185991	Humber House Farmhouse	Development site not within asset's setting
LB II	1185992	Woodlands Hall	Development site not within asset's setting
NDHA	D4714	The Blue Heaps, Consett - Blast Furnace	Outside of ZTV
NDHA	D63477	Aqueduct, Pemberton Road	Outside of ZTV
NDHA	D4363	Castleside village	Outside of ZTV
NDHA	D62602	Colliery site in Crook	Outside of ZTV
NDHA	D2352	Consett DMV	Outside of ZTV
NDHA	D49010	Consett Methodist Church	Outside of ZTV
NDHA	D63479	Consett Reservoir	Outside of ZTV
NDHA	H6768	Consett Town	Outside of ZTV
NDHA		Crook Hall	Outside of ZTV
NDHA		Delves	Development site not within asset's setting
NDHA		Healeyfield	Development site not within asset's setting
NDHA	D6908	Hownsgill cottages	Development site not within asset's setting
NDHA	D61316	Knitsley Mill	Outside of ZTV
NDHA	D61317	Knitsley corn mill	Development site not within asset's setting
NDHA	D63480	Pumping station Consett iron works	Outside of ZTV
NDHA	D264	Rock art	Development site not within asset's setting
NDHA	20188	Consett Park, documented from 14th century. No longer extant, modern housing now on site	Outside of ZTV

Status	Source ID	Name	Reason for scoping out
NDHA	NZ 04 NE 6	Hownsgill Cave, Howns Quarry	Development site not within asset's setting
NDHA	20348	Site of church, no longer extant, modern housing	Outside of ZTV
NDHA	NZ 14 NW 11	Find spot - Neolithic axe head	Outside of ZTV
NDHA	22380	Knitsley, possible DMV	Development site not within asset's setting
NDHA	NZ 15 SW 8	Crook Hall, site of	Development site not within asset's setting
NDHA		Consett Station, site of	Development site not within asset's setting
NDHA		Blackhill Station, site of	Development site not within asset's setting
NDHA		Rowley Station, site of	Development site not within asset's setting
NDHA		Bridgehill Farm, extant, setting does not include development site	Development site not within asset's setting
NDHA		Cupmarked stone	Development site not within asset's setting
NDHA		Quarry (multiple records)	Development site not within asset's setting
NDHA		Drift mine (multiple records)	Development site not within asset's setting
NDHA		Well (multiple records)	Outside of ZTV
NDHA		Reservoir	Outside of ZTV
NDHA		Consett Infirmary	Outside of ZTV
NDHA		The Consett Branch Railway	Outside of ZTV
NDHA		Site of stable complex at Consett Colliery	Development site not within asset's setting
NDHA		Rowley Baptist Chapel	Outside of ZTV
NDHA	H63653	Terris Novalis, steel sculptures	Development site not within asset's setting
NDHA		Police Station	Outside of ZTV
NDHA		Consett County Court	Outside of ZTV