Heighington
Conservation Area

Summary of special interest

1.1 Heighington Conservation Area takes in the old village, some later development, and parts of the village's open setting which contribute to significance. It is strongly influenced by its elevation, south-facing topography and underlying magnesian limestone geology.

1.2 Possibly with late Saxon origins, its early medieval layout is strongly evident today. It was an important local centre for centuries. 17th, 18th and 19th century renewal left the built legacy seen today, and the village became an extended but conserved dormitory village in the 20th century, dominated by single family dwellings and the communal village green.

1.3 Heighington is spatially significant. Its presence in the landscape is clear. Its crisp, organised, village green layout, ringed by linear plots, and with a largely unaltered set of routes, strongly describes its history. Open fields 'outside' the village contrast with the relative intensity of development 'inside' it. Open spaces including fields make a strong contribution. Views of, from and through the area are important.

1.4 The area's built character is significant including distinctive plot layout and low density. Modest architectural characteristics create remarkable unity and appealing informal harmony in strings of historic houses, despite some variety in detail. Historic outbuildings and boundary walls add crucial integrity to building groups.

Gardens and yards add intense, essential greenness as well as revealing history. Whilst mostly high quality, later backland development has little special interest.

1.5 Spaces including roads and front and rear gardens strongly contribute to significance. Simplicity and restraint in design, materials and detailing is key. Grass dominates the area adding well-established greenness, and many trees add grace, shape and maturity. Backland development and modernisation has stripped some spaces of rural village character.

1.6 The familiar rural village scene is rich, simple and charming, with history very evident in the clear rooftop and tree-filled horizon, backed by long green views. There is the strong sense of a historic, well-organised community settled quietly in the countryside for centuries, still partly encircled by open fields and thriving as a desirable, well-cared for place to live.

Location

- **Heighington is in the south-east of historic Co Durham, now in Darlington borough.**
- **It is strongly influenced by its elevation, south-facing topography over the north bank of Tees valley, and underlying magnesian limestone geology.**

1.7 Since 1974, Heighington has been in the north of Darlington borough but is traditionally in **south-east Co Durham**. It is 6 miles north-west

Fig 1: Heighington Tithe Commutation c.1838

**Fig 2: c.1923 3rd edition OS map of Heighington**

of Darlington and 6 miles south-east of Bishop Auckland, the two largest historic towns in this part of the traditional county. Newton Aycliffe new town is 2 miles to the east. The village is off the A6072, a modern south-east to north-west road parallel to the A68, one of the main historic roads from the North East to Edinburgh.

1.8 Darlington borough is on the north slope of the River Tees valley. Heighington is on higher land to the north of this. It is at the southern tip of the **Durham magnesian limestone plateau** (National Character Area 15) which runs diagonally through the county from the Tees lowlands up to Wearmouth. The village is laid out on a prominent natural feature, a **wide elevated watershed** between Red House Beck to the north and Halliwell and Dene Becks to the south, all flowing east to the River Skerne, a tributary of the Tees. This elevated ridge is most prominent in the south-east quadrant of the village where it appears as a high scarp accentuated by past quarrying. The ridge continues west as Highside Bank and south as Houghton Bank, where it carries the A68.

1.9 The area and its setting are strongly influenced by this **location, topography and geology**. The village is elevated and is a prominent feature in the landscape. It slopes noticeably to the south and east (the north-west corner is 150m above sea level, the south-east corner 125m), which creates long, wide, unimpeded views southwards, and corresponding views north towards the area. The scarp has influenced the area's layout and circulation. The limestone geology has influenced built character, like other Co Durham villages on the plateau (eg. Sedgefield); at Heighington there is also sandstone close by to the west.

Historical development

- **Possibly with late Saxon origins, it was the early medieval period which set the development pattern still evident today.**
- **The village was a significant administrative centre for many centuries.**
- **17th, 18th and 19th century renewal created most of the buildings seen today.**
- **The rural village was eclipsed by industrial centres nearby (eg. Darlington), but it still doubled in size in the late 20th century.**

1.10 There are **Iron Age** finds nearby, but the name Heighington is probably **Saxon**, meaning 'township of Hecca's people' or 'township on the high ground'. Although thought to be **early**
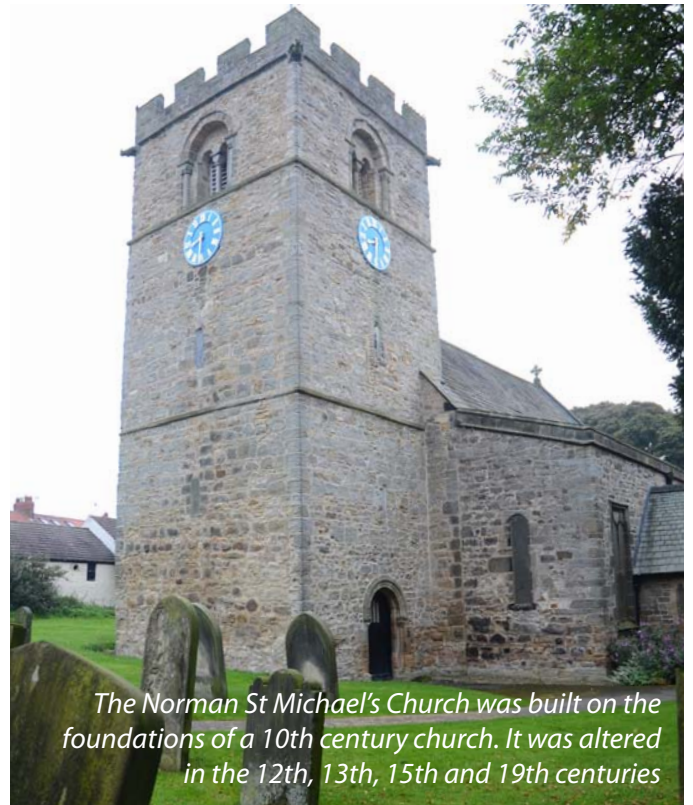
The Norman St Michael's Church was built on the foundations of a 10th century church. It was altered in the 12th, 13th, 15th and 19th centuries

medieval in origin, 1981 excavations suggest Heighington's Norman church was built on the foundations of a **10th century** church, suggesting late-Anglo Saxon origins. The village is first mentioned in the **1182** Boldon Buke (a survey of Durham's parishes similar to the Domesday book) which, with other sources, indicates it had about 100 people living in small heather thatched cottages laid out around a green; the better houses were possibly cruck-framed. Planned villages were commonplace within the Palatinate of Durham, and survive best to the south of the county.

1.11 The c.1838 tithe plan (Fig 1) still largely reflects the **12th century** village layout. It shows the green and churchyard, with houses, farms and cottages facing inwards. Narrow strips of land and larger fields stretch back to an enclosing wall, which would have been gated to provide access to these plots. An encircling back lane surrounds the wall, and the narrow entrances to the village would also probably have been gated to ensure safe common enclosure for animals. The street name The Courtine – a French term for a curtain wall – is most likely a reference to these walls. The village's water source, a well, was to the west on Batt Lane.

1.12 The village was enlarged by the Hansard family of Walworth in the **12th century**. They also rebuilt St Michael's church (William Hansard was the first known rector), one of the few

Fig 3: Significance of open spaces in the village's setting (inside and outside the existing conservation area boundary)
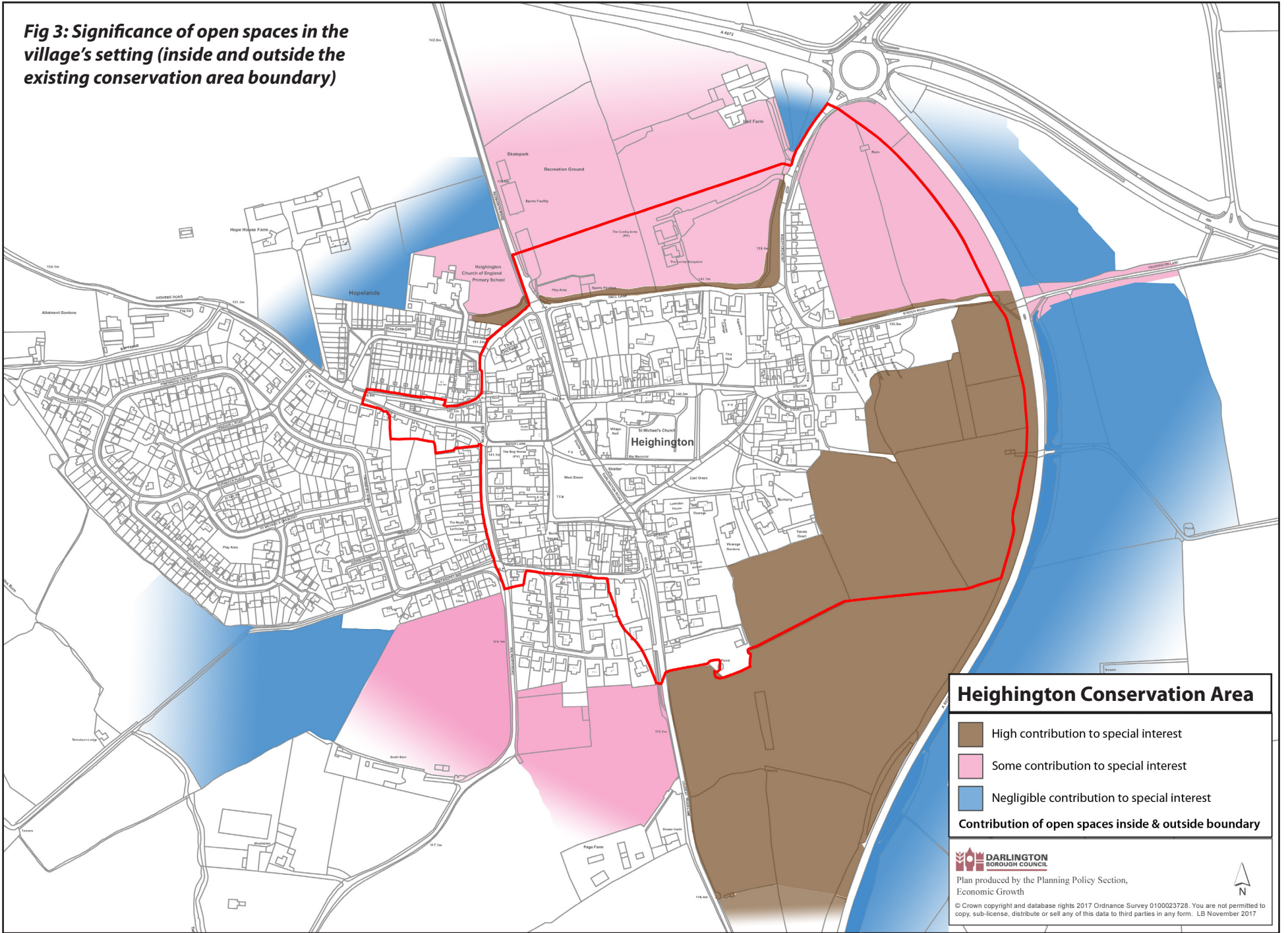
Heighington Conservation Area

- High contribution to special interest
- Some contribution to special interest
- Negligible contribution to special interest

Contribution of open spaces inside & outside boundary

DARLINGTON BOROUGH COUNCIL

Plan produced by the Planning Policy Section, Economic Growth

© Crown copyright and database rights 2017 Ordnance Survey 0100023728. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. LB November 2017

substantial buildings in medieval Heighington. The south aisle was added in the **13th century**, and the tower raised in the **15th century**, with a parapet and gargoyles added at each corner.

1.13   A manor house, first mentioned in the **mid-14th century**, was at Middridge Grange, some 2 miles north of the village (where buildings of c.1600 survive). References in historical texts to the Bishop of Durham as lord of the manor being in frequent residence highlight the village's importance as a medieval settlement.

1.14   Whilst the village's layout is not likely to have changed much beyond the late medieval period, Heighington became more important with the addition of notable buildings from the early **17th century**. In **1601**, a grammar school was founded by Elizabeth Jenison next to the church. The Manor House (East Green) and the Bay Horse pub (West Green) also date from the **late 17th century**. Other village buildings may well also have building fabric from this period.

1.15   The **18th century** saw increased prosperity from better communication and agricultural improvement. This was reflected in the construction and reconstruction of more substantial houses; many of today's buildings dating from this period. The village's improved status was also reflected in a **1730** record citing Heighington as one of only six places in Co Durham where horses were raced.

1.16   Despite prosperity, the 1859 1st edition OS Map shows the village's historic plan form was little different by the mid-19th century. Heighington remained a self-sufficient community reliant on agriculture and linen weaving as a cottage industry. Some properties are said to have had rear weaving sheds; some rear cottages survive.

1.17   But there were notable **19th century** changes, evident by the 1923 3rd edition OS Map (Fig 2):
- The 17th century grammar school, which had been neglected, was rebuilt in **1812**. It was enlarged in **1831** as an elementary school, and today it houses the village hall.
- Capt William Pryce Cumby, commander of the *Bellerophon* at the Battle of Trafalgar (1805), built grand Trafalgar House (later briefly re-named Heighington House) at the east entry to the village around **1815**, the year he was made Companion of the Order of the Bath. He was born in the village, as was his mother.
- A stone pump head, or pant, was built on the green by Samuel Gamlen, vicar from **1815 to 1834**. Water no longer had to be carried from the Batt Lane well. The pant was the village's

only public water supply until the 1930s.
- The Methodists built a chapel at Highside Road in **c.1815**, and later in **1872** a Wesleyan chapel at Church View, with its own house.
- St Michael's church saw major restoration in **c.1870-1875**, adding the north aisle, south porch, and a new roof. In the late 19th century, the church tower and bells were renewed, and 3 new bells ('faith, hope and charity') added.
- By the **late 1800s**, roadside development had begun to appear outside the village core.

1.18   The 19th century also saw great change nearby, with construction in 1825 of the Stockton & Darlington Railway (S&DR), 1.5 miles to the east. Heighington Station (named this after 1874), was built in 1826 as one of three railway taverns on the line. It was in essence one of the world's first prototype passenger railway stations. Here, Stephenson's *Locomotion* was first placed on the rails. The village did not expand east towards the station. The railway age saw the agricultural village eclipsed as industrial centres such as Darlington and Bishop Auckland overtook rural ones in status and growth.

1.19   The **20th century** saw the most rapid change, both within and beyond its historic core. Heighington was transformed from a self-contained rural community to a conserved dormitory village for nearby industrial growth.

1.20   In **1926**, the north entrance to the village, through the once-gated walls, was widened to take vehicles, involving demolition of historic buildings (including Brownless grocery shop and the post office). The south entrance was similarly widened. The old vicarage was demolished in **1929**, the site becoming further grave yard land, and the building materials reused in the present Vicarage (East Green).

1.21   Most significantly, new housing was added, a small amount **post-WWI** and much more from the **mid-C20**. The village was effectively doubled in size to the west. New housing was also built in former fields and orchards inside the village (eg. Vicarage Close), including infill and subdivision of historic plots (eg. Millbank).

1.22   The conservation area was designated in **February 1972** and enlarged in **March 1999**.

1.23   The village hall was extended in the late 20th century. Strong community pride is evident, eg. in the addition in **2000** of a decorative 'village cross' sign on the green. In **2006**, Heighington was featured as one of 12 'perfect villages' in a BBC TV programme of the same name.

View north along Coatsay Moor Lane showing clear open field setting to the village's buildings and tree cover, with the church as a landmark on the horizon

View south along Coatsay Moor Lane showing topography enclosure of the village's setting

Long, wide views south from the area include Darlington's spires and towers visible in the middle distance

The village registers in the landscape as a weight of established tree cover. Long views towards the Cleveland Hills and North York Moors in the distance

Boundary and setting

- **The boundary takes in the old village, small areas of later ribbon development, and some parts of the village's open setting.**
- **Many characteristics of the area's setting contribute to its heritage significance.**
- **The boundary should be extended to take in more of this historic open setting.**

1.24 The boundary takes in the old village, small areas of later ribbon development and some parts of the village's open setting to the north, east and south (delimited by the artificial arc of the Heighington bypass). The rationale for the boundary was given in two designation reports:
- When first designated in **1972**, the boundary focussed on the historic village plus open space to the north, because it formed *"an important approach to the village from the north-east, and protects the ridge line, and extends eastward to include Trafalgar House."*
- The boundary was enlarged after **1999** to include Nos.2-6 Highside Road (to consolidate the spatial layout there), and a sizeable landscape belt to the east and south (largely defined by the then new bypass) based on *"the lower slopes of the hillside, which are important to the setting of the village and conservation area, particularly from the south."*

1.25 The conservation area's setting is very important to its heritage significance. See fig 3:
- As discussed above, **topography** is key, with the south and east-facing slopes and the scarp in the village influencing its position. The contrast between the elevated, tightly bound village and the open, sloping, undulating fields around it is a distinctive part of the village's spatial and landscape character. This is particularly obvious in the east and south where there is a robust **settlement edge**.
- The general shape and arrangement of the village, and the layout of many buildings, has taken advantage of this long **south and east facing aspect**.
- There are long, wide, uncluttered **views south** from the area into its landscape setting, over the valley of the Tees to the Cleveland Hills and North York Moors beyond. These are best from the high west side of the green and from the south edge of the settlement over the scarp. Darlington's spires and chimneys are clear in these views from some points, adding key context to the scene. Corresponding **views north** from south of Heighington are also significant. Shorter, busier views east

include glimpses of Newton Aycliffe. Closer topography and established tree cover tends to dominate views to and from the west and north. Views of the village from the A68 in the south-west highlight its ridge-top position.
- The **church** is a particularly strong visual marker of the area in the wider landscape, and a symbolic beacon of the historic parish. It is particularly prominent in views north along Coatsay Moor Lane and also appears in approaching views on Redworth Lane and Beech Crescent and in glimpses further afield.
- In addition, the weight of **established tree cover** at the church garth and elsewhere adds greatly to the area's presence in its setting.
- As a large, historic rural village, the area has a key historical link to the **agricultural land use pattern** around it. The area is in the Central/South Durham Enclosure character zone of the Co Durham & Darlington Historic Landscape Characterisation, typified by a pattern of larger arable and smaller pasture enclosure fields with hedgerows. The pattern is smaller around the village than further away, illustrating the higher intensity of cultivation the village brought over time.
- The strong networks of **historic roads and paths** radiating out from the village illustrate its focal role in the local area. Routes shown on the earliest maps mostly survive despite later development and the bypass. **Walworth Road** for example is a largely untouched rural lane approaching the village from the south-west.
- The sense of established **privacy and intimacy** from boundary walls, trees and hedges is in contrast to the relative openness of the landscape, emphasising the intended contrast between the area and its setting.
- There is a general sense of **tranquillity** around the area. Apart from the village extension, setting is very sparsely settled, with only scattered farms, small villages and houses in parks (eg. Redworth Hall). The village is well screened by bunds and trees from the sights and noise of the bypass, and feels very remote from the A1, A68 and Newton Aycliffe.
- Despite no visual link, the relationship with the **S&DR** adds important historical context to the area's setting, notably through the nearest station taking its name. Control of land east of the village by Trafalgar House might be a reason for a lack of growth between the village and station over time.
- The greater **integrity** of landscape setting on
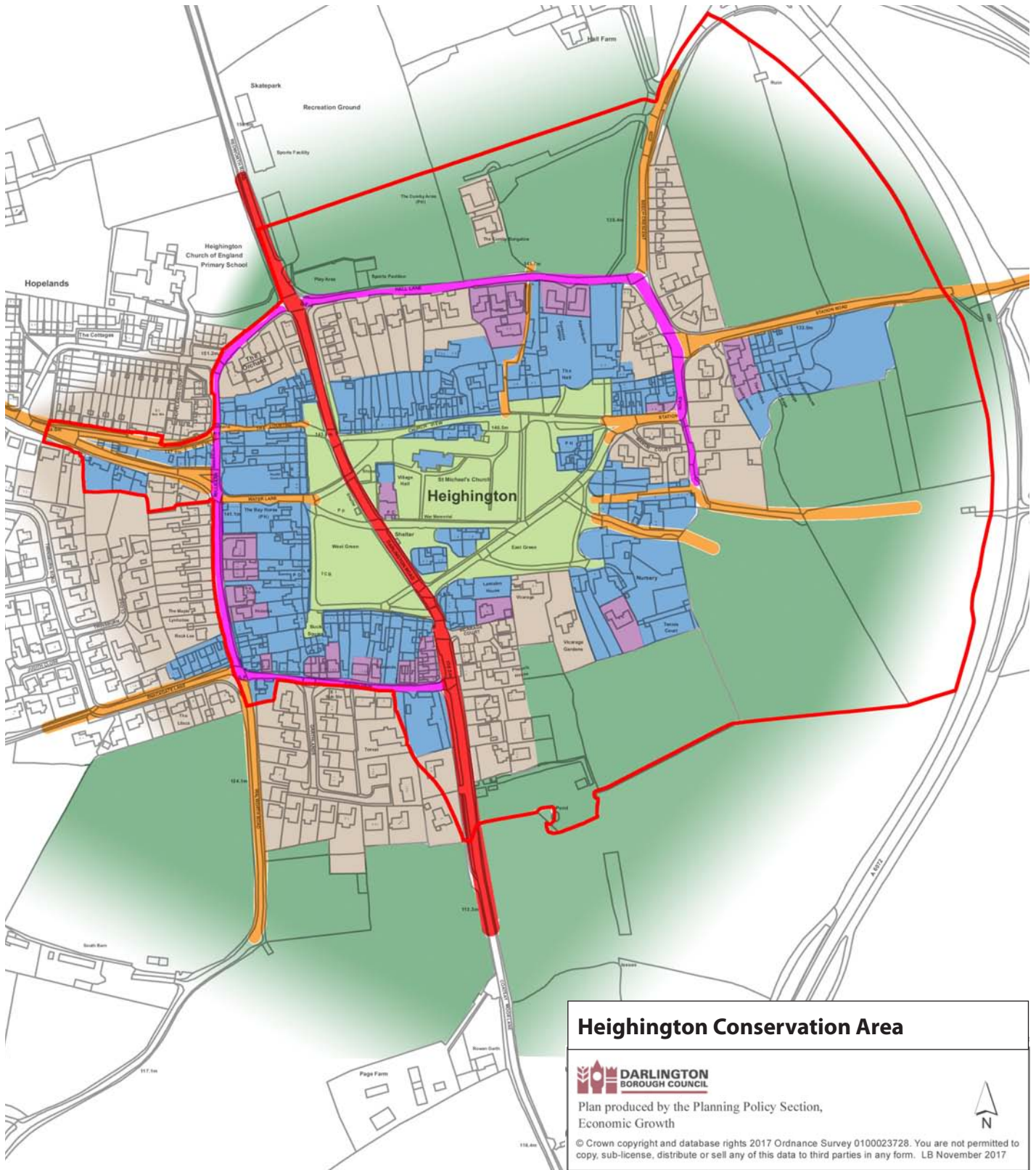
Heighington Conservation Area

DARLINGTON BOROUGH COUNCIL

Plan produced by the Planning Policy Section, Economic Growth

© Crown copyright and database rights 2017 Ordnance Survey 0100023728. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. LB November 2017

N

Fig 4: Spatial analysis (diagrammatic)

⎯⎯⎯ *Conservation area boundary*

Village green including church garth

Routes:

Main road through village

Back lane around village

Secondary radiating route to village

Historic village development plots:

Largely intact historic plots including gardens

Post-WWI insertions into historic plots

Fields and orchards:

Largely intact fields

Post-WWI insertions into fields and orchards

the south, east and north sides is important for its **relative rarity** compared to the west and south-west sides, where the area's setting is radically different due to the addition of the post-WWII village extension.

• It is significant that Heighington's spatial and landscape presence has been included in several planning and archaeological **studies** (eg. see Sharp, Shirley and Roberts on p25).

1.26   Some parts of the conservation area's setting are so significant that they should be included in an enlarged boundary; see *Management issues* and Fig 5, below.

Spatial characteristics

• **The old village's spatial presence in the landscape is still clear on the north, east and south sides, where it is still surrounded largely by open space. Post-WWII development to the west and south-west has harmed its spatial presence there.**

• **The crisp, organised, village green spatial pattern, ringed by linear plots, is a key characteristic that is strongly descriptive of its history. It was defensible, protected from the elements, and created communal green space for grazing and village life.**

• **The well-defined, largely unaltered set of routes shows essential historical movement to, around and inside the village.**

1.27   As a **traditional green village**, Heighington's spatial presence is large, influenced by its history and status as an important local centre. The village's footprint is the largest in Darlington and one of the largest in traditional Co Durham. It was identified in seminal 1972 research into the county's village plans as a 'multiple-row cluster', one of the larger and more complex village plan types in the county.

1.28   The old village's rectangular **spatial presence in the landscape** was clear and crisp on all sides until the mid-20th century. Other than the addition of Trafalgar House, the immediate setting outside the back lane was almost entirely open fields to traditional enclosure patterns. By the 1930s, a few houses appeared outside the back lane, but from the 1960s to the 1980s, Heighington's footprint more than doubled, with new estates and a school built in fields to the west and south-west. This harmed the village's traditional spatial footprint (even if the buildings are not generally visible from inside the village core). This makes the survival of its landscape spatial presence on the south,
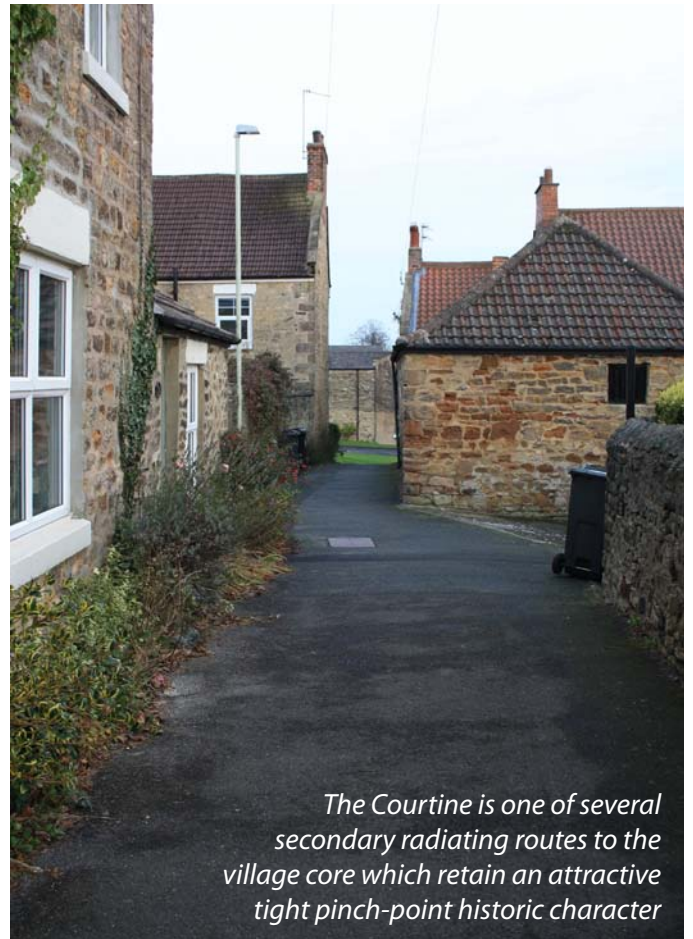
The Courtine is one of several secondary radiating routes to the village core which retain an attractive tight pinch-point historic character

east and north sides more important.

1.29   The village's layout has been controlled over time through regulation rather than formally designed as a set piece. The basic canvas is a **rectangular green**. In the centre of this at the highest point is the large, focal, rectangular **church garth**. Around the edge of the green are rows of **linear plots** of varying widths, perpendicular to the green, plus a few larger fields and orchards. This original pattern is unmistakably pure in the west but more irregular in the east, where the scarp, several larger status plots, and historic encroachment onto the green have created a more varied layout. The village's general arrangement is strongly descriptive of its medieval origins and, although some plots are altered, the basic spatial pattern remains substantially intact.

1.30   The village's **routes** are well organised. The only route to directly enter and leave the village is the main **Darlington Road**. Its entry and exit points are offset and were once narrow pinch-points with a tighter built pattern, designed to improve security. Early 20th century demolition widened these points; the north-west entry was once laid out much like Buck Square (the small set-back area in the south-west corner of the

The village green is the anchor open space land use in the conservation area

village green). A **back lane** (Hall Lane, Millbank, South View and parts of Station Road) encircles most of the village, the scarp preventing it from joining up in the south-east quadrant. It still has a strong spatial presence. It acted as circulation around the village, and as a hub for several **secondary radiating routes** which met up with it without directly entering the village:

- Highside Road on the west side led to the village's early water source, a well at Batt Lane; constant daily use has left it wide and split in to two shallower gradients, presumably to ease transportation of water. It enters the village indirectly via Water Lane and The Courtine, both retaining tight pinch-points.
- Heighington Lane (later Station Road) was the main east road, now severed by the bypass. It enters the village indirectly at Church View.
- Walworth Road, Snackgate Lane and Beech Crescent meet the back lane at corners of the rectangle, but do not directly enter the village on those corners.
- As well as The Courtine, several other historic paths reach the village from surrounding fields to join the back lane, on all sides. For example, one enters the village core west of No.39 Church View. A wider route in to the village north of Eldon House may be a traditional cattle route between fields and the green (often called a cattle drift).

1.31 Inside the village, **the green is divided** by two main routes: the main diagonal north-south sweep of Darlington Road (which divides it notionally into **West Green** and **East Green**), and the diagonal east-west route above the top of the scarp. The latter became formalised as Station Road after the S&DR was built. In addition, the green is ringed by informal tracks

and paths serving the village's plots. The track along the top is formalised as Church View; the west side track lengthens into Buck Square at its south end; the track on the east side is less rectilinear. A minimal number of secondary tracks cross the green to link the various routes up. Routes over the green are more formal and engineered today than on the earliest maps.

1.32 This rich spatial pattern of routes illustrates Heighington's focal status in the locality. It provides insight into medieval village planning, highlighting the need to balance security inside the village with good communication to agricultural land outside it. The network of routes on the earliest maps is largely intact, if more formalised than it once was. See Fig 4.

Land uses

- **A clear split between built and open space uses, defined by the development pattern.**
- **Built uses are dominated by single family dwellings and traditional village uses.**
- **Open space uses comprise the village green, gardens, and agricultural land.**

1.33 Within the conservation area, there is a clear **split between built and open space uses**, the built uses being mainly inside the village's back lane. Only in the 20th century did a notable number of buildings began to appear outside the back lane, some of which are now in the conservation area for their architectural interest and others only by default of the boundary's line. This split has been eroded in places, notably at Cumby buildings, Beech Crescent and Manor Court, where housing is outside the back lane. On the west side of the village, large areas of development outside the back lane are

excluded from the boundary. See fig 4.

1.34 A large part of the area's character comes from the range of large and small **single family dwellings** which dominate the village, including their domestic gardens, some of which are very large and include features such as historic outbuildings and modern tennis courts. A small number of buildings are now flats; this can harm character by increasing density, pressure for parking and subdivision of gardens, and reduce greenness over time.

1.35 The area still has a small but significant group of **traditional village uses** that contribute to its character. St Michael's Church and the village hall are at the heart of this. The doctor's surgery, the two pubs (Bay Horse pub, George & Dragon pub) and the grocery shop are also key. A fish and chip shop and a hair salon enhance character. Some buildings previously in similar uses are now housing, eg. the former Methodist chapel, No.36 West Green (once a shop), and No.27 Millbank (the former Red Lion pub).

1.36 The communal **village green**, including the **church garth**, is the anchor open space use for the area. It continues to provide a focal point for village life, for example being used for major annual Guy Fawkes Night bonfire events, a large Christmas tree, other festivals, and for the siting of local commemorative benches.

1.37 **Agricultural use of fields** inside the boundary significantly helps illustrate the village's rural past and landscape setting. Reducing agricultural use around the village would harm the evidence which can be used to illustrate its place in history and in the landscape. **Recreational use of fields** to the north provides a similar role.

Buildings and details

- **Distinctive historic plot layout and density survives greatly; backland development has altered this, making survivals rarer.**
- **Modest architectural characteristics create remarkable unity and appealing informal harmony, despite some variety in detail.**
- **Historic outbuildings and boundary walls add crucial integrity to building groups.**
- **Gardens and yards add intense, essential greenness as well as revealing history.**
- **Whilst mostly high quality, later backland development has little special interest.**

1.38 The historical basis for Heighington's buildings is essentially medieval in layout and largely 18th and 19th century in form and detail. There is a high concentration of significant historic buildings here, demonstrated by the number of listings: 42 at Grade II (including outbuildings and boundary walls as well as houses and other buildings), 1 at Grade II* (Heighington Hall) and 1 at Grade I (St Michael's Church). See Fig 6.

Layout, plots, density and backland development

1.39 **Around the green**, buildings are sited at the front of their plots leaving small gardens to the front and very long rear yards, originally for cultivation and cottage industry. This layout is very distinctive of the village's medieval origins, it reinforces the green as the hub of village life, and it created very low density with lots of yard and garden land. It is particularly pure around West Green with the west and south sides having some of the longest plots. On the north side, plots were slightly shorter (a field sat between the plots and Hall Lane), and had smaller or non-existent front gardens. Some parts were much tighter and denser, eg. at The Courtine and Buck Square, whilst plots directly north of the church have almost no land, opening straight on to the road and the churchyard. East Green is not as pure as West Green but it has much larger, lower density, higher status plots (eg. The Hall, The Old Hall, Eldon House) where principal houses are also sited to the front with sometimes extensive outbuildings to the rear. See fig 4.

1.40 This layout remains largely intact - see Fig 4. Yet the late 19th and especially the 20th centuries saw **backland development** in much of the area, altering layout and increasing density. To the south, cottages grew in the backs of housing plots facing South Lane and Darlington Road from the 1890s, expanding from the 1930s and still ongoing in the 1990s. Back yard additions on Millbank followed from the 1960s, the latest there in 2000. In the east of the area, small 19th century additions appeared in a few plots, and larger 20th century additions were added to some plots including The Hall's. In addition to back yard development, many of the large orchards and productive fields inside the village walls also took new development: between 1910 and the 1990s substantial new groups of housing were added to previously unbuilt fields and orchards on the north side (field numbers from the c.1838 tithe map shown in Fig 1: 225, 268, 271), the east side (296), and the south side (310, 311, 312, 321).

Continuous rows of modest houses, one up against the other, tumble down slopes or nestle in corners, each slightly but not greatly different from the next. A scene of remarkable coherence

Some grander houses have taller proportions

Heighington is full of the modest, familiar shapes of rural cottages and farmhouses

Massing is traditionally simple: flat fronts and backs with low single-storey offshots perpendicular to the house

1.41 Such backland development has altered the area's distinctive historic plot layout by establishing suburban detached cul-de-sac layouts, increasing density, removing yard and garden fabric, and introducing architecture alien to the village core. So, surviving historic plots without late 20th century backland additions make a very positive contribution to special historic interest. See fig 4.

1.42 Having a few **plots on the green itself** is not uncommon in medieval green villages. There are four clusters: two south of the church, the village hall group, and one to the east including a pub. Each group has carved out small yards and gardens that are surprisingly well-screened despite the 'island' nature of each cluster. Further encroachment on the green would cause harm to its communal value and the village's spatial pattern.

Form, height, scale and massing

1.43 Heighington's buildings have evolved over many centuries, plot by plot, but several shared characteristics have left remarkable unity. Most built fabric is 18th and 19th century; fabric from the 17th century and earlier also survives, giving great potential for standing archaeology.

1.44 Heighington is full of the modest, familiar shapes of rural cottages and farmhouses, plus the status of a few grander country mansions.
- **Form** is almost entirely rectangular, two storey, and with dual-pitch roofs studded with chimneys (some very large). Roof pitch varies; steeper pitches can suggest great age. Gables are common, hips are rare. Some offshots are mono-pitched. The Hall has a parapet roof.
- Actual storey and ridge **heights** vary within a small tolerance, and are generally modest. The variety tells the story of incremental growth.
- **Scale** is primarily cottage-like, squat and with low eaves directly above first floor windows.

The grander houses have taller proportions.
- **Massing** is traditionally simple: flat fronts, and backs with low (often single storey) multi-part offshots perpendicular to the house. The grander houses are the same (The Old Hall has an unusually shaped front elevation). Some former working building groups have more structured massing (eg. Page House, and the former farm behind No.5 East Green). Later bay windows add variety to some houses. Dormer windows and porches are not typical.

1.45 Coupled with sloping topography and strongly linear plot layouts, the scene around the green has a remarkable coherence and visual appeal. Continuous rows of modest houses, one up against the other, tumble down slopes or nestle in corners, each slightly but not greatly different from the next. Varied eaves and ridge heights combine to create appealing informal harmony.

1.46 **Outbuildings** such as dovecots, gazebos, carriage houses, stables, kennels, garages and other outhouses are a numerous and distinctive feature of the area, adding integrity to building groups, describing past domestic life and often illustrating a site's status. Vacant and decaying outbuildings (eg. the carriage house west of No.39 Church View shown below) are still part of the area's special interest and should be repaired and re-used. The best modern garages are in painted timber; the limestone garages on Highside Road are also positive features.

1.47 Post-WWII **backland development** erodes the area's built simplicity, introducing detached layouts, bungalow forms and elaborate massing typical of late 20th century suburbs (eg. Hall Lane, Manor Court, The Orchard). A small number of designs are high quality (eg. the Arts & Crafts vicarage) but, en masse, backland housing has gone against the area's prevailing historic architectural character. Little of it has special interest; some of the most intrusive is on
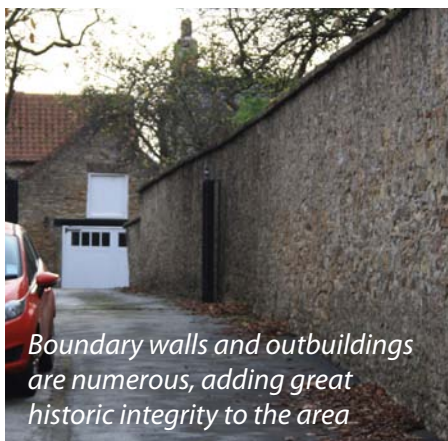
Boundary walls and outbuildings are numerous, adding great historic integrity to the area
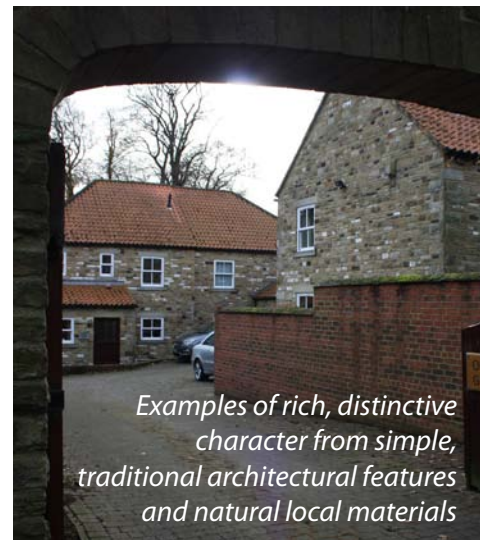
Examples of rich, distinctive character from simple, traditional architectural features and natural local materials

Vicarage Court and South Lane. Beech Crescent's housing is equally indifferent to the core area with no special architectural interest.

1.48 Set apart, **Trafalgar House** is much like the earlier grand houses in the village but in its own grounds 'outside' the village. It is both notable and discreet. Extensive ornamental and cottage grounds still mark its presence on the south, east and north sides where it is thick with trees. Heavy boundary walls and imposing gateways define Station Road, and cobbled yards complete the intact scene. Although sub-divided and its former grounds to the west redeveloped, it remains a greatly intact anchor east of the village.

1.49 **St Michael's Church**, the **village hall** (former grammar school) and the **former Methodist chapel** confidently take on striking architecture suited to their institutional uses. As a group they lend great historic character expected of an important local village, especially the church which reveals its ancient fabric. The Methodist chapel is neatly converted to a new use, but the church and village hall continue to add thriving local life. The village hall's extension and WC block are modest and fitting. What appears to be a **former motor garage** on Darlington Road is a distinctive survival with its veranda design.

Architectural features and materials

1.50 Materials used are natural and local, and architectural features are simple and restrained. They add charm to the scene and help provide harmony with the rural countryside around it.

1.51 Three materials are used for **masonry**:
- **Magnesian limestone** is the most common, mostly rubble, sometimes coursed squared blocks. Its light, variegated yellow-grey tones flecked with white give a rich mottled appearance which is key to distinctive local character. The patina of age adds to its historic natural appearance. A recent trend to expose limestone masonry by removing render and re-pointing in lime, enhances buildings. Cement pointing is harmful to character and fabric. Local sandstone is also used in the village but is less common.
- **Lime render** over limestone is typical of the area, often painted a neutral, light or earthy tone. More obvious colours can make a building stand out, harming a building group. Lime render allows stone to breathe and leaves the natural unevenness of rubble

Above: magnesian limestone neatly re-pointed in lime
Below: smeared and strap pointing in cement is harmful

visible beneath. Cement render and pebble-dash can harm older buildings. Their hard-looking finish is unsuited to this rural village.
- **Red brick** is used in the 20th century buildings, a more uniform, urban material which tends to look out of place in this rural village. In some older buildings, small handmade red bricks have been used for older repairs to stonework.

1.52 Two types of **roof covering** are seen:
- Traditional **clay pantiles** are most common. Handmade tiles have the most authentic and warm appearance; modern machine-made and concrete tiles have a visual deadness in comparison. Modern tile detailing can add unnecessary visual fiddliness.
- Natural **Welsh slate** is also used, its variegated grey-purple tones adding distinctive depth. Man-made and imported slate is less visually suited, having a plainer, smoother, shinier look. On pantile roofs, Welsh or stone slates are traditionally used for the bottom few courses to aid water run-off into gutters.
- Modest rooftop features such as vents or pigeon lofts are seen on some outbuildings.

1.53 Architectural features are plain and traditional:
- **Window openings** are vertical or square, most with plain stone lintels and cills. The grander houses often have full stone window surrounds. Windows are set back in a reveal. They are mostly traditional timber vertical sliding sashes with glazing bars. Large quantities of 18th and 19th century thin profile joinery and historic glass survive (plus many accurate replicas), adding immense authentic architectural character. Smaller

Examples of well-established, informal, cottagey front and rear gardens, bound by limestone walls and hedges

side-sliding 'Yorkshire' sash windows are also seen on rears. Later timber casements are often sub-divided in an artificial cottage style. Modern PVCu windows are common and almost always out of place because of their stark white or brown colour, thick profile members, clumsy detailing and unbalanced opening arrangements. Wide bow windows in PVCu are a mock-cottage feature which are unlikely to have any historic precedent here.

- **Door openings** are usually plain. Some have plain timber surrounds or modest hoods; the grander houses often have larger Classical door cases in timber or stone. Timber doors are panelled and often part-glazed. As with windows, PVCu doors are clumsy, inauthentic and not suited to this vernacular village. Painted timber plank doors are used for rears and outbuildings; traditional openings in outbuildings add character. Metal roller and PVCu garage doors are very intrusive.
- **Rooflights** are rare. Where used (mostly on rear slopes) metal 'conservation' style rooflights are the neatest solution for the area.
- **Eaves and verges** are plain with only a small overhang. Fascia boards and bargeboards are not used. Grander houses have watertabling.
- **Chimneys** are usually brick and modest in detail. Clay chimney pots are common.
- **Rainwater goods** are traditionally metal; modern plastic replacements are common, lowering the quality of the scene. Gutters are held on bracket spikes.
- **Lead** is common in high level detailing.

1.54 Although plain, the grocery store's **shopfront** is a modern interpretation with overly chunky members. Large modern fascia signage, bright window vinyls and plastic clutter create an unsympathetic look. The PVCu hair salon shopfront, and franchise signs at the fish and chip shop, are intrusive. **Satellite dishes** are seen in the area and can be visually intrusive.

1.55 Features and materials in **backland housing** generally do not follow historic precedent, eg. using modern brick, wide window openings, fascia boards and few chimneys. Some do use stone well on main elevations, eg. on Hall Lane, but the overall impact of the area's modern architecture is against the grain.

1.56 The powerful window openings, chimneys and other details of the **village hall** give it great status as a historic communal building. The **church's** phased masonry reveals its great age. Its tower features and clock are a focal point.

Trafalgar House's grounds and trees are important to the house' setting as well as the area's character

Gardens and yards

1.57 Medieval layout gives a **large amount of land** over to gardens and yards. Once used for cultivation and work, today they are mostly ornamental and add rich greenness to the area.

1.58 **Front gardens** are very visible on the green, making a strong contribution to charming village appearance. Most are rich, informal and 'cottagey' adding significant residential pride to the scene. **Back gardens** tend to be more secluded but are also full with lawns, hedges, ornamental planting, climbers, topiary and small trees. Yards also tend to be well-planted. Trafalgar House's grounds are much larger and suited to the scale of the house. The scale of trees and the size of the main east garden area are very important to the house's setting.

1.59 Established gardens add strong 3-dimensional greenness and reinforce the area's relaxed, secure domestic character. They provide an ideal setting for the historic housing. The layout of larger gardens can be historically important. Loss of some rear gardens to backland development has harmed these characteristics over time. Nonetheless, gardens help link backland housing back to the area's character. In gardens with drives, gravel better suits rural character than tarmac or blocks. Un-planted gardens detract from the area; total loss of a few West Green front gardens to hard-standing greatly harms the area's character. Conversely, some gardens facing East Green have no walls or hedges but remain green, positively blurring the garden with the village green. Exposed rear yards on to Church View would be enhanced by planting. The Bay Horse pub's large exposed rear plot would be enhanced by trees.

1.60 Tall local stone **boundary walls** add crucial integrity to the area's character, defining the medieval plot patterns and the village's early

The enormous village green is the neat, simple, graceful heart around which all the area's character revolves. Details (below) include timber posts and the late Georgian pant

Old stone gateway post on Hall Lane

The weight of established tree cover at the church is key to the appearance of the village green, and of the conservation area in its landscape setting
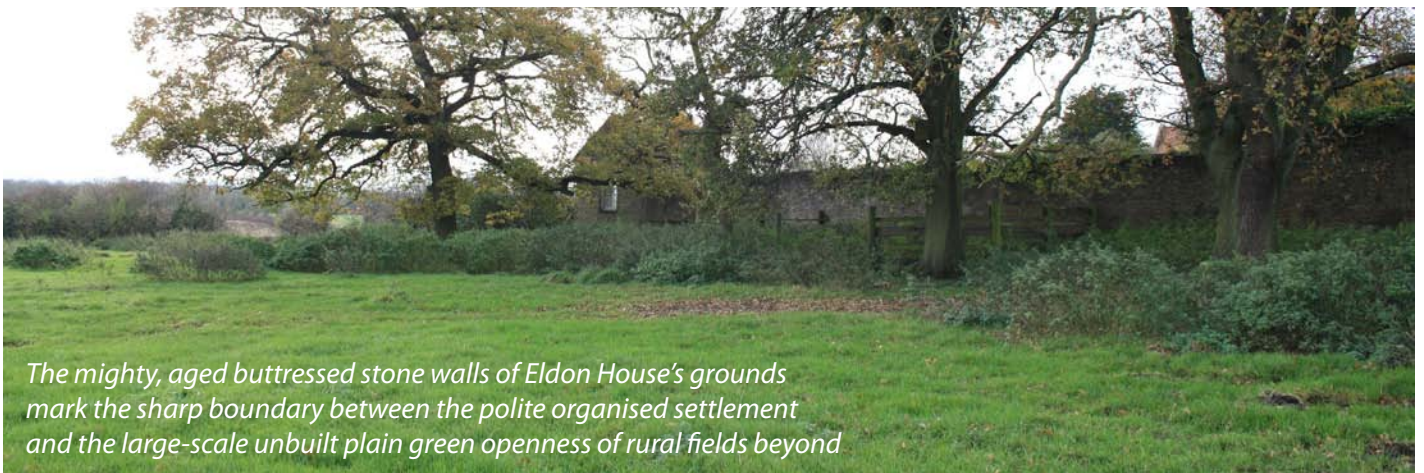
The mighty, aged buttressed stone walls of Eldon House's grounds mark the sharp boundary between the polite organised settlement and the large-scale unbuilt plain green openness of rural fields beyond

enclosed layout. Some have been lost (eg. most but not all of South View), but many do survive (eg. Hall Lane, Millbank, and most of East Green). Rarity increases their significance. Some have interesting stone gateways. Walls have been incorporated into later developments (eg. The Orchard). Boundary wall fabric can archaeologically reveal an understanding of a plot's evolution. Timber five-bar gates add suitable rural character; metal drive gates are too suburban. Well-kept **hedges** are seen in a many places across the area to great effect, particularly Hall Lane and Manor Court. **Outbuildings** are discussed at 1.51 above.

1.61 As well as trees on the green, in church garth and in hedgerows, **trees** in gardens also make a strong contribution to the area's character. They are numerous, well-established and add grace, shape and maturity to the rural village scene. They are important to the setting of buildings.

Open spaces and details

- **Simplicity and restraint in design, materials and detailing are key to spaces and roads.**
- **Open fields 'outside' the village contrast with the intensity of development 'inside'.**
- **Trees and grass dominate, adding grace and well-established greenness.**
- **Modernisation and suburbanisation can remove spaces' rural village character.**

1.62 The main open spaces are the **village green**, and **agricultural and recreational fields**. **Roads and paths** are also important spaces. (See previous page for **gardens and yards**.)

Village green

1.63 The **village green** is a microcosm of the area's history. Its form and size define the settlement's early planning and status, and it has evolved as Heighington has changed from hard working rural centre to conserved dormitory village. It is the neat, simple, graceful heart around which all the area's character and appearance revolves.

1.64 The powerful, soft, simplicity of sloping grass defines the green's contribution, with minimal detailing and features. A small number of large trees are significant, especially in West Green where they visually dominate buildings, adding structure and rich established greenness.

1.65 The stout sandstone pant and timber shelter illustrate the green's high standing and pride of place, when built and today. Other positive features include the timber 'village cross' sign,

timber village notice board and a pillar box. Steps, railings and street furniture are suitably modest and plain. Small timber bollards and large old stones are neat solutions to vehicle control where needed. Clutter is minimal but commemorative benches are numerous. The rockery garden at the village hall uses natural materials but could have a greener appearance.

1.66 **Roads and paths** across and around the green make a good contribution through the restraint in their design, using grey tarmac, minimal lines and very little clutter. Stone kerbs are important to historic character. Some stretches are unmetalled which enhances modest village simplicity; cobbled areas are particularly important (eg. The Old Hall or Trafalgar House). In contrast, modern man-made block drives harm appearance. Parked cars can intrude in some parts (eg. Church View); strong prevention of parking on the green is an important policy.

1.67 Simple **grassed verges** are a common feature across the conservation area, adding softness and rural character to the scene, eg. on Hall Lane, Highside Road, South Lane and Millbank.

Church garth

1.68 St Michael's **church garth** is a rich, time-deep open space, adding strong historic character. As with the green, simple mown grass dominates this anchor space, here acting as a canvas for scores of grave monuments recording parish life and death. A great wealth of ornamental trees adds thick greenness to the heart of the area, so tall and heavy that they help identify the village in long views from the surrounding countryside. Ever-present in views across the green are the garth's long limestone boundary walls. Metal railings, gates and overthrow (the frame over the gate designed for a lantern) illustrate quality. The granite war memorial on the south side is modestly-sited evidence of community pride. The rare hearse house on the north side adds unusual distinctiveness. Parking east of the garth is neat and plain but can intrude in views of the church tower.

Agricultural and recreational fields

1.69 The significance of the **agricultural and recreational fields** within the conservation area is largely spatial (rather than visual) as they are open and unbuilt (see *Spatial characteristics*, above). The significance of these fields stretches beyond the area's existing boundary (see *Boundary and setting*, above, and *Boundary review*, below).

1.70   **Agricultural fields** south and east of the village, inside the conservation area, provide a strong foil to the relative intensity of village development. Green, open pasture and arable fields provide crucial rural setting to the settlement, enhanced by the south-sloping topography. Boundary trees and thick hedgerows are very important contributors.

1.71   Fields inside the **south-east quadrant of the conservation area** are an excellent illustration of the stark historical difference between 'inside' and 'outside' the old village. The mighty, aged buttressed stone walls of Eldon House's grounds mark the boundary between polite organised settlement and working rural fields beyond. The intact survival of this sharp contrast is very important to understanding Heighington's historical development pattern, and this part is one of its best representations in the conservation area. Similar boundary wall appearance also survives just to the north, south of Manor Court and Trafalgar House. The use of the eastern-most field here as a market garden continues a tradition of cultivation in Heighington's setting, yet modern paraphernalia (eg. poly-tunnels) can be visually intrude. This is partly mitigated by screening, but it is no longer a low-intensity green field like the others around it.

1.72   The plain green openness of fields inside the **north-east quadrant of the conservation area** also contributes spatially, but less so visually due to flatter topography and thicker screening of the fields by tree belts and hedgerows. These fields are important to the setting of the old settlement within the conservation area.

1.73   North of Hall Lane, **recreational fields** stretching from the primary school to Beech Crescent, including former sports fields at Cumby buildings, are significant for their large-scale unbuilt plain green openness. This highlights the contrast between the built-up land 'inside' the historic village and open land 'outside' it. The play equipment and modest sports pavilion do not detract from this, but the spaces do have a more municipal feel than the agricultural fields. The best boundaries here are hedges and timber post-and-rail fences. Large old stones at some gateways are important

'Tunnels' of hedgerows and trees on Hall Lane and Station Road create strong rural character
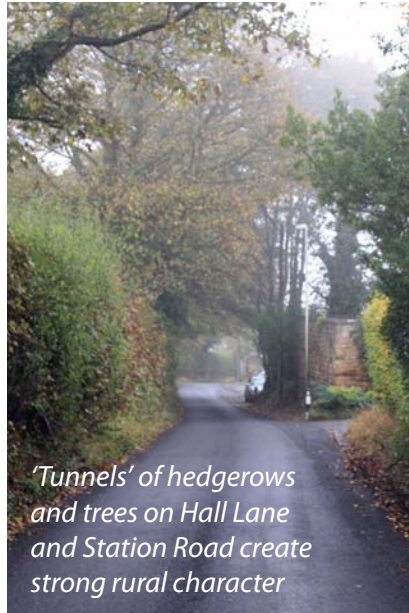
historic features. Thick belts of trees on Redworth Road and Beech Crescent are suitably dominant features on arrival from the north.

Roads and paths

1.74   Most **roads and paths** in Heighington are characterful spaces. Positive roads and paths are plentiful, all defined by simple grey tarmac, many with the added softness of grass verges:

- Roads around and across the **village green**, as discussed from 1.30-1.32 above.
- From the south, **Darlington Road / Coatsay Moor Lane** is a very strong contributor to significance, its symmetrical hedgerows rising up towards village tree cover framing the church tower on the horizon. Grass verges add rural character. The concrete flagstone pavements look too urban. From the north, Darlington Road is widened and modernised but wide grass verges add character.
- Winding **Hall Lane** is the richest part of the back lane ring, illustrating very well its place outside the historic settlement. No paths or markings, and a heavy 'tunnel' of trees (created by the important hedgerow on the north side and trees in gardens on the south side) give it a strongly rural appearance.
- The corresponding **South View** feels less like the back lane outside the village, but it retains a narrow feel, including fragments of grass verge. At the Millbank junction, the historic finger post in black-and-white highway livery is an important survivor.
- Being a dead-end, **Station Road** has the positive character of a forgotten rural lane, its 'tunnel' of trees created by important hedgerows to the north and trees in Trafalgar

House grounds to the south.
- The historically divided **Highside Road** is mostly positive with grass verges and trees, yet the prefabricated garages, in poor condition, are in need of enhancement.
- **The Courtine** is a richly historic path evoking the tightness of historic access into the village and lined with tight limestone walls.
- **Manor Court's** road and paths (including part of the original back lane) use hedges and stone walls to take on good village character.

1.75 Roads which do not make a positive contribution have been overly modernised:
- **Beech Crescent** is modernised; only established trees give it historic character.
- Much of **Millbank** is straightened and modernised with little historic character despite grass verges. However, north of Water Lane it retains a positive narrow village look.
- As it enters the village, **Redworth Road** is modernised with necessary crossing clutter.
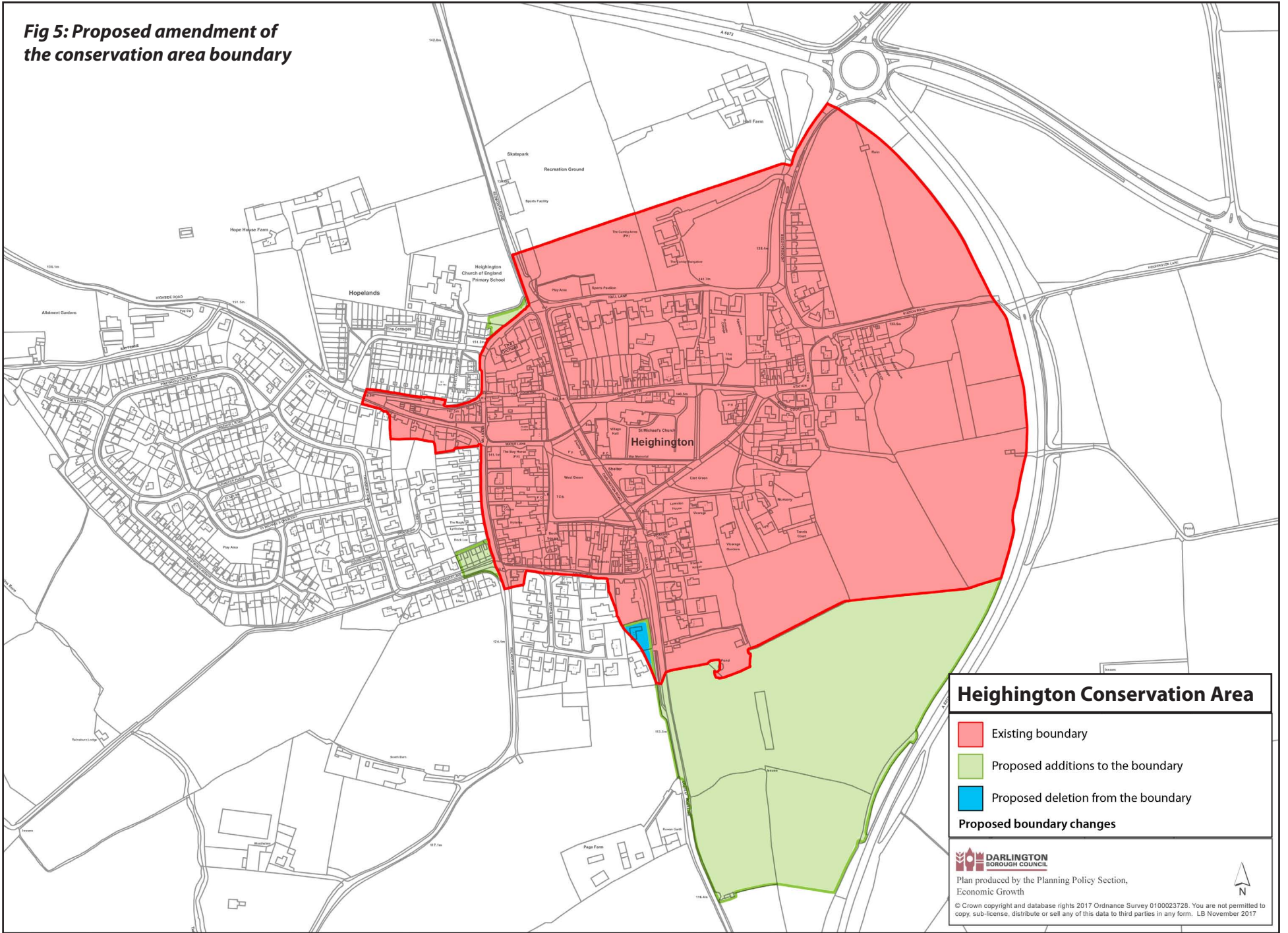
Management Issues

- **Managing the conservation area is important to protecting its significance.**
- **Boundary review concludes that modest enlargement should be pursued.**
- **When managing the area, there are a series of generic and specific issues to consider.**
- **Enhancement opportunities can be pursued when the opportunity arises.**

1.76 This appraisal has identified opportunities and threats which, if carefully managed, will help conserve the area's special interest and bring enhancement of character and appearance.

Boundary review

1.77 Local authorities must review their conservation areas from time to time (Planning (Listed Buildings & Conservation Areas) Act 1990, s69). Boundaries should be reviewed as part of this, and Historic England sets out guidance on how this can be done (*Conservation Area Designation, Appraisal & Management, Historic England Advice Note 1*, 2016, especially paras 7, 11-13, 17, 18). It suggests considering places where conservation area controls would be of benefit, and encourages consideration of:
- varied areas with numbers of designated heritage assets,
- areas with particular architecture or materials,
- areas linked to a theme of local interest such as an industry or a notable person,
- areas with historical layouts visible in the

modern street pattern or built development,
- areas with special public realm, designed landscapes or open spaces.

1.78 It also encourages consideration of:
- development from more recent times,
- development patterns as well as buildings,
- areas with archaeological potential,
- the setting of settlements.

1.79 This appraisal confirms that Heighington is a worthy designation, yet the boundary has not been reviewed since 1999. In reviewing it now, the Historic England guidance says (paras 17-18) to consider whether setting is sufficiently protected (eg. has the boundary been drawn too tight in the past), or whether there are parts which have been so eroded over time that there is no longer enough special interest to warrant designation. It goes on to give guidance on how the boundary should be drawn (para 66), including ensuring it runs around rather than through a space or plot.

1.80 The boundary of Heighington Conservation Area has been reviewed as part of this appraisal. Changes are recommended to take in more of the settlement's open setting to the south. This is coupled with an analysis in this document of how those spaces contribute to the area's significance, because some contribute more than others (see pages 6-9 and Figs 3 and 4). Thus, designation can be used to guide future development with informed analysis.

1.81 The recommended revisions are shown in Fig 5 and are identified below. First, the additions:
- **Add fields to the south and east of Coatsay Moor Lane.** Fields on the east side of Coatsay Moor Lane significantly help define the landscape presence of the settlement in its setting. They best illustrate the crisp boundary between the intensity of development 'inside' the historic village and its open, agricultural setting, which is a fundamental part of the area's special interest. Some of these fields are already included but more extensive recognition would reinforce this significance, particularly as it has been eroded elsewhere. Views to and from the village across this land are very distinctive. The boundary should extend to the first clear ridge south of the village, just past Page Farm, where an outbuilding, trees and a hedgerow form a crisp horizon in views south from Darlington Road, and the boundary should then follow natural features back to the bypass in the east.
- **Add verge, hedgerow and trees north**

Fig 5: Proposed amendment of the conservation area boundary

Heighington Conservation Area

Existing boundary

Proposed additions to the boundary

Proposed deletion from the boundary

Proposed boundary changes

DARLINGTON BOROUGH COUNCIL

Plan produced by the Planning Policy Section, Economic Growth

© Crown copyright and database rights 2017 Ordnance Survey 0100023728. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. LB November 2017

N

of Millbank in the north-west corner of the area. The thick green boundary south of the primary school, on the north side of Millbank from Redworth Road to Hopelands, is very strong and should be included. It is a continuation of the great significance of Hall Lane, which is defined by heavy rural greenness on both sides of the road. So both sides of Millbank should be protected as part of the same back lane loop around the village. Several visually powerful trees near the junction of Millbank and Hopelands make a very strong contribution.

- **Add Nos.1-9 (odd) Snackgate Lane, and green verges at the junction of Snackgate Lane, Millbank and Walworth Road.** The junction of these roads is as important to the area's development pattern as the junctions at Station Road/Beech Crescent, and Redworth Road/Hall Lane, which are already included. The verges here are as strong as at Darlington Road and also contain the rare historic finger-post sign. Houses to the south do not have enough special interest but Nos.1-9 Snackgate Lane are a short terrace of Edwardian cottages in local stone, some of the earliest housing to be built outside the old village. They are well-detailed, simple period architecture with good gardens behind matching retaining walls.

1.82   As well as the additions, a minor deletion from the boundary should be made:

- **Remove the two late 20th century houses south of Page House, Darlington Road.** The boundary set in 1972 followed a large curving plot south of Page House. This was later developed with two detached houses making the plot rectilinear. The boundary now cuts the plot awkwardly in half. The houses have no special interest, so removing them from the area removes a management anomaly. The houses would still impact on the setting of the area on approach from the south.

1.83   These boundary changes should be pursued in the short term. It is important to note that, as set out in this document, the revised boundary would still continue to have a setting which would variously contribute to the conservation area's special interest (see Fig 3).

Other management issues

1.84   In exercising its planning powers, the Borough Council has a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of its conservation areas (Planning (Listed Buildings &

Conservation Areas) Act 1990, s72).

1.85   The following generic issues should be considered when carrying out this duty:

- Promote the **special regulations** applying to conservation areas; these include restrictions on permitted development rights, the need for consent to demolish buildings over 115 cubic metres in size, and the need to give prior notice of undertaking works to trees.
- Encourage **pre-application discussions** with the Council to give applicants guidance and advice on proposals that may affect the area.
- Require applicants to show in a **heritage statement** how proposals respond to the area's special interest set out in this appraisal.
- Apply **design guidance** in a way which understands and responds to the specific characteristics of this conservation area.
- Encourage flexibility over **other measures** (eg. Building Regulations, parking standards and sustainability measures) where this would better protect character and appearance.
- From time to time, consider the impact of **permitted development rights** on special interest, and consider whether control using an Article 4 Direction should be pursued.
- Consider when **enforcement** is needed or when other **statutory powers** (including s215 notices) could be used to tackle heritage which is at risk from its condition or vacancy, or where local amenity is adversely affected.
- Encourage a sensitive, good practice approach to the **public realm** in addressing highways, public realm and statutory undertaker activity affecting the area.
- Encourage **community engagement** in managing the area, and in understanding and promoting its special interest.

1.86   Specific issues to be considered for this conservation area include:

- Protect special interest gained from **location, topography** and **limestone geology**.
- Respond to the area's still-evident **medieval** history and the great survival of a wealth of **17th, 18th and 19th century** buildings.
- Recognise that the **setting** of the old village inside the conservation area is very significant, and that the landscape setting of the area itself variously contributes to its significance.
- Recognise the significance of fields is **spatial** as well as visual; unbuilt, plain green openness contrasts positively with the built-up village.
- Protect significant **views** of, from and through the area, including long views south to the North York Moors, and views of the area from

Coatsay Moor Lane.
- Protect the spatial significance of the **green**, linear development **plots**, and historic **routes**.
- Protect the contribution made by **single family dwellings** and traditional village uses.
- Protect **plot layouts** (from para 1.39), and **form, height, scale** and **massing** (para 1.43).
- Protect the use of **natural local** materials and **simple, restrained** features (from para 1.50).
- Recognise that the area is **rural**, not suburban or urban; keep design plain and robust, and avoid mock-cottage forms or detailing which are out of character with the old village.
- Recognise that most **post-WWII backland houses** have little significance, even if the land and built pattern they have been added to, and their older boundary walls, do have.
- Protect the strong contribution made by **front and rear gardens and yards**, including outbuildings, boundary walls and hedges.
- Promote the care and protection of the public realm including the **green**, **church garth, grass verges** and the many **roads and paths** which contribute to special interest.
- Protect the great significance of established **trees**, which add grace, shape and maturity.
- Recognise the need to sustain the generally very good **condition** of the area, with well-kept buildings and public realm in good order.
- However, promote repair and re-use where condition or disuse cause concern, especially in **vacant or derelict outbuildings** which, as a building type, do contribute to the area.
- Recognise the benefits to the conservation area of strong **civic pride** and village spirit, evident in the communal village green and in the care of privately owned historic buildings.

Enhancement opportunities

1.87   Opportunities to enhance the conservation area include the following (some of which are illustrated, right). These could be pursued where the opportunity arises. Some should be pursued by owners or the community rather than the Borough Council:
- Reinstating traditional timber **shopfronts** at Church View's grocery store and hair salon.
- Repairing and re-using disused **outbuildings** including that west of No.39 Church View.
- Repairing offshots and greening rear yards on the south side of **Church View**.
- Removing **cement** pointing and render from limestone masonry and boundary walls across the area, and re-pointing or re-rendering in suitable lime-based materials (see page 15).

Grocery store on Church View

Historic outbuilding north of Church View

Offshots and yards on Church View

Lost front garden on West Green

Pre-fab garages on Highside Road

Lack of verges on Darlington Road

Fig 6: Listed buildings. Note, curtilage listed buildings are not shown. Diagrammatic only

Heighington Conservation Area

DARLINGTON
BOROUGH COUNCIL

Plan produced by the Planning Policy Section,
Economic Growth

© Crown copyright and database rights 2017 Ordnance Survey 0100023728. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. LB November 2017

- Replacing strident render **colours** with lighter, more muted, earthy tones.
- Reinstating planting and boundaries to **front gardens** previously lost to hard-standing.
- Enhancing **Water Lane**, eg. with planting or trees in The Bay Horse pub's rear plot.
- Enhancing the prefabricated garages and associated land on **Highside Road**.
- Introducing **grass verges** on both sides of Darlington Road near Vicarage Court.
- Reinforcing **hedges and trees** on Hall Lane, Station Road and the top end of Millbank.

Sources

- Abram A I, *The Story of Heighington, County Durham*, 1978
- Archaeo-Environment, *The 1825 Stockton & Darlington Railway: Historic Environment Audit, Volume 1: Significance & Management*, October 2016, Darlington Borough Council et al
- Roberts B K, *Village Plans In County Durham: A Preliminary Statement*, Journal of Medieval Archaeology, Vol 16, 1972, Issue 1
- County Durham Historic Environment Record (via Keys to the Past) www.keystothepast.info
- Historic England, *Conservation Area Designation, Appraisal & Management, Historic England Advice Note 1*, 2016
- Jackson H W, *Heighington*, 2007
- LUC, *Darlington Landscape Character Assessment*, 2015, Darlington Borough Council
- Sharp T, *Anatomy of the village*, 1946, Penguin
- Shirley R, *Village greens of England: a study in historical geography*, 1994, Durham University PhD thesis (http://etheses.dur.ac.uk/6120/)
- https://en.wikipedia.org/wiki/William_Pryce_Cumby
- www.british-history.ac.uk/antiquities-durham/vol3/pp303-324#h2-0005

If you would like more information about conservation areas, please contact:

Historic Assets Officer
Built & Natural Environment Team
Economic Growth
Darlington Borough Council
Town Hall, Darlington
DL1 5QT

Tel: 01325 406326
Email: UrbanDesign.Conservation@darlington.gov.uk

www.darlington.gov.uk

Heighington East Green, January 2018

If English is not your first language and you would like more information about this document, or if you require information in large print, Braille or on tape please contact the Policy Unit on 388017.

Urdu 01325 388017

Punjabi 01325 388017

Hindi 01325 388017

Cantonese 01325 388017

Bengali 01325 388017

Arabic 01325 388017

Polish 01325 388017

This document will be made available on request in Braille, tape or large print.