

## NATIONAL HERITAGE LIST FOR ENGLAND

### ASSESSMENT OF DESIGNATED HERITAGE ASSETS WITHIN 2km OF SITE CENTRE

List Entry Number	Name	Address	NGR	Designation	Description	Assessed Development Impact
1115747	Ivy House	11 West Green	NZ24815 22228	Listed Building Grade II	Large house, late 18 <sup>th</sup> to early 19 <sup>th</sup> century.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House is located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits to the south of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the north and the building is well represented in views from the green.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1116286	Gazebo, terrace wall and sheds, south-east of Number7	East Green	NZ25104 22231	Listed Building Grade II	Early-mid 18 <sup>th</sup> century buildings and wall, formerly dovecote.	No Impact
<b>Scoping Assessment</b> No direct impacts. The terrace walling, gazebo and sheds extend to the south-east of the Grade II listed Eldon House, 7 East Green, and define the historic curtilage boundaries to the property. Significance, within setting is derived from the visual and functional relationship of the structure with the House.  Given the nature of the structure and absence of inter-visibility with the Site, due to distancing and intervening landscape form, no development impacts upon significance, at construction or operational phase, are assessed.						
1116243	16 East Green	East Green	NZ24935 22300	Listed Building Grade II	House, early 18 <sup>th</sup> century with later 19 <sup>th</sup> century alterations	No Impact
<b>Scoping Assessment</b> No direct impacts.						

<p>The House is located within the historic core of Heighington village and around 1.3km to the west of the Site. The building is set to the north of East Green with principal elevation orientated to the south. The building shares group value with the adjoining Lawn House to the west and is well represented in views from the green space to the south. Garden walling to the south and north define the historic curtilage to the building and contributes positively to setting. The visual relationship with the Church of St. Michael and its churchyard is significant.</p> <p>Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.</p>						
1116441	Young Headstone 10 metres west of Church of St. Michael	Church View	NZ24875 22356	Listed Building Grade II	Memorial headstone, 1764	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.  The memorial forms is one of a number of designated monuments with the churchyard of St. Michael's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.</p> <p>The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.</p>						
1116500	Number 45 and Former Smithy	45 Church View	NZ25066 22439	Listed Building Grade II	House and former smithy, early 18 <sup>th</sup> century with later 19 <sup>th</sup> and 20 <sup>th</sup> century alterations.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.  The House is located within the historic core of settlement within Heighington to the north of Church View and Station Road around 1.2km to the west of the site. The principal elevation of the house orientates to the south and is partially represented in views along a drive approach from the south towards the Old Hall. The building is enclosed by built form to the west, south and east with garden land extending to the north. The building is well represented in views from Church View from the south-west.</p> <p>Given the visual enclosure of the building, distancing and intervening built and landscape form, the Site does not form part of the visual setting to the Hall. The proposed Development will not be visible within the setting to the listed building during construction or operational phases and no impacts upon significance, within setting, are assessed.</p>						

1116514	Wall to east of Heighington Hall	Church View	NZ25029 22426	Listed Building Grade II	Garden wall, late 18 <sup>th</sup> to early 19 <sup>th</sup> century.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.  The curvilinear walling defines the curtilage boundary to Heighington Hall and is a positive element within views from Church View and Station Road where its relationship with the Hall is well represented. Openness to the south of the wall along with in-curtilage trees to the north contribute positively to setting.</p> <p>The site, given distancing and intervening built and landscape form does not form part of the visual setting to the structure or contribute to significance. The proposed Development, at construction and operational phase, will not impact upon the setting to the listed building.</p>						
1121201	Hodgson Tomb 3 metres north of Church of St. Michael	Church View	NZ24898 22377	Listed Building Grade II	Memorial table tomb, 1834	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.  The memorial forms is one of a number of designated monuments with the churchyard of St. Michael's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.</p> <p>The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.</p>						
1121202	Hearse House 35 metres north east of the Church of St. Michael.	Church View	NZ24948 22383	Listed Building Grade II	Hearse house circa 1840.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.  The Hearse House is a former carriage/coach house located to the north-east of the Church falling within the churchyard and south of Church View. Significant views of the structure are available from the north and north-east along the view where the building is experienced as part of the setting to St. Michael's. Significance, within setting, is derived from the historic and visual relationship with the Church and Village Hall, formerly a school.</p> <p>The Site does not form part of the setting to the listed building and development will not have a visual impact during construction or operational phases. As such, no impacts are assessed.</p>						

1121203	Churchyard wall and gate piers to east of number 10	Church View	NZ24965 22389	Listed Building Grade II	Churchyard wall and gate piers, mid-late 19 <sup>th</sup> century, partly repaired 1932	No Impact
<b>Scoping Assessment</b> No direct impacts. The walling and piers define the historic boundary to the churchyard of St. Michaels' with the main entrance to the yard, flanked by piers, accessed from Church View. The walling runs to the north side of the churchyard and bounds a parking area. Significance, within setting, is derived from the historic and visual relationship with the Church and Village Hall, formerly a school.  The Site does not form part of the setting to the listed building and development will not have a visual impact during construction or operational phases. As such, no impacts are assessed.						
1121204	Pigeon Cote west of Coatsay Moor Farmhouse	Coatsay Moor Lane	NZ24849 20916	Listed Building Grade II	Restored cote, late 18 <sup>th</sup> century	No Impact
<b>Scoping Assessment</b> No direct impacts. The Cote is located to the west of the Grade II listed Coatsay Moor Farmhouse and shares group value. The significance, with setting, of the building primarily relates to its visual and functional historic relationship with the farmstead and wider agricultural landscape. The building is largely screened in views from public vantage points.  The Site, given distancing and intervening woodland, does not form part of the visual setting to the Cote. The proposed Development will be screened in views from the listed building by modern farm buildings falling with the Coatsay Moor stead and landscape form, including woodland plantation and screen belts to the west of the site. Given this, not construction or operational phase development impact are assessed.						
1121208	Lawn House	18 East Green	NZ24923 22301	Listed Building Grade II	House, late 18 <sup>th</sup> century with front range added around 1820.	No Impact
<b>Scoping Assessment</b> No direct impacts. Lawn House is located within the historic core of Heighington village and around 1.3km to the west of the Site. The building is set to the north of East Green with principal elevation orientated to the south. The building shares group value with the adjoining 16 East Green to the east and is well represented in views from the green space to the south. Garden walling to the south and north define the historic curtilage to the building and contributes positively to setting. The visual relationship with the Church of St. Michael and its churchyard is significant.						

Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1121209	Dovecote west of Dovecote Cottage	Hall Lane	NZ24995 22494	Listed Building Grade II	Dovecote, formerly the property of Heighington Hall, early-mid 18 <sup>th</sup> century.	No Impact
<b>Scoping Assessment</b> No direct impacts. The dovecote is situated to the north of Heighington Hall and historically fell within the demise of the building, now falling with the garden boundary of a later residential property known as Dovecote Cottage. The structure is set back from the Lane and partially viewed along the drive access to the Cottage.  Given the small scale of the structure and extent of visual enclosure the Site has no inter-visibility and the proposed Development, at construction and operational phase, will have no impact upon visual setting. As such, no impacts are assessed.						
1121211	Walls Gate Piers and Pigsty to west and north of Trafalgar House	Heighington Lane	NZ25150 22467	Listed Building Grade II	Garden and boundary walls, gate piers and pigsty, circa 1815.	No Impact
<b>Scoping Assessment</b> No direct impacts. The structures fall to the north and north-west of Trafalgar House (Grade II listed) and define the historic curtilage boundaries to the building. Significance within setting is defined by the relationship of the structures to the House and Heighington Lane to the north.  The Site does not fall within the visual setting to the listed building. Having regard to distancing and screening provided by intervening landscape form, no impacts upon significance are assessed.						
1121217	1 West Green	West Green	NZ24897 22223	Listed Building Grade II	Small house, early 19 <sup>th</sup> century.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House is located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits to the south of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the north and the building is well represented in views from the green and Darlington Road.						

Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1121240	Heighington Hall	Church View	NZ25003 22434	Listed Building Grade II*	Large house, late 17 <sup>th</sup> century with late 18 <sup>th</sup> and 19 <sup>th</sup> century additions.	No Impact
<b>Scoping Assessment</b> No direct impacts. The Hall is located within the historic core of settlement within Heighington, located around 1.2km to the west of the site. The building is set back to the north of Church View and forms part of row of designated assets including 39 Church View and The Cottage which share group value and inter-related settings. The buildings are elevated from the road and the Hall is distinct in architectural and material character. Openness to the south of the building contributes positively to setting and the visual relationship with the Church of St. Michael is notable. The principle elevation of the building orientates to the south and the is well represented in views from Church Lane.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the House. The proposed Development will be screened during construction and operational phases , although the proposed chimney may be visible at higher level from within curtilage. No impacts upon significance within setting, of the listed building are assessed.						
1121241	Garden Screen Wall north east of Heighington Hall	Church View	NZ25027 22459	Listed Building Grade II	Garden screen wall, early 19 <sup>th</sup> century.	No Impact
<b>Scoping Assessment</b> No direct impacts. The screen wall falls within the domestic curtilage of Heighington Hall and is enclosed by built form and woodland/tree groups to the west and east. Significance within setting is derived from the relationship of the building with the Hall and associated boundary structures.  The Site does not form part of the setting to the screen wall and no development impacts, at construction of operational phases, are assessed.						
1121242	Gazebo and walls to rear of number 43	Church View	NZ25059 22514	Listed Building Grade II	Gazebo and garden walls, early to mid-18 <sup>th</sup> century.	No Impact
<b>Scoping Assessment</b> No direct impacts. The tall walling and gazebo structures define the historic curtilage boundaries to the Old Hall (Grade II listed) to the south and are a strongly positive visual element in views along Hall Lane and from Beech Crescent to the east. The significance within setting of the building is derived from its visual relationship with the Hall.						

The Site does not form part of the setting to the wall and gazebo and the proposed Development will not impact upon significance.						
1121507	Hodgson Chest Tomb, 5 metres south of south porch of Church of St. Andrew	Church Lane	NZ28286 22146	Listed Building Grade II	Memorial chest tomb, 1783	No Impact
<b>Scoping Assessment</b> No direct impacts. The memorial forms is one of a number of designated monuments with the churchyard of St. Andrew's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.  The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.						
1121508	3 The Green	The Green	NZ28387 22467	Listed Building Grade II	House, late 17 <sup>th</sup> or early 18 <sup>th</sup> century with later alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The house forms part of a built-up frontage of residential buildings to the west of the Green within Aycliffe village, around 1km to the east of the Site. The building is drawn up to pavement edge and fronts onto The Green to the east. Whilst of mixed character frontage buildings enclosing the Green share a broad commonality of scale and material treatment which contributes positively to setting. The building is well represented in views from the east.  The Site, given the extent of intervening built form, does not fall within the setting to the listed building and the proposed Development, during construction and operational phases, will be screened from views which take in the building. The Development will not impact upon the significance within setting of the listed building and as such no development impacts are assessed.						
1121509	Oakles Farmhouse	16 High Street	NZ28315 22434	Listed Building Grade II	Farmhouse, early 19 <sup>th</sup> century with later alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House is located within Aycliffe village, to the west side of High Street, and around 1km to the east of the Site. The principal elevation of the building orientates onto the Street to the east and the building shares a degree of group value with the Grade II listed 14 High Street to the south, although the visual relationship of the buildings						

has been somewhat eroded by a later infill building. Garden land extends to the west. Later 20<sup>th</sup> century development on Oaklea Mews to the west has disconnected the building from its historic landscape setting. The building, given greater scale, is prominent in views from the High Street.

The Site, given the extent of intervening built form, does not fall within the setting to the listed building and the proposed Development, during construction and operational phases, will be screened from views which take in the building. The Development will not impact upon the significance within setting of the listed building and as such no development impacts are assessed.

1159681	14 High Street	High Street	NZ28323 22415	Listed Building Grade II	House, early 19 <sup>th</sup> century with later alterations	No Impact
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#### Scoping Assessment

No direct impacts.

The House is located within Aycliffe village, to the west side of High Street, and around 1km to the east of the Site. The principal elevation of the building orientates onto the Street to the east and the building shares a degree of group value with the Grade II listed 16 High Street to the north, although the visual relationship of the buildings has been somewhat eroded by a later infill building. Garden land extends to the west. Later 20<sup>th</sup> century development on Oaklea Mews to the west has disconnected the building from its historic landscape setting.

The Site, given the extent of intervening built form, does not fall within the setting to the listed building and the proposed Development, during construction and operational phases, will be screened from views which take in the building. The Development will not impact upon the significance within setting of the listed building and as such no development impacts are assessed.

1310948	Lamp Post 7 metres east of number 7, The Green	The Green	NZ28404 225 12	Listed Building Grade II	Former gas lamp, now converted to electric, early 20 <sup>th</sup> century and restored.	No Impact
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#### Scoping Assessment

No direct impacts.

The Lamp Post is located with Aycliffe village, around 1km to the east of the site. The Post is placed within greenspace to the west side of North Terrace and its setting is enhanced by the openness provided by The Green.

The Site does not fall within the setting to the Post and given distancing and the extent of intervening built form the proposed Development will not be visible or impact upon significance during construction or operational phases.



1319904	Wall and Gate Piers in front of number 43	Church View	NZ25052 22435	Listed Building Grade II	Garden wall and gate piers, mid-19 <sup>th</sup> century.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.  The wall and piers define a relatively small garden area associated with the Grade II listed Old Hall to the north of Church View. The significance, within setting, of the structures relate to their historic associated with the Old Hall.</p> <p>The Site does not fall within the setting of the listed building and the proposed Development will not impact upon significance. As such, no construction or operational phase effects are assessed.</p>						
1319974	Surtees Table Tomb 2.5 metres north of Church of St. Michael	Church View	NZ24904 22375	Listed Building Grade II	Memorial table tomb, 1847	No Impact
<p><b>Scoping Assessment</b>  No direct impacts  The memorial forms is one of a number of designated monuments with the churchyard of St. Michael's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.</p> <p>The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.</p>						
1320032	Garden Wall and Gate Piers south of number 16 and number 18.	East Green	NZ24928 22282	Listed Building Grade II	Garden wall and piers, early 19 <sup>th</sup> century.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.  The walling and piers define the historic curtilage boundaries to the Grade II listed 16 and 18 (Lawn House) East Green and derive significance, within setting, from their visual relationship with the houses.</p> <p>Given the nature of the structure, the Site does not fall within setting and makes no contribution to significance. Given distancing and intervening built and landscape form, no visual impacts upon setting will arise. As such, no construction or operation phase impacts are assessed.</p>						

1320050	Dovecote and outbuildings north west of Trafalgar House	Heighington Lane	NZ25179 22460	Listed Building Grade II	Dovecote and flanking outbuildings, circa 1815.	No Impact
<b>Scoping Assessment</b> No direct impacts. The dovecote and linked outbuildings are ranged to the west of Trafalgar House and share group value and inter-related setting. The buildings are visually enclosed by built and landscape form and significance within setting is primarily derived from their relationship with the House and related curtilage structures.  The Site does not fall within the setting of the outbuildings and the proposed Development will be screened by intervening built form and woodland/hedgerow within the curtilage of the site and to west of the Site. As such, no construction or operational impacts are assessed.						
1322806	Church of St. Andrew	Church Lane	NZ28306 22163	Listed Building Grade I	Parish Church with evidence of Saxon nave and tower. 1881082 restoration by Ewan Christian.	Minor
<b>Scoping Assessment</b> No direct impacts. The Church is located at the southern edge of Aycliffe village, around 1km to the south-east of the site. Reflected in its higher grading, the Church holds a high level of architectural and historic interest in the national context and can be considered highly sensitive to development change. The building occupies a relatively isolated position to the south of the historic core of settlement within Aycliffe and is set within a yard with strong treed enclosure to the west. Access is taken via Church Lane from the High Street to the east. Later 20 <sup>th</sup> and 21 <sup>st</sup> century residential development to the north on Oaklea Mews and industrial development to the north-west and west has, to some degree eroded the historic landscape/agricultural setting to the Church. Retained fields to the north and west do however maintain openness to the setting of the building and illustrate the historic context of the building.  The Church is relatively well screened by trees/woodland falling within the church yard to the west and is not prominent in medium or longer distance views from these aspects. The Site has no inter-visibility with the Church given the extent of intervening industrial, warehousing and office development around Grindon Way and St. Andrews Way. Landscape bunds and screen planting to the east side of St. Andrews Way provide further screening/filtering elements. These screening elements will restrict any potential visual impact arising from the development during construction and operational phases. Given distancing and the landscape enclosure of the churchyard, no impacts of the experience of the Church from within its curtilage setting are identified. Views from the church tower (not currently publicly available) and perimeter of the church yard will potentially take in elements of the new building, particularly the taller chimney although impact upon heritage values will be of negligible magnitude and the overall composition of views will be maintained. Having regard to the sensitivity of the asset a minor adverse impact at construction and operational phase is assessed.						

1322809	Old Farm Cottage	School Aycliffe Lane	NZ25904 23604	Listed Building Grade II	House, 17 <sup>th</sup> century, largely rebuilt in the late 20 <sup>th</sup> century.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.</p> <p>The Cottage formed part of a small cluster of development at School Aycliffe established by the 18<sup>th</sup> century and shown on 19<sup>th</sup> century mapping. The building is located around 1.2km to the north-west of the Site. The Cottage adopts a vernacular design and material approach and is well represented in views from the Lane. The wider historic setting to the building has been eroded by later residential estate development to the north and east although the visual inter-relationship with the Grade II listed neo-Classical villa to the west is notable. The historic setting to the building was extensively altered during the 20<sup>th</sup> century by the construction of the Aycliffe Psychiatric Hospital and the Villa was, during the operation of the Hospital, in use for a period as a nurse's teaching centre.</p> <p>The Hospital site has now been redeveloped as part of a residential housing estate, set within the structure of the former wooded and landscaped grounds. The estate and retained areas of woodland screen the Site in views to the south. The proposed Development will be screened in views from the building and, whilst a minor visual impact may arise during construction phases, principally through the use of tower cranes, these impacts will be temporary and will not impact upon the significance, within setting, of the listed building.</p>						
1322951	39 Church View	Church View	NZ24974 22430	Listed Building Grade II	House, early 19 <sup>th</sup> century with later alterations.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.</p> <p>The House is located within the historic core of settlement within Heighington, located around 1.2km to the west of the site. The building is set back to the north of Church View and forms part of row of designated assets including The Cottage and Heighington Hall which share group value and inter-related settings. Openness to the south of the building contributes positively to setting and the visual relationship with the Church of St. Michael is notable. The principle elevation of the building orientates to the south and the is well represented in views from Church Lane.</p> <p>Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the House. The proposed Development will be screened during construction and operational phases and no impacts upon the significance, within setting, of the listed building are assessed.</p>						

1322953	Church of St. Michael	Church View	NZ24903 22365	Listed Building Grade I	Parish church with pre-conquest tower, nave and chancel. Restored circa 1840.	Minor
<p><b>Scoping Assessment</b>  No direct impacts.</p> <p>The Church, added to the statutory list in 1967, holds a high level of architectural and historic interest in the national context reflected in its higher grading. The building is located within the historic medieval core of settlement with Heighington around 1.2km to the west of the site. The Church occupies higher ground within the village and is a prominent landmark and communal focus, its visual prominence emphasised by the west tower which is well represented in views from West Green and Darlington Road from the west. Glimpsed and dynamic views are also available from Church View, approaching from the east, and in landscape filtered views from East Green and Darlington. The church yard remains well defined and boundary walling and memorial stones within the yard contribute positively to setting, evidencing historic and contemporary function. The visual relationship with the Village Hall is significant and houses on Church View, in combination with treed boundaries, provide visual enclosure. This enclosure contributes positively to the experience of the asset from within the churchyard providing seclusion and relative tranquillity to the immediate setting of the Church. Views from the churchyard tend to be filtered by landscape enclosure although the elevated position of the yard does allow longer distance views to the east and south which extend to take in the wider landscape setting of the Church.</p> <p>Given distancing and intervening built and landscape form, the Site is not visible in views from within the churchyard or an element in views from the west which take in the Church. No views from within the Site are available onto the Church given the extent of landscape screening to the west of the site and flanking the A6072.</p> <p>The curtilage setting to the Church is characterised by strong landscape enclosure and boundary walling, particularly to the east is high and effectively screens outward views. This provides a tranquillity to setting which contributes positively to significance. The Development will be visible in ground level views from within the yard or within significant views onto the fabric of the Church. Whilst views from the Church tower (currently not publicly available) will extend towards the site, where the upper sections of the building are seen above boundary screening, these will be viewed as part of an existing area of development to the north and south of Heighington Lane (B6444). The new building will not alter the overall composition of available views. Mitigation will be possible through landscape treatment and construction material. Having regard to the wider setting to the Church and limited visual impact a negligible magnitude of impact upon significance is assessment. Having regard to the sensitivity of the asset a minor adverse, temporary, indirect impact at construction phase and minor adverse indirect impact at operational phase is assessed.</p>						
1322974	Churchyard wall, gate and gate piers to north of Village Hall	Church View	NZ24868 22372	Listed Building Grade II	Wall, gate and piers, late 19 <sup>th</sup> century.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.</p> <p>The walling defines the historic boundary to the churchyard of St. Michaels' with a small entrance to the yard, flanked by piers, adjacent to the Village Hall. The walling runs to the west side of the churchyard, returning east along Church view. Significance, within setting, is derived from the historic and visual relationship with the Church and Village Hall, formerly a school.</p>						

The Site does not form part of the setting to the listed building and development will not have a visual impact during construction or operational phases. As such, no impacts are assessed.						
1322975	Coatsay Moor Farmhouse	Coatsay Moor Lane	NZ24922 20892	Listed Building Grade II	Large farmhouse, 17 <sup>th</sup> century, rebuilt 1713 with later additions.	No Impact
<b>Scoping Assessment</b> No direct impacts. The Farmhouse is located around 2km to the south-west of the site and west of Coatsay Moor Lane (A6072). The building formed part of the 17 <sup>th</sup> and 18 <sup>th</sup> century agricultural landscape of the area characterised by isolated farmstead and associated Farmbuildings. The Farmhouse is orientated to present principal elevation to the south onto ornamental enclosed garden land with agricultural fields beyond. The landscape and agricultural setting to the building holds significance in placing the building within its historic setting and evidencing functional use. Associated outbuildings, and an individually listed pigeon cote, to the north-west contribute positively to setting and share group value. Later modern farm buildings to the north diminish historic setting and visually disconnect the listed building from the agricultural landscape in aspects to the north.  The Site is screened in views to the north-east of the Farmhouse by areas of woodland plantation and landscaped boundaries to the west of the site. Views are also filtered by the partly treed line of Dene Beck. Given distancing and the extent of woodland screening no visual impacts are assessed arising from the proposed Development at construction or operational phase. The Site does not evidence past historic connection to the farmstead. As such, no development impacts are predicted upon the significance, within setting of the listed building.						
1322976	17 Darlington Road	Darlington Road	NZ24919 22242	Listed Building Grade II	House, late 17 <sup>th</sup> to early 18 <sup>th</sup> century with later alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House falls within the historic core of settlement within Heighington, around 1.4km to the west of the site. The building is located to the east of Darlington Road at its junction with East Green. The building orientates to face onto West Green and the principal façade is well represented in views from the north-west and north where it shares group value with other historic buildings address the open space.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1322978	East and North Garden Walls to	East Green	NZ25112 22297	Listed Building Grade II	Garden walls, late 18 <sup>th</sup> and 19 <sup>th</sup> centuries with later repairs and alterations.	No Impact

	south east of number 7					
<b>Scoping Assessment</b> No direct impacts. The garden walls extend to the rear of the Grade II listed Eldon House, 7 East Green, and define the historic curtilage boundaries to the property. Significance, within setting is derived from the visual and functional relationship of the structure with the House.  Given the nature of the structure and absence of inter-visibility with the Site, due to distancing and intervening landscape form, no development impacts upon significance, at construction or operational phase, are assessed.						
1322980	7 West Green	West Green	NZ24847 22229	Listed Building Grade II	Small house, late 18 <sup>th</sup> century with later alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House is located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits to the south of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the north and the building is well represented in views from the green.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1322981	42 West Green	West Green	NZ24797 22426	Listed Building Grade II	House, late 18 <sup>th</sup> century with alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House is located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits at pavement edge to the west side of Darlington Road with principal elevation facing south onto West Green. The building forms part of a significant grouping of 18 <sup>th</sup> and 19 <sup>th</sup> century buildings arranged around the green and sharing architectural and historic interest and an inter-related setting.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						

1391940	Heighington Signal Box	Heighington Lane	NZ27111 22536	Listed Building Grade II	Signal box for the North Eastern Railway Central Division. Opened in 1872.	Minor
<p><b>Scoping Assessment</b></p> <p>No direct impacts.</p> <p>The Signal Box is located to the west side of the Bishop Auckland and Weardale branch rail line, to the north of Heighington Lane and around 300m to the east of the Site at its closest point. Notwithstanding its comparatively small scale the building has a degree of prominence given its distinct functional character and its siting within an open area of land to the west of the rail line which allows the building to be viewed in short and medium distance views along the Lane from the east and west. The visual relationship of the Signal Box with rail infrastructure, Heighington Station platform and the rail crossing contributes to significance of the building and evidences historic and contemporary functional use. The former station buildings which original included a public house as a waiting room, to the opposite side of the rail line and now the Locomotion One Public House (Grade II listed), share group value with the signal box and contribute positively to setting.</p> <p>The significance of the siting and setting of the Signal Box is of high order given that it is the location where George Stephenson's Locomotion No. 1 engine was first put on the rails to introduce the world's first passenger service in 1825. The Signal Box itself is one of the earliest surviving examples in the country and follows the earliest standard design produced by the Central Division of the North Eastern Railway.</p> <p>At ground level, the Site is screened in views from the Public House and its setting by boundary landscape/woodland planting to the north of the site, and continuing to the east along Heighington Lane, and by field boundary hedgerows to the east of the site. The proposed Development will be of a scale that will rise, in part, above existing screening, and the upper sections of the building will be seen in views along the Lane from the east which take in the Signal Box. The new building will form a distinct new visual element in views from the west along the Lane although will not interrupt existing direct views onto the Public House and Signal Box. Similarly, the development will not diminish the visual relationship of the building with the rail infrastructure or Signal Box.</p> <p>The proposed Development will introduce a distinct new view element within the setting to the Public House and detract from the character of westerly of views which take in the building and from views available from in curtilage and from platform areas. These impacts will include construction and operation phase effects, including construction traffic and vehicle movements associated with the operation of the building. Key elements of significance will however be retained and overall impacts are assessed as being of low magnitude, affecting a minority of the significance of the building, having a minor adverse temporary and permanent, indirect impact. Mitigation will be appropriate in terms of landscape screening and material treatment.</p>						

1322807	Headstone to John Gibson, 7 metres south of south porch of Church of St. Andrew	Church Lane	NZ28302 22147	Listed Building Grade II	Memorial headstone, 1702.	No Impact
<b>Scoping Assessment</b> No direct impacts. The memorial forms is one of a number of designated monuments with the churchyard of St. Andrew's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.  The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.						
1322977	Manor Farm House	3 East Green	NZ25053 22341	Listed Building Grade II	House, date 1700 with earlier rear range circa 1700.	No Impact
<b>Scoping Assessment</b> No direct impacts. Manor House Farm is located within the historic core of settlement in Heighington, approximately 1.3km to the west of the site. The building is set to the east side of East Green/Station Road and shares group value with the Grade II listed Manor House which continues to the north. Whilst on lower ground to the road, the House is well represented in views from the west and from East Green which provides historic and contemporary openness to setting. The principal elevation of the building orientates onto the greenspace with enclosed garden land extending to the east.  Given the visual enclosure of the building to the east, it has no inter-visibility with the Site and given distancing and intervening built and landscape form the proposed Development will not impact upon the significance within setting of the asset. Given this, no impacts at construction or operational phase are assessed.						
1116409	Wilkinson Headstone 14 metres south of Church of St. Michael	Church View	NZ24896 22337	Listed Building Grade II	Memorial headstone, 1770	No Impact
<b>Scoping Assessment</b> No direct impacts. The memorial forms is one of a number of designated monuments with the churchyard of St. Michael's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.  The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.						



1121205	The Village Hall	Darlington Road	NZ24863 22353	Listed Building Grade II	Former school now village hall, rebuilt 1878 with later additions	No Impact
<b>Scoping Assessment</b> No direct impacts. The Village Hall is located within the historic core of Heighington, around 1.3km to the west of the Site. The building is located to the east side of West Green and is distinctive in architectural character forming part of a significant grouping of 18 <sup>th</sup> and 19 <sup>th</sup> century buildings enclosing the greenspace. Whilst later extension to the south has diminished architectural values to some degree, the building is well represented in views from the green and Darlington Road where it is seen in the context of the Church of St. Michael. The historic relationship with the Church, relating to its former school use, remains significance. Notable views are available from the north which illustrate this visual relationship and connect the building with the wider landscape extending to the south-east.  Given distancing, topography, and intervening built and landscape form, the Site does not form part of the visual setting to the Hall or facilitates significant views towards or from the listed building. The Development will not be visible during construction or operational phases and no impacts are assessed.						
1121218	Holly House	24 West Green	NZ24787 22286	Listed Building Grade II	House, late 18 <sup>th</sup> century with mid-19 <sup>th</sup> century alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House is located within the historic core of Heighington village around 1.4km to the west of the Site. The building is at footpath edge to the west side of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the north and the building is well represented in views from the green.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1121243	Rutter Headstone 12 metres south of Church of St. Michael	Church View	NZ24896 22343	Listed Building Grade II	Memorial headstone, 1732	No Impact
<b>Scoping Assessment</b> No direct impacts. The memorial forms is one of a number of designated monuments with the churchyard of St. Michael's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.						

The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.						
1121244	Carter Headstone 30 metres south west of Church of St. Michael	Church View	NZ24876 22337	Listed Building Grade II	Memorial headstone, 1807	No Impact
<b>Scoping Assessment</b> No direct impacts. The memorial forms is one of a number of designated monuments with the churchyard of St. Michael's which contribute positively to the significance, within setting, of the Church. The memorial derives significance from its retained fabric, historical value and relationship to the Church and yard.  The Site does not fall within the setting to the memorial and no construction or operational phase impacts arising from the Development are assessed.						
1149723	Nurses' Teaching Centre, wall and gate piers	School Aycliffe Lane	NZ25879 23590	Listed Building Grade II	Villa, dated 1835	No Impact
<b>Scoping Assessment</b> No direct impacts. The Villa formed part of a small cluster of development at School Aycliffe established by the 18 <sup>th</sup> century and shown on 19 <sup>th</sup> century mapping. The building is located around 1.2km to the north-west of the Site. The Villa is distinctive in its use of a render coating and neo-Classical design and its immediate setting is defined by walled gardens to the south and north and mature landscape setting which provide a verdant character. The wider historic setting to the building has been eroded by later residential estate development to the north and east although the visual inter-relationship with the Grade II listed Old Farm Cottage to the east is notable. The historic setting to the building was extensively altered during the 20 <sup>th</sup> century by the construction of the Aycliffe Psychiatric Hospital and the Villa was, during the operation of the Hospital, in use for a period as a nurse's teaching centre.  The Hospital site has now been redevelopment as part of a residential housing estate, set within the structure of the former wooded and landscaped grounds. The estate and retained areas of woodland screen the Site in views to the south of the Villa. The proposed Development will be screened in views from the building and, whilst a minor visual impact may arise during construction phases, principally through the use of tower cranes, these impacts will be temporary and will not impact upon the significance, within setting, of the listed building.						

1322952	The Old Hall	43 Church View	NZ25049 22448	Listed Building Grade II	House, early 19 <sup>th</sup> century remodelling of an earlier building.	No Impact
<b>Scoping Assessment</b> No direct impacts. The Old Hall is located within the historic core of settlement within Heighington to the north of Church View and Station Road around 1.2km to the west of the site. The principal elevation of the house orientates to the south and is well represented in framed views along a drive approach from the south. Areas of open ground to the south provide openness and contribute positively to setting. To the west the building is enclosed by the tall bounding wall and trees within Heighington Hall which provide a verdant character to setting and by number 45 Church View to the east. Retained boundary walling and gate piers to the south, individually listed, contribute positively to setting and share group value. The curtilage of the building is defined to the north by a tall stone boundary wall and gazebo which are individually listed and contribute to historic and contemporary setting.  Given distancing and intervening built and landscape form, the Site does not form part of the visual setting to the Hall. The proposed Development will not be visible within the setting to the listed building during construction or operational phases and no impacts are assessed.						
1121207	Eldon House	7 East Green	NZ25053 22291	Listed Building Grade II	Large house, circa 1700 with early 19 <sup>th</sup> century alterations and additions.	No Impact
<b>Scoping Assessment</b> No direct impacts. Eldon House is located within the historic core of settlement in Heighington, approximately 1.3km to the west of the site. The building is set to the east side of East Green with walled and hedged gardens to the frontage which provide visual enclosure. Garden land extends to the east and in-curtilage trees and hedgerows contribute positively to setting. The visual relationship with other 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto East Green is positive and the buildings share an inter-related setting with the openness of the Green a focal point. Outbuildings extending to the rear of the House similarly contribute positively to setting.  Whilst the House is situated on higher ground within the eastern edge of the village, the Site is not a visual element within its current setting given distancing and intervening landscape form, including tree and hedgerow planting flanking the A6072 and bounding the Site to the west. The Development will potentially be visible from the upper floor of the House or from within the curtilage of the building although will be seen within a wider urban context of development to the north and south of Heighington Lane (B6444). Given distancing and the filtered nature of any views, impact is assessed as negligible and no substantive impact upon significance is identified.						
1121210	Trafalgar House and garden wall attached to north	Heighington Lane	NZ25211 22445	Listed Building Grade II	House and garden wall, circa 1815 for Captain William Pryce Cumby.	Negligible
<b>Scoping Assessment</b> No direct impacts.						

Trafalgar Houses situated to the eastern edge of Heighington, around 1km to the west of the Site. The building is set back to the south of Station Road/Heighington Lane which was truncated during the latter half of the 20<sup>th</sup> century by the route of the A6072. The principal elevation of the House is orientated to the east onto ornamental gardens, tree groups and hedgerows. These provide a strong degree of visual enclosure to north, west and south. A range of separately listed outbuildings and a dovecote to the west, along with stone boundary walling to the north contribute positively to setting and the significance of the building.

Given distancing and intervening landscape form, the Site does not fall within the current visual setting of the House. The proposed Development will be filtered and screened by landscape form within the curtilage of the House and flanking the A6072 corridor. Whilst partial views of the new building may potentially be visible from the upper floors of the House it will be seen as part of the wider urban development to the north and south and Heighington Lane and no substantive change is predicted to the overall composition of views to the east of the listed building. As such, development impact at construction and operational phases is assessed as negligible.

1115768	The Pump House	West Green	NZ24829 22323	Listed Building Grade II	Water pump house, mid-18 <sup>th</sup> century.	No Impact
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#### Scoping Assessment

No direct impacts.

The Pump House is a small square plan building situated centrally within West Green in Heighington, around 1.4km west of the site. The building is part of a wider assemblage of 18<sup>th</sup> and 19<sup>th</sup> century buildings arranged around the green which share inter-related settings and group value.

The Site has no visual, historic or functional relationship with the Pump House and does not form part of the setting to the building. Given distancing, topography and intervening built and landscape form no development impacts are assessed at construction or operational phases.

1322808	Locomotion One Public House and East Platform	Heighington Lane	NZ27131 22515	Listed Building Grade II	Railway station building, now public house, circa 1835 (likely earlier) with later additions.	Minor
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#### Scoping Assessment

No direct impacts.

The Public House is located to the east side of the Bishop Auckland and Weardale branch rail line, to the south of Heighington Lane and around 350m to the east of the Site at its closest point. The building was original designed as a public house/waiting room and booking office for the Station and continues in public house use. Given its location at foot path edge and distinct architectural character, the building is prominent in views from the east and west along the Lane. The visual relationship of the building with rail infrastructure, Heighington Station platform and the rail crossing contributes to significance of the building and evidences historic and contemporary functional use. The former station buildings share group value with the Grade II listed signal box to the west and which contributes positively to setting.

The significance of the siting and setting of the Public House and Signal Box is of high order given that it is the location where George Stephenson's Locomotion No. 1 engine was first put on the rails to introduce the world's first passenger service in 1825. The Signal Box itself is one of the earliest surviving examples in the country and

follows the earliest standard design produced by the Central Division of the North Eastern Railway. The Public House pre-dates the Box and was likely constructed between 1825 and 1827.

At ground level, the Site is screened in views from the Public House and its setting by boundary landscape/woodland planting to the north of the site, and continuing to the east along Heighington Lane, and by field boundary hedgerows to the east of the site. The proposed Development will be of a scale that will rise, in part, above existing screening, and the upper sections of the building will be seen in views along the Lane from the east which take in the Public House and the Signal Box. The building will also rise above existing field boundary screening elements in direct views from the listed building and its curtilage. The new building will form a distinct new visual element in views from the west along the Lane although will not interrupt existing direct views onto the Public House and Signal Box. Similarly, the development will not diminish the visual relationship of the building with the rail infrastructure or Signal Box.

The proposed Development will introduce a distinct new view element within the setting to the Public House and detract from the character of westerly of views which take in the building from Heighington Lane. These impacts will include construction and operation phase effects, including construction traffic and vehicle movements associated with the operation of the building. Key elements of significance will however be retained and overall impacts are assessed as being of low magnitude, affecting a minority of the significance of the building, having a minor adverse temporary and permanent, indirect impact. Mitigation will be appropriate in terms of landscape screening and material treatment.

1319919	The Cottage	41 Church View	NZ24989 22433	Listed Building Grade II	House, mid to late 17 <sup>th</sup> century with later alterations.	No Impact
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#### Scoping Assessment

No direct impacts.

The Cottage is located within the historic core of settlement within Heighington, located around 1.2km to the west of the site. The building is set back to the north of Church View and forms the centre building to a row of designated assets including 39 Church View and Heighington Hall which share group value and inter-related settings. Openness to the south of the building contributes positively to setting and the visual relationship with the Church of St. Michael is notable. The principle elevation of the building orientates to the south and the is well represented in views from Church Lane.

Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the House. The proposed Development will be screened during construction and operational phases and no impacts upon the significance, within setting, of the listed building are assessed.

1121206	The Manor House	1 East Green	NZ25054 22351	Listed Building Grade II	House, late 17 <sup>th</sup> century with later alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The Manor House is located within the historic core of settlement in Heighington, approximately 1.3km to the west of the site. The building is set to the east side of East Green/Station Road and shares group value with the Grade II listed Manor Farm House which continues to the south. Whilst on lower ground to the road, the House is well represented in views from the west and from East Green which provides historic and contemporary openness to setting. The principal elevation of the building orientates onto the greenspace with enclosed garden land extending to the east.  Given the visual enclosure of the building to the east, it has no inter-visibility with the Site and given distancing and intervening built and landscape form the proposed Development will not impact upon the significance within setting of the asset. Given this, no impacts at construction or operational phase are assessed.						
1115778	Northcott	3 West Green	NZ24884 22224	Listed Building Grade II	House, early 18 <sup>th</sup> century with later alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House is located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits to the south of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the north and the building is well represented in views from the green.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1320296	The Bay Horse Public House	28 West Green	NZ24786 22320	Listed Building Grade II	Public house, late 17 <sup>th</sup> or early 18 <sup>th</sup> century with later alterations.	No Impact
<b>Scoping Assessment</b> No direct impacts. The Public House is located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits to the west side of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the north and the building is well represented in views from the green. The building has a degree of prominence derived from its historic use and architectural character and holds communal value.						

Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1121219	Greenbank	29 West Green	NZ24785 22343	Listed Building Grade II	House, circa 1830.	No Impact
<b>Scoping Assessment</b> No direct impacts. Greenbank is located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits to the west of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the east and the building is well represented in views from the green. The building has a degree of prominence derived from scale and material treatment.  Given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						
1115742	38 and 39 West Green	West Green	NZ24781 22408	Listed Building Grade II	Pair of houses, early 18 <sup>th</sup> century.	No Impact
<b>Scoping Assessment</b> No direct impacts. The paired houses are located within the historic core of Heighington village around 1.4km to the west of the Site. The building sits to the north of West Green and forms part of a significant assemblage of designated and non-designated 18 <sup>th</sup> and 19 <sup>th</sup> century buildings fronting onto the green and which share group value. The principal elevation of the building orientates to the south and the building is well represented in views from the green.  The principal elevation of the listed building orientates away from the Site and given distancing, topography and intervening built and landscape form, the Site does not form part of the visual setting to the listed building. The Proposed Development will not have a visual impact upon setting at construction or operational phases and will have no impact upon significance, within setting.						

1433531	Aycliffe War Memorial	Church Lane	NZ28329 22168	Listed Building Grade II	War memorial, 1922, within the churchyard of the Church of St. Andrew.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.</p> <p>The memorial comprises a cross of St. Andrew with octagonal shaft and stone plinth located to the with the churchyard to the east of the Church of St. Andrew in Aycliffe village. The structure derives significance, within setting, from its relationship with the Church building and associated memorials falling within the yard. Communal value and association with the village holds significance.</p> <p>Given distancing and intervening landscape and built form, the Site does not fall within the setting of the asset or contribute to significance. The proposed Development will not be seen from the asset or from within the churchyard setting. As such, no construction or operational impacts are assessed.</p>						
1438087	Heighington War Memorial	The Green	NZ24888 22315	Listed Building Grade II	War memorial, 1920, within the churchyard of the Church of St. Michael.	No Impact
<p><b>Scoping Assessment</b>  No direct impacts.</p> <p>The memorial comprises a Celtic cross with shaft and pedestal located to the within the churchyard to the south of the Church of St. Michael in Heighington. The structure derives significance, within setting, from its relationship with the Church building and associated memorials falling within the yard. Communal value and association with the village holds significance. Views of the structure from The Green and through boundary walling to the Church are significant.</p> <p>Given distancing and intervening landscape and built form, the Site does not fall within the setting of the asset or contribute to significance. The proposed Development will not be seen from the asset or from within the churchyard setting. As such, no construction or operational impacts are assessed.</p>						



## SCOPING ASSESSMENT OF NATIONALLY SIGNIFICANT DESIGNATED HERITAGE ASSETS (NHLE) WITHIN 2-5km OF SITE CENTRE

List Entry Number	Name	Address	NGR	Designation	Description	Assessed Development Impact
1121175	Walworth Castle	Walworth	NZ23124 18828	Listed Building Grade I	Mansion house, circa 1600, now hotel. Possibly by Thomas Holt for Thomas Jennison.	No Impact
<b>Scoping Assessment</b> No direct impacts. The House, now hotel, is located around 4km to the south-west of the site and to the east of Walworth Road from which it takes access. The building is set within enclosed walled and landscape grounds which provide an openness to setting. The relationship with the Grade II listed crenallated lodge house at the entrance from the Road is positive and contributes to group value.  Given distancing, topography and intervening landscape and woodland, the Site does not fall within the visual setting to the monument and evidences no historical functional relationship. The proposed Development will not visually impact upon the setting to the monument during construction or operational phases and as such no impacts are assessed.						
1121194	Dovecote 45 metres east of Manor House	Houghton Bank Lane	NZ22558 21795	Listed Building Grade II*	Large dovecote, 17 <sup>th</sup> century or earlier.	No Impact
<b>Scoping Assessment</b> No direct impacts. The Dovecote is located around 4km to the south-east of the Site within the historic curtilage of the Grade II listed Manor House (1121191) and forms part of a significant assemblage of associated assets including stables, outbuildings and farm ranges. The principal, significance within setting, of the building is derived from its visual and functional relationship with the Manor House.  Given rising ground to the north and north-east of the Dovecote and Manor House building group, the Site does not fall within visual setting and has no inter-visibility. Given this, the proposed Development will not be seen in views from the building group during construction or operational phases. As such, no development impacts are assessed.						
1121214	Middridge Grange Farmhouse	Shildon Road	NZ24470 24631	Listed Building Grade II*	Large farmhouse, circa 1600 with later alterations and additions.	No Impact

<b>Scoping Assessment</b> No direct impacts. The Farmhouse is located around 3km to the north-west of the Site and forms part of an associated assemblage of listed buildings including cart shed (1116090), walls and gate piers (1121215, 121216). The Site falls outside of the historic landscape/agricultural setting to the building and does not form part of visual setting given distancing and intervening landscape form. No construction or operational impacts are assessed having regard to the absence of inter-visibility or historic functional relationship with the Site.						
1002335	Deserted Village	Mordon	NZ30578 24092 NZ30736 23991	Scheduled Monument	Site of deserted medieval settlement.	No Impact
<b>Scoping Assessment</b> No construction or operational impacts are assessed having regard to the nature of the structure and absence of inter-visibility with the Site.						
1002345	Ketton Bridge	Brafferton	NZ30303 19321	Scheduled Monument	Remains of bridging structure	No Impact
<b>Scoping Assessment</b> No direct impacts. The remains of the Bridge are located around 5km to the south-east of the site. Given distancing and intervening built and landscape form no construction or operational impacts are assessed having regard to the nature of the structure and absence of inter-visibility with the Site.						
1016109	Coatham Mundeville medieval village, fishpond and areas of ridge and furrow.	Great Aycliffe	NZ28543 20612 NZ28589 20431	Scheduled Monument	Shrunken remains of a medieval village visible as a series of earthworks.	No Impact
<b>Scoping Assessment</b> No direct impacts. The monument is located around 2.5km to the south-east of the site and comprises upstanding remains of building platforms and areas of ridge and furrow to the north and south of Coatham Lane. A number of designated built heritage assets fall in the vicinity and include the 17 <sup>th</sup> century Coatham Hall Farmhouse (Grade II – 1121235), the early 18 <sup>th</sup> century Coatham Hall (Grade II – 1121234) and 18 <sup>th</sup> century Glebe Farmhouse (Grade II – 1121237).  The Site does not evidence historical association with the medieval settlement and does not fall within its potential archaeological setting. Whilst views from the monument, which occupies a relatively elevated position within the landscape, are extensive, those orientating towards the Site are screened by intervening built form, including buildings at Newton Park, and landscape form. The proposed Development will not impact upon the significance of the monument and as such no construction or operational phase impacts are assessed.						

1016867	Small multivallate hillfort and tower mill on Shackleton Beacon Hill	Heighington	NZ22943 23298	Scheduled Monument	Hillfort of Iron Age date with post-medieval tower mill.	No Impact
<b>Scoping Assessment</b> No direct impacts. The Monument is located around 4km to the west of the site occupying a promontory to the western side of Beacon Hill. The Site does not form part of the archaeological setting to the monument and given distancing and intervening built and landscape form does not fall within visual setting. No construction or operational impacts are assessed having regard to the nature of the structure and absence of inter-visibility with the Site.						
1011256	Deserted medieval village at Walworth	Walworth	NZ23280 19083	Scheduled Monument	Remains of a deserted village surviving as a group of well-defined and preserved earthworks.	No Impact
<b>Scoping Assessment</b> No direct impacts. The monument is located around 4km to the south-west of the site and comprises upstanding remains of the medieval village extending to the east of Walworth Road and north of the Grade II* listed Walworth Castle.  Given distancing, topography and intervening landscape and woodland, the Site does not fall within the visual setting to the monument and evidences no historical functional relationship. The proposed Development will not visually impact upon the setting to the monument during construction or operational phases and as such no impacts are assessed.						