



Church Street Conservation Area Character Appraisal Management Plan

2016

Prepared by The Heritage Place
in association with Peter Drummond Architects
Survey work undertaken August and September 2016

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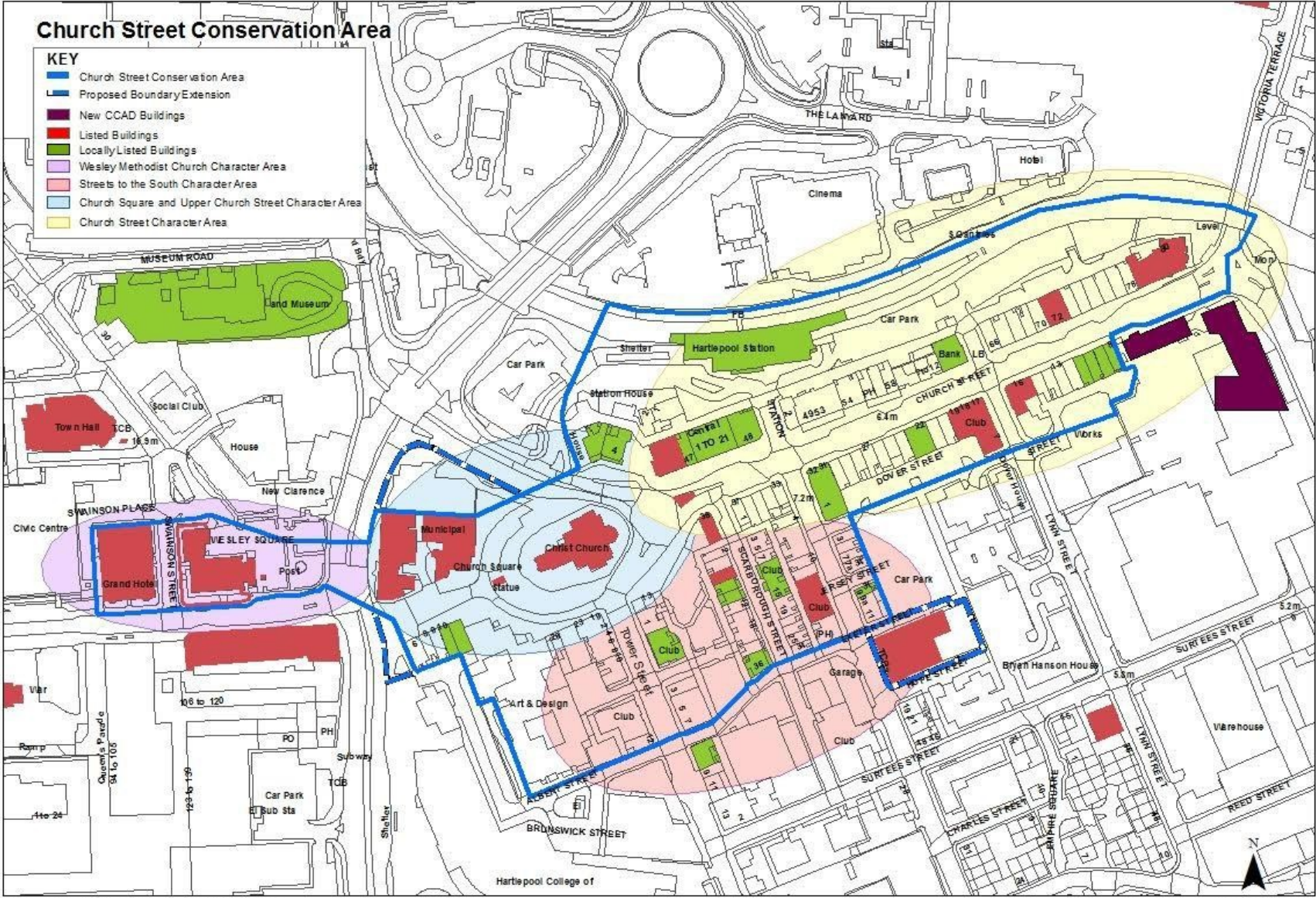
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HARTLEPOOL CHURCH STREET CONSERVATION AREA MANAGEMENT PLAN

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Frontispiece: Hartlepool Church Street Conservation Area with Designations, Character Areas and proposed extensions.



Introduction

The historic environment safeguarded by the Church Street conservation area serves an important role in defining the town's character, culture and heritage. It provides a direct reminder of the historical evolution of Hartlepool, intrinsic to the sense of place experienced today. As development creates a constant state of change, consideration of the impact of this on heritage assets and the historic environment is critical. When this is not carefully managed and protected, there is a risk of negative changes upon the historic character of the area, impacting upon the retention of heritage assets, an irreplaceable resource for the interest and enjoyment of current and future generations.

Church Street has struggled to find a role since the relocation of the main retail core to Middleton Grange Shopping Centre and is currently dominated by a large number of vacant premises and a vestigial night time economy. This has resulted in an area which few people visit during the day.

The Council, with the support of partners that include the Cleveland College of Art and Design and Hartlepool College of Further Education, is developing an Innovation and Skills Quarter focused around the Church Street Conservation Area. The new CCAD development at the south-east will benefit the area.

This Conservation Area Management Plan follows the direction of the Historic England Advice Note 1: Designation, Appraisal and Management, February 2016 and the Heritage Lottery Fund (HLF) Management and Maintenance Plan Guidance, October 2012. It has been guided by residents and stakeholders within the conservation area.



Fig 1. 21 -28 Church Street, with characteristic canted windows.

Fig 2. Aerial photograph of West Hartlepool, 1946, taken from the south.



Location

Hartlepool Bay was formed by pre-glacial erosion which left the limestone coastline which terminates in Hartlepool. Church Street sits on a flat alluvial plane, a limestone foundation.

Hartlepool is located strategically at the southern end of the Durham Heritage Coast and the northern extent of the Tees Valley. It is 30 miles south of Newcastle, 20 miles from Darlington and 9 miles from Middlesbrough. Durham is 18 miles away. North of the River Tees, it is part of the Tees Valley sub-region which encompasses the Boroughs of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton on Tees Coast.

Church Street is located on largely level ground on the north side of Tees bay with higher ground to the north and west. As a result, many of the prominent buildings of Church Street itself can be seen from the Headland to the north, Seaton Carew to the south and from high ground near the villages of Elwick and Dalton Piercy. Christ Church and its tower, and some of the other larger buildings, can be easily identified. Completely surrounding Church Street in an arc from north to south is the rest of urban Hartlepool. Immediately north of Church Street are Hartlepool Docks (now largely a marina) and to the east only a few hundred metres away the North Sea. Both of these have an immediate influence on the atmosphere of Hartlepool with the docks and harbour having a major influence on the historical development of Church Street.

Definition of a Conservation Area

Conservation areas were first introduced by the Civic Amenities Act 1967. Planning (Listed Buildings and Conservation Areas) Act 1990 provides the current legislative framework for the designation of Conservation Areas.

A Conservation Area (CA) is defined in the Act as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

All local authorities are required by this Act to determine which parts of their area merit Conservation Area status. Hartlepool currently has 8 Conservation Areas varying in character from the earliest borough centre and Victorian residential suburbs to a seaside resort and a village.

What does Conservation Area status mean?

In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that new development will not harm the character or appearance of the area.

Under current legislation, a Conservation Area designation usually requires planning permission for the following:

- inserting windows (in this Conservation Area only in commercial property flats or listed building)
- installing satellite dishes and solar panels
- adding dormers or other extensions
- laying paving or building walls
- cladding
- demolition of buildings
- removal of, or work to, trees.

Where a development would, in the opinion of the planning authority, affect the character or appearance of a Conservation Area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by the local planning authority when making a decision on the application.

In order to protect the conservation area, designation requires the Borough Council to formulate and publish proposals for their preservation and enhancement.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by ensuring that properties are regularly maintained and original features retained.

Purpose of a Conservation Area Appraisal

Conservation Area designation should be regarded as the first positive step towards an area's protection and enhancement.

Planning authorities and the Government are required by law to protect Conservation Areas from development that would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features that together create the area's special character and appearance.

The purpose of this appraisal is to define and evaluate the character and appearance of the area, to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs have been assessed through a process that includes research on its historical development, a detailed townscape analysis and, derived from these, a character assessment.

The study has provided an opportunity to reassess the current Conservation Area boundaries to make certain that they accurately reflect what is of special interest and to ensure that they are logically drawn. It also identifies opportunities for preservation and enhancement and provides a basis for the development of ways to promote the heritage dividend through the Conservation Area management plan.

The *Hartlepool Local Plan 2006* includes a Supplementary Note entitled *Design Guidance for Development in Conservation Areas and for Works to Listed Buildings* giving guidance to potential developers undertaking works within, or in the vicinity of, conservation areas or listed buildings. The note also sets out a brief history, the general built form and the reasons for it, and the specific character relating to materials and design for all eight of Hartlepool's Conservation Areas. Hartlepool is currently preparing a new Local Plan which, once adopted, will replace the 2006 Local Plan. The Council has also provided further supplementary guidance: the *Shop Fronts and Commercial Frontages Design Guide 2014* and the *Design Guidance for Development in Conservation Areas and for Works to Listed Buildings 2006*.

It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Designation

The Church Street Conservation Area was designated in July 1984. Buildings within the area were listed by English Heritage (now Historic England) between November 1977 and September 2003, resulting in 17 listed buildings (2016).

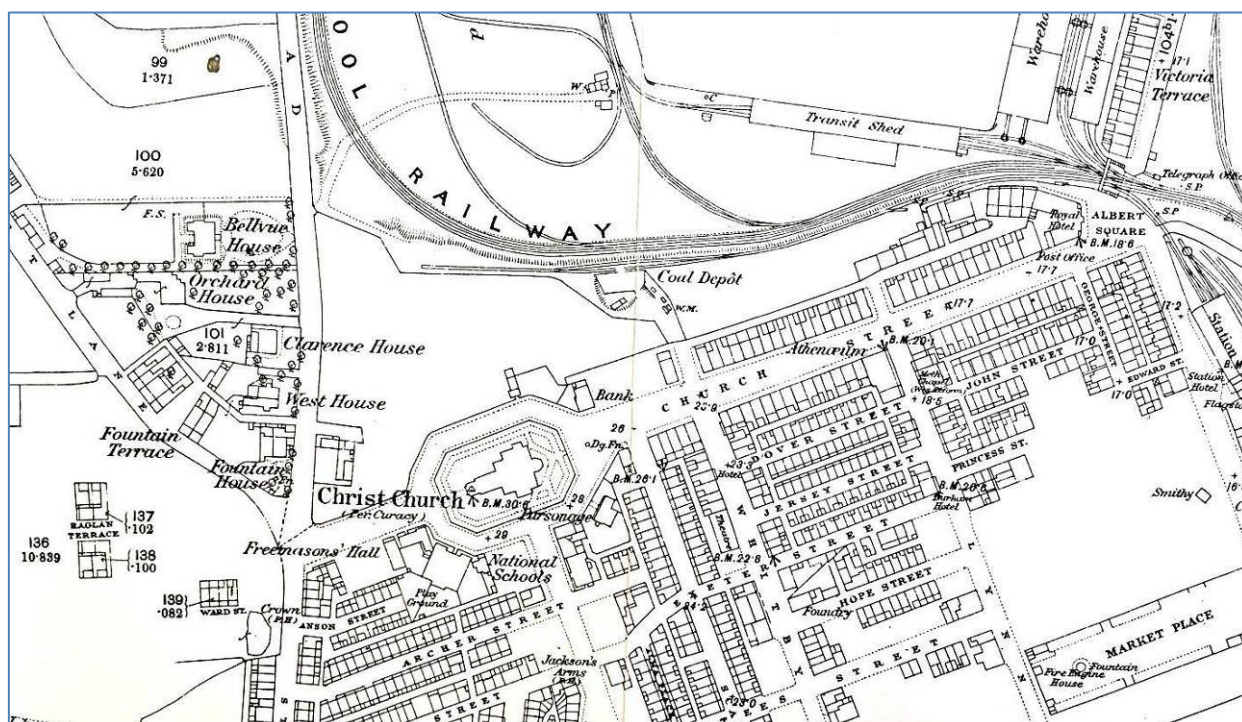


Fig 3. West Hartlepool in 1857, OS map, the Godfrey Edition.

Historical Development Nineteenth Century

In the early nineteenth century the site of West Hartlepool, in the parish of Stranton, consisted of 'sand dunes and salt marsh' and a single farmhouse. It was neighboured to the north-east by the picturesque remains of a medieval town which had grown up around a monastery but after the Reformation had flourished as a fishing village and then developed as a port to serve nearby coal mines. By the nineteenth century the harbour also accommodated extensive ship building facilities and, like its equivalents on the east coast of England, enjoyed a high level of trade with Europe and the Baltic.

The town of West Hartlepool was founded by Ralph Ward Jackson, a solicitor and entrepreneur from Stockton who, seeking to improve the town's economic performance, commissioned a separate harbour and dock (opened in 1847) to accompany the newly established Stockton and Hartlepool Railway (1839) to the south of the existing port. The land was owned by the Harbour and Dock Company (of which Jackson was the Chairman) and the company played an important role in the early development of the new town, providing the necessary amenities to support the trading and manufacturing economy. Church Street, running between Albert Square to the east and an octagon to the west (soon Church Square) began the development as a wide avenue running parallel to the docks. By 1846, one hundred houses had been built and

the grid-iron pattern was emerging. Church Street was conceived as a wide avenue leading to the docks and became the principal street framing the north extent of the planned town. The first railway station in Mainsforth Terrace to the east, opened in 1853, was largely a goods station.



Fig 4. 'West Hartlepool' by J W Carmichael, 1859.

The Royal Hotel, a substantial 3 storey building closed the north side of Church Street and faced onto the short-lived Albert Square at the east end.

In 1851 Jackson engaged the rogue Victorian architect E B Lamb to design a fine church (Christ Church) to stand at the western head of the street, just as the streets to the south were filling rapidly with houses, offices, shops, warehouses and factories. Funds were raised by public subscription in the same year for The Athenaeum -the Literary and Mechanics Institute – in the centre of the street, a classical landmark serving multiple functions for which the Dock Company provided both site and materials for this distinguished building. It provided for a variety of improving purposes with classrooms, library, laboratory, newsroom and concert room, as well as offices and kitchen.



Fig 5 . The Athenaeum.

The town enjoyed its own theatre in Whitby Street, the brick Theatre Royal (demolished by 1906, now with the Constitutional Club in its stead).

Such was the speed of the development that the West Hartlepool Improvement Act of 1854 prompted the creation of an Improvement Board. Ward Jackson became its first Chairman. Among the fellow commissioners was Thomas Casebourne the Harbour and Dock Company's engineer. The Act also provided for paving, lighting and a complete drainage scheme. *The Builder* reported on 1 November 1862 that 'There is an American air of new settlement about West Hartlepool. Instead of being the growth of centuries, as most of our towns are, this has sprung to life like a gourd'.

A painting of the town by John W Carmichael of 1859 (Fig 4) and a map produced in 1857 (Fig 3) show how much of the town was in place just a decade after the development of the docks. Backhouse Bank (latterly Church Square Chambers) introduced the wide avenue of Church Street at the north-west from the 1850s. The town's first Post Office was located at the east end of Church Street, to the north of the Royal Hotel. By 1860, the new town's population had reached 13,000 and it outshone the old town in terms of size and economic importance.

Three-storey brick terraces with canted windows giving prominence and elegance to the first floor, were the staple and those in Upper Church Street were flanked to the east by the Masonic Lodge by John Tillman of Sunderland, 1864.



Fig 6. Masonic Lodge, Upper Church Street.

The discovery of commercially viable ironstone in the Cleveland Hills in 1850 enabled local industries to diversify further and promoted greater expansion. Accordingly, in 1870 a further Improvement Act was obtained for West Hartlepool extending boundaries of the town.

The Wesley Methodist Church opened in 1872 in Victoria Road providing seats for a congregation up to 1200 and accommodation for up to 600 children in the schoolroom. It was the most imposing non-conformist building in the town.

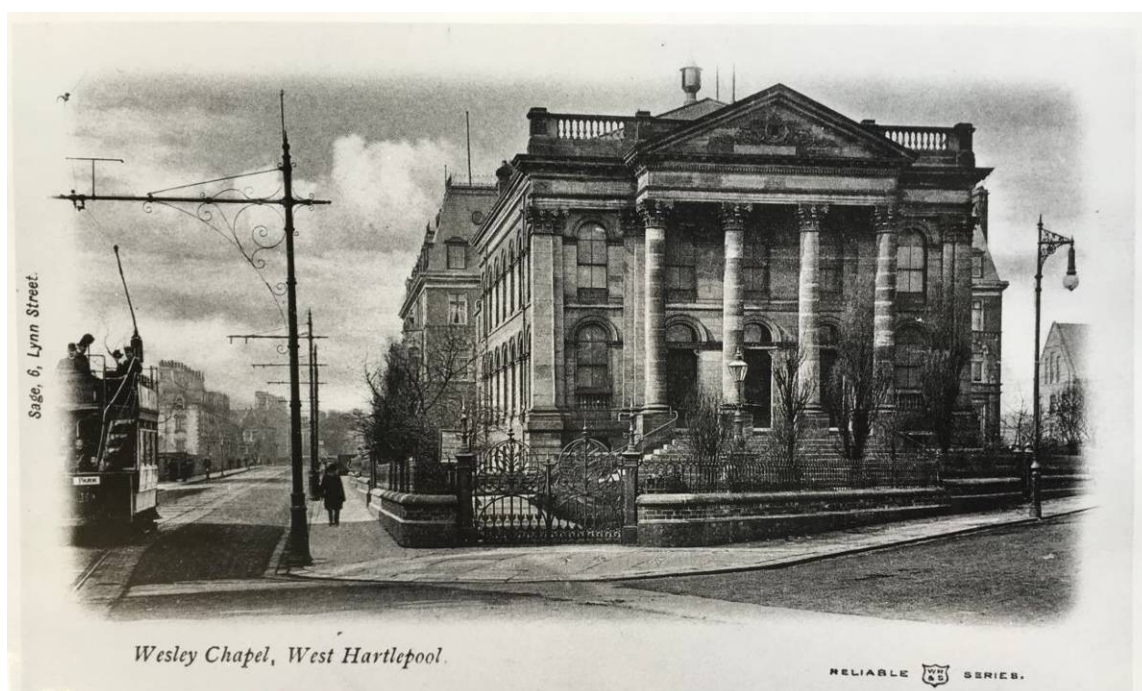


Fig 7. Postcard of the Wesley Chapel and the Tramway.

By the late 1880s West Hartlepool was the third busiest port in England after London and Liverpool and a major centre for steel, shipbuilding, marine engineering and the iron industry. The burgeoning town took pride in its status, soon creating a hub of buildings to the west of Christ Church to serve the corporate function. Law and order were attended through the addition of a Police station and court in 1871, in Clarence Road. West Hartlepool received formal recognition as a municipal borough through a Charter of Incorporation in 1887 and by 1889 it opened the ornate Municipal Buildings in Church Square. In September 1894 the Corporation obtained government loans to construct a library, technical college, abbatoirs, new sewers and footpaths. Accordingly, to the north of the police station and west of the municipal buildings, the Public Library completed the corporate triangle.

In 1878 a new connecting railway line linked the new and old towns and in 1880 a new station was built to the north of Church Street, on an axis with Whitby Street. Soon after in 1884, the Hartlepool Steam Tramways Co Ltd opened a

tramline running along Church Street to Old Hartlepool. This was replaced in 1896 by a new line powered by overhead cabling owned by the General Electric Tramways Co Ltd.

It is easy to trace the success of the town at the end of the nineteenth century through surviving buildings in Church Street which was one of the two prime members of the urban area. By the late nineteenth century its prominence for retail purposes had waned as Lynn Street evolved to provide the central shopping area of West Hartlepool. The erection of a new and towering four-storey red brick department store on the corner of Church Street and Whitby Street in 1897 (now 31-32 Church Street) enabled the town's grand avenue at least to compete with Lynn Street's unbroken extent and provision of a covered market hall.

Church Street would also retain its eminence in terms of banking and commercial chambers. For example, two substantial new banks arrived in the closing years of the century to serve the buoyant commerce and trade. The York City and County Bank was built at 38 Church Street at the head of Scarborough Street in 1897 while diagonally opposite to the north-east in 1899, the National Provincial Bank, 48 Church Street, would replace at a cost of £8000 the Provincial Bank demolished from the site in the 1890s.

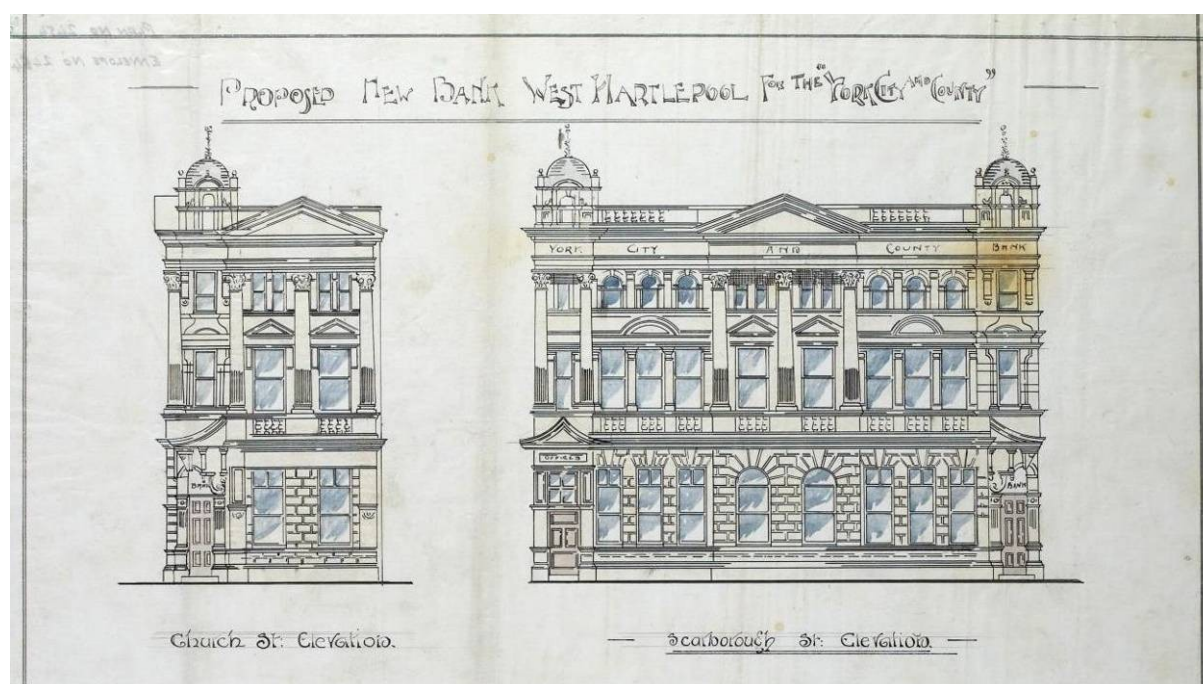
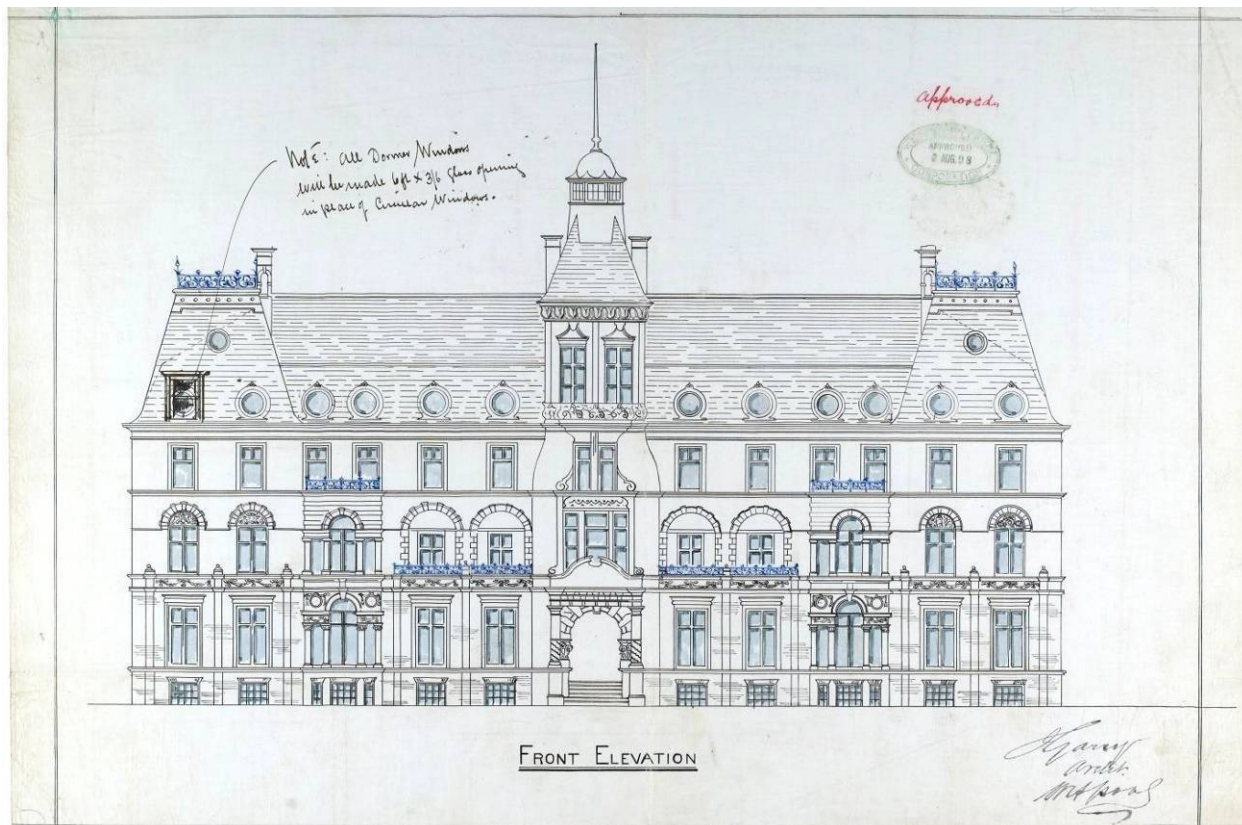


Fig 8. Barnes and Coates, elevations for York City and County Bank, 1897.

New chambers came too with the Central Buildings replacing the Central Hall around 1898. The thriving economy required accommodation for the many business men and visitors which it drew, predominantly by rail, to the town and

in 1899 the foundation stone of the substantial Grand Hotel was laid, opening its five storeys to customers in Victoria Road in 1901.



Figs 9 and 10. The Grand Hotel, Victoria Road. Plans by James Garry.

Bronze statues of Ralph Ward Jackson and Sir William Gray, the father figures of the new town, were commissioned to stand as reminders of the contribution they made, gracing the public realm of Church Square and flanking Christ Church in 1897 and 1898 respectively.



Fig 11. Church Street in 1896.

Twentieth Century

Entering the twentieth century in good fettle, West Hartlepool achieved status as a county borough in its own right in 1902, a privileged distinction within County Durham. It was described in Baedeker's Guide in 1910 as '*a modern seaport on Tees Bay, with 77,600 inhabitants and a large trade in coal*'. An historic map (Fig 13) shows the mature grid-iron street pattern in place by this date with Church Street, Lynn Street and Whitby Street as the prime components.

Before 1900 the town had been confined to the west by Clarence Road and Stockton Street (now the A689). The growing wealth created by the manufacturing industry and trade in the new century, however, resulted in an expansion to the west with a residential escape from the densely populated mid nineteenth century core to areas of space and high amenity like the Grange and Park (both now also designated conservation areas). The centre of the town responded to this expansion by providing state of the art retail

facilities, 'department stores' and diverse commercial resources to serve the newly buoyant economy. Significant among these was the ample new Post Office just to the south of Church Street in Whitby Street in 1900.

A key example of the drift to the west came in 1902, when the large department store Gray Peverell was built in Victoria Road opposite the Methodist Church and Upper Church Street, further answering the retail demands of the vibrant economy. It became Binns in 1926 and the ground floor opened as Wilkinsons Hardware in 1995.

Church Street maintained its banking pre-eminence with new Baroque Yorkshire Penny Bank, 1901, opposite the Athenaeum, and the more restrained Bank Chambers, 71-72 Church Street, in the next block to the east, 1913.

The First World War left its mark. Shell damage from the heavy bombardment by German warships on 16 December 1914, wreaked damage across both 'Hartlepoons', not least the Railway Station and Scarborough Street.



Fig 12. Church Street, circa 1910.

The 1923 the West Hartlepool Corporation Act led in 1927 to the conversion of the electric tram and the arrival of the more fashionable trolleybus, which ran along Church Street until 1953.

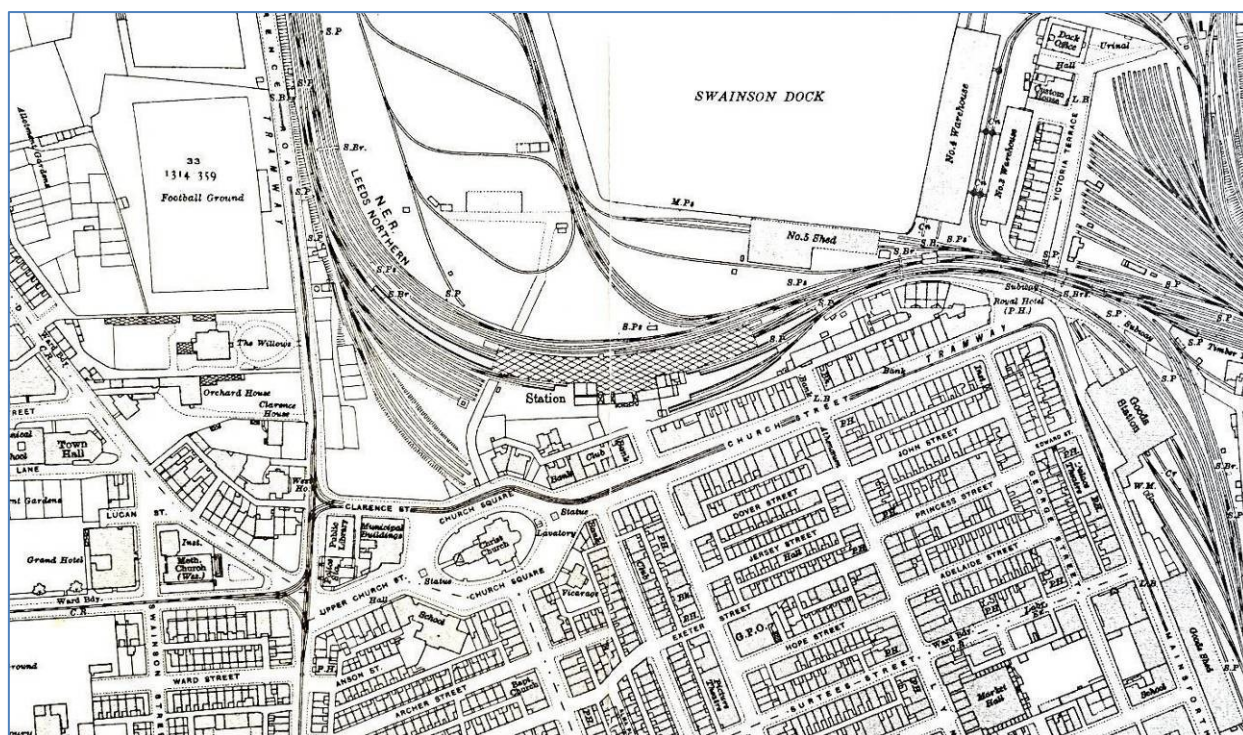


Fig 13. Map of West Hartlepool in 1914. OS, The Godfrey Edition.

The Second World War saw forty-three bombing raids on Hartlepool. An air raid on 28 August 1940, in particular, took a toll on Church Street destroying the premises of Edgar Phillips and causing such structural damage at the Clarence Hotel and Yorkshire Penny Bank that they too were brought down. Three people had been killed in the blast.



Figs 14 and 15. Church Street after bomb damage, 1940.

After the Second World War, Church Street changed dramatically as a result of combining forces. These were the economic decline arising from the shift in

trading patterns, the decline in shipbuilding and marine engineering, the exhaustion of the area's coal and mineral deposits, the retrenchment of the national railway system, national economic changes and new social activities. These sizeable shifts created a high level of unused commercial, retail and community buildings. The Town Planning Act 1943 prompted a survey of West Hartlepool by the Max Lock Group and their engagement to provide a planning scheme intended to inform the town's survival in changing times. Among the resulting Plan's four requirements was the redevelopment of the town centre. The Plan was not accepted in its entirety but its recommendations provided the guiding imperative behind the extensive redevelopments that took place in the half century that followed the War. The combination of the monetary factors, with the national mood to 'modernise', to clear substandard housing, caused a large scale loss of the urban fabric south of Church Street, while the regular pattern of the major streets was largely retained.

After the war, 6 Church Square, the White House (now Northern School of Music), sought to present an updated image and sprouted a two-storey ashlar façade from its white brick elevation, outshining its neighbour, Collingwood House, on strategic angle of the Square.

The new Yorkshire Bank, replacing that damaged in the war, was a striking Modern Movement cube in ashlar, standing out from its traditional neighbours just as markedly as its Edwardian Baroque predecessor had done.



Fig 16. Yorkshire Bank, 65 Church Street.

In 1965, the footprint of the Church Street conservation area contained 5 banks, 3 places of worship– Christ Church, the Wesley Methodist Chapel and the Baptist Church- and the former school. However, this was soon to change.

The Church Square Public School which had opened in 1857 and closed in 1938 to become the Hartlepool Art College was destroyed by fire in 1966. A custom made art college was built in its stead, later extended and evolving into the present Cleveland College of Art and Design.

In 1967 the old town of Hartlepool on the headland and the new town of West Hartlepool merged and became Hartlepool (following one of the recommendations made by Max Lock). In turn, in 1974 Hartlepool became part of the County of Cleveland and a new civic centre was completed in 1976 to serve the County Town, freeing the West Hartlepool municipal buildings for alternative purposes. The in-filing of Swainson Dock to the north of Church Street and the railway station sealed the redefinition of the new town's purpose, removing association to the industry that had brought it into being.

While the opening of the Middleton Grange Shopping Centre to the south west of Church Street in May 1970 was intended to revive the town's fortunes it drew the retail market away from its historic core and created a different focal point. The Binns store was included in the Middleton Grange development but the store closed in 1992: in 1994 the northern section was lowered by two storeys and alterations were made to the shop front. The road network around the municipal group was redefined and ready access to the Church Street resource was further eroded. The post office function had moved from the Whitby Street building before 1970 and, as the demolition of Lynn Street and surrounding terraces of the grid followed in the 1970s, it was left in stark isolation.

Hartlepool Borough Transport's new brown brick office at 67 Church Street, opened in 1984 at the head of the former George Street. The gap site at 60-62 Church Street, created as a result of damage in 1940, was finally filled at the end of the century with a two-storey residential terrace, Avondene Flats, both succumbing and contributing to the street's redefinition and its declining role for commerce and retail.

The closing decade of the century brought the pedestrianisation of Upper Church Street and the development of Wesley Square. The City Challenge 1993-98 led to a variety of environmental improvements along the streets and Christ Church took on a positive new lease of life as an art gallery and tourist information centre.

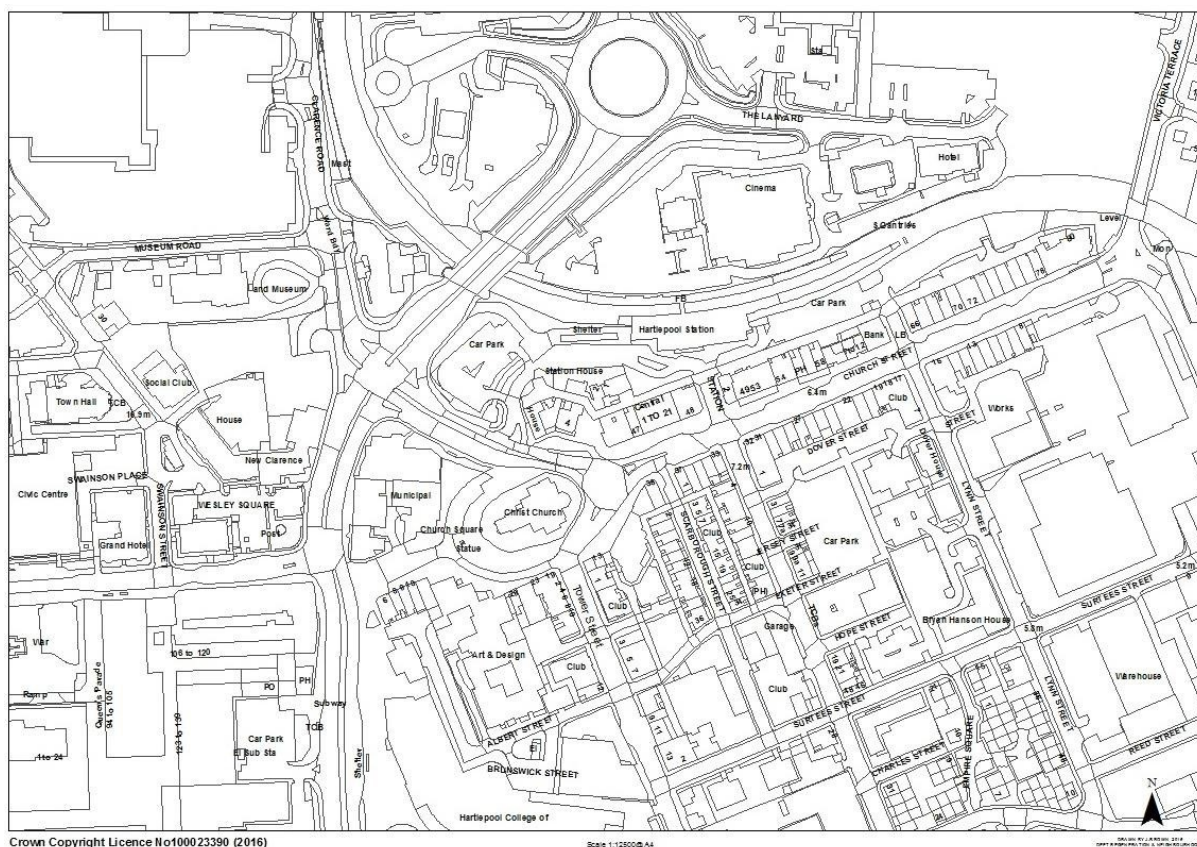


Fig 17. Map of area of former 'West Hartlepool' and Church Street in 2016.

Archaeological Interest

The Church Street conservation area is considered one of low archaeological potential: there is no known archaeological interest and it is not an area of archaeological sensitivity. However, human activity in an area always leaves the possibility for discovery. For example, we know that both World Wars made their mark on the area's extent and further evidence may yet be discovered.

Townscape Appraisal

Gateways

Church Street is one of the main arteries of Hartlepool, carrying the A178 through the heart of the former West Hartlepool from the dual carriageway (A689, former Clarence Road and Stockton Street) on its way to Seaton Carew. There are 3 main vehicular gateways to the conservation area:

1. From the east end of Church Street, the three-storey classical Royal Hotel introduces the mid-nineteenth century flavour of the street, while the

development of the college buildings opposite continues around from Mainsforth Terrace to the south and heralds a new era for the thoroughfare. The Millennial monument forms the terminal point of the street and its seaward view but lies outside the designated extent.

2. The railway station welcomes visitors and commuters from the north with a critical access down Whitby Street with the ashlar distinction of the Bank Buildings on the right, north-west corner, but a weak modern second replacement of Birks Station Hotel to the left. The view to Whitby Street is marked by the contrasting four-storey brick form of the former departments store and warehouse now Hillcarter Hotel at the south-east, and a traditional terrace to the south-west as the eye is led on to the fine former Post Office on the edge of the area.

3. As if in transition from the wider dual carriageway, the enlarged approach from the west at Clarence Street is given dominance as it sweeps past the Municipal Buildings, the station car park and the island roundabout of Church Square. The open edge is in part contained by Collingwood and the Northern School to its north-east. Previously given some enclosure by the bus depot in the twentieth century and before that nineteenth century allotments, there is currently a lack of urban definition to this approach.



Fig 18. Open view to Clarence Street and car park from Church Square.

4. There is a fourth main gateway, Upper Church Street, now blocked to vehicular traffic and providing the pedestrian approach from the west. It is aligned with Christ Church and was originally planned to draw people into the heart of the new town. Since the redefinition of the roads in the 1990s, and the redevelopment of Binns (now Wilkos), connectivity with this key broad,

pedestrianised space has become restricted. Later nineteenth century property and the Masonic Lodge of 1864 frame the new 'plaza' to its south, mirrored by the former Police Station and Court and Municipal Building to the north, with the dual pagoda towers of Wilkos providing the terminal interest over the dual carriageway to the west.

Street Pattern

Within the conservation area boundary the street pattern survives largely intact if priorities have changed. The relative narrowness of Scarborough Street has anchored its sense as an enclave within the area. Tower, Whitby and Lynn Streets provide strategic circulation to, in and around, the Church Street conservation area and their continued presence secures the historical character of the grid pattern which it bounded to the north.

The biggest change has been to the west, where Clarence Road has become a dual carriageway and serves to divide and isolate the more western heritage of West Hartlepool (the Methodist Church, the Grand Hotel and the former Gray Peverell / Binns Department Store (this latter outwith the designated extent). At the south-west, the College buildings which replaced the school in Church Square have extended back into the former Archer and Albert Streets and, to south-east of Church Street, modern buildings for tertiary education have replaced the traditional three-storey tenements on the grid around George Street.

The modern arched street name signs (c2000) divide the historic town from its hinterland in an overly decisive statement. The extent and impact of the clearances and spasmodic redevelopment to the south of Church Street leaves an incomplete and echo of the once supporting grid of terraces.

Open Space

A formal area of public open space within the conservation area is provided around the west and south west of Christ Church gallery, into the pedestrianised area of Upper Church Street. It includes a small grassed area by the church and the statue of Sir William Gray.

Fig 19. Dedicatory plaque on pedestal of statue to Ralph Ward Jackson.





Figs 20 and 21. Statues of Sir William Gray and Ralph Ward Jackson, framing Church Square, to east and west of Christ Church.

Circulation and Permeability

The railway station at the north of the conservation area, now combined with the public transport interchange (bus terminal and car parking) provide an effective portal to the area and with the route of the A178 along Church Street, turning to the south at Mainsforth Terrace at its eastern periphery, they maintain its permeability. Pedestrian traffic to and from the station to the south feeds the west of the area. The staged pedestrian crossing on the expansive Clarence Road (A689) by Upper Church Street, a barrier to ingress to the area, is pending improvement to a single and more direct crossing. Bus stops exist in Church Street but buses do not currently draw up in the street rather in the ranks of the nearby bus terminal at the station. Parking is limited in the area itself and charges in the vicinity deter passing trade.



Fig 22. Symmetrical and traditionally detailed Nos 33-37 Church Street introduce the broad avenue to the south-east with the street's typical combination of shopfronts, canted and box windows and paired windows.

Architectural character

The buildings in the Church Street conservation area are generally of Victorian origin from the 1850s, though a number of buildings have had late Victorian or Edwardian alterations, particularly to the front elevations. They predominantly served the commercial and retail interest (chambers and shops) with residential above. The buildings are predominantly a regular and attractive three-storey in form, reflecting a traditional period composition found throughout the region, with a handful of late Victorian and Edwardian properties breaking the consistency of floor levels and exceeding the eaves line (with or without an additional storey). Some buildings have additional attic accommodation with traditional, gabled roof dormers for light (typically side-glazed) and ventilation.



Figs 23, 24, 25. Examples of the distinctive side-glazed dormers.

The roof profile mainly consists of pitched slate roofs, with chimney stacks and pots. The emphasis of the buildings is vertical given by the traditional vertically sliding sash windows, their lintel and cill details and the shop fronts at street level. Elevations are brick finished or rendered and painted. Some later alterations particularly in the Edwardian period have added decorative features in the form of stucco render or brattishing. Canted Victorian windows and projecting boxed Edwardian windows have been added consistently above shop fronts at the first floor, often replacing earlier sash windows.

Some details to note are the unusual square section gutters mounted on decorative corbels with ornamented eaves bands (see Scarborough Street).



Figs 26 and 27. Reasons to 'look-up'. Fine projecting windows in upper floors.

Of particular note in the Church Street Conservation Area are the shop fronts, some original examples of which survive. These often have highly decorative features such as moulded corbels above pilasters, cornice moulding to fascias, and decorative mullions and transoms. Most incorporate an independent secondary doorway leading to upper floors. Further information is given in the *Shop Front and Commercial Frontages Design Guide*, a Supplementary Planning Document.



Fig 28. Shopfront at 31-32 Church Street, Hillcarter Hotel.

Building materials

Local red brick is the main building material used throughout the conservation area with some yellow brick. These combined with painted render and sandstone dressings (often buff sandstone from the Dunhouse Quarry, Darlington). Welsh slates, graduated, with their purple hue predominate. The Royal Hotel, Church Square Chambers and the former Police Station show the efficacy of these combinations.



Fig 29. Normanby brick from Middlesbrough at the Public Library, now CCAD.

However the red brick takes varying forms and hues, including engineering brick, and is joined from the later Victorian period by buff terracotta at the former Municipal Buildings (now CCAD), 9 Scarborough Street, 31-32 Church Street (now Hillcarter), the Library, the Constitutional Club, the Grand Hotel and the former Gray Peverell / Binns store (now Wilkos). Normanby Brickworks, Middlesbrough, were the main suppliers of these materials during the decades around 1900.



Fig 30. Initials of patrons incised into the brickwork at Wesley Methodist Church.

The early landmarks of the conservation area, the Athenaeum and Christ Church, were reportedly built from material excavated from the creation of the docks, a limestone ashlar, used with sandstone dressings. Concrete tiles now grace the hipped mid twentieth century roof of the Athenaeum.

The Wesley Methodist Church, former York City and County Bank, 38 Church Street, the National Provincial Bank, Bank Chambers, 8 Church Street, 6 Scarborough Street and 4 and 7 and 7a Church Square boast classical sandstone ashlar frontages, with polished ashlar, rusticated or channelled masonry and varying degrees of classical detailing, refined on occasion with polished granite elements.



Fig 31. The finely detailed, classical ashlar front of the Wesley Methodist Church.

Chimney stacks are maintained through most of the area, largely brick in form with either brick bands at the head or ashlar cornices.

These building materials repeat in different combinations throughout the area. For example, slates yield to plain clay tiles at the Municipal Buildings and the Library where maintaining the warm red palette, whereas the Edwardian Post Office chose granite dressings together with the red brick and buff terracotta, to be crowned with Lakeland slate in a contrasting colour.

Fine ironwork has either survived the ravages of the Second World War cull or been replaced, to add distinction to the conservation area. The railings in Scarborough Street, the balcony at the Constitutional Club, the brattishing (cresting) at The Grand Hotel and 70 Church Street or stretches and vestiges of railings at the former Masonic Hall, 11 Upper Church Street, 7-25 Scarborough Street, 2 and 28 Church Square, 2 Tower Street.

Outstanding among the area's ironwork is the extent and quality at the Wesley Methodist Church, including both historic and relatively recent replacement railings and verandah work together with the historic gates and gatepiers (stamped Walter MacFarlane and Co, Glasgow) and lamp standard.



Fig 32. Examples of the fine ironwork abounding in the conservation area.

Rainwater goods include square-section iron downpipes and decorative hoppers, notably at the former Municipal Buildings and Christ Church with further historic hoppers elsewhere. Iron colonettes figure in several of the decorative shopfronts in the conservation area, such as 9 Whitby Street, 9 Church Street, 31-32 Church Street. The awning columns on the station platform and their decorative filigree brackets provide an eye-catching sweep and evidence the importance of the station in the town's heyday.

Panelled timber stallrisers are the norm in the traditional shopfronts but decorative tiles stand out at 13 Church Square and there are several mosaic or tiled entrance pavements. The exceptional use of faience on the ground floor of The Shades Hotel ensures the property stands out.



Fig 33. 9 Whitby Street with colonettes and traditional iron shop gate.

Fig 34. Platform colonnade at Hartlepool Station.

Fig 35. Iron lamp standard at the Wesley Methodist Church.

Fine panelled doors, ingoes and soffits and decorative fanlights figure throughout the conservation area. The depressed arch idiom notable in Scarborough Street and continuing in fenestration in Church Street.



Figs 36 and 37. Tiled stallriser and mosaic pavement at 13 Church Square.



Figs 38-40. Distinctive doors, doorways and fanlights distinguish the conservation area.

Modern materials and fixtures are also found in the conservation area, notably uPVC windows (some pivoting with trickle vents), satellite dishes and concrete tiles. Their use is not usually acceptable on traditional historic buildings. Poor quality repair work (such as MDF pilasters or inappropriate glazing) has on occasion left its mark.

Townscape Details



Fig 41. Classical brattishing crowning the ornate wallhead at 70 Church Street.

A variety of unique townscape details enrich the overall character of the conservation area:

- Canted and boxed timber windows
- Panelled doorpieces
- Stucco work
- Side-glazed dormers
- Original pilastered shopfronts with splayed fascias
- Statuary
- Ornamental ironwork
- Elaborate stone carving including monograms and dates
- Decorative terracotta and gauged brickwork
- Stone and terracotta balustrades
- Decorative console brackets and capitals
- Arcaded ground floors
- Depressed-arch two-pane upper sashes and fanlights
- Corbelled (billeted) wallhead, gutter/ eaves brackets.



Fig 42. Examples of the arcade theme that runs through the conservation area.

Condition

Buildings within the conservation area are generally in a mixed state of repair, as a result of certain refurbishment projects and rebuilding in recent decades. There is a clear requirement, however, to undertake restoration works to a number of notable buildings within the area including but not limited to historic shopfronts, the former Shades Hotel, 22-23 Church Street (Scarlets), 26 Church Street (Pulse), the Athenaeum, The New Alma in Whitby Street.

The condition of vacant premises and upper floors many of which have been empty or closed for some time is also a particular concern. In July 2016 there were at least sixteen known vacant properties, some of which were on the

market. Many appear to be out of commission. Neglected shop fronts and empty units are evidence of declining retail activity and this threatens investment in essential repair and maintenance.



Fig 43. Faience arcade at The Shades, showing critical condition.

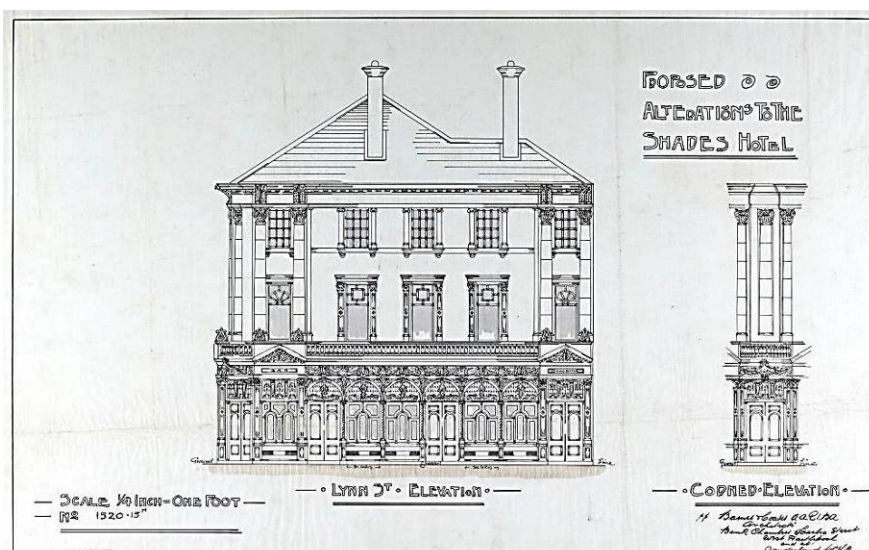


Fig 44. Barnes and Coates, plans for The Shades Hotel, 1899.



Fig 45. The Shades Hotel, c1950.



Fig 46. The New Alma, Whitby Street, showing failing paint and render and dampness.

Landscape and Trees

The urban grid of terraced development along and to the south of Church Street was not intended for soft landscaping which was focused historically around the Church and which continues to provide the suitable space for such today. Tree planting was not part of the area in the nineteenth or twentieth centuries but attempts at improving the public realm around 2000 saw the introduction of a line of sycamore trees on the north side of the street (potentially as wind breaks) which have since grown to block the architecture, disrupt the open vista and have created a very different public realm from the broad expanse originally conceived. Similarly, a handful of trees have been spaced at the west end of Church Square and their growth will need to be monitored to avoid similar redefinition. Trees added to Wesley Square now mask the classical portico of the former church and deprive the town of the calm authority and elegance it was designed to relay.

Character Assessment

Assessment of Buildings and Areas

Critical to the assessment of townscape is recognition of the character of the buildings which contribute significantly to the area together with those which detract from its character and appearance. The following assessments are

grouped in four character areas determined by their functions and amenity: 1) Church Street, 2) Church Square and Upper Church Street, 3) Streets to the South 4) Wesley Methodist Church and Grand Hotel. See Map on page 3.

1) Church Street

The terraced properties of Church Street retain considerable character and inform a rich narrative.

Among the earliest significant buildings along its length is the Athenaeum, 17-19 Church Street, on the corner with Lynn Street, which opened in 1852. The dolomite sandstone used in its construction came from that quarried to create the new docks, and the land on which it was built, was acquired from the Dock Company. To seal the building and the town's debt to its port, the property was designed by the Company's architect, H B Robson. The Italianate palazzo composition with giant Tuscan pilasters and the Serliana arched entrance provide a distinguished institution: however, the gradual removal in the twentieth century of the ornate shopfronts and addition (1986) of a modern concrete pilastrade in their place, has much eroded the Athenaeum's stature.



Fig 47. The Athenaeum. Fig 48. The Royal Hotel, facing the former Albert Sq.

At the east end of the street, on the north side, the Royal Hotel built in the 1840s, introduces the three-storey pattern that would dominate the terraced tenements of the town's principal avenue, with greater classical refinement than required by the majority. If now lacking the prospect which accounted for its angled form (Albert Square) it was refurbished commodiously and flatted around 1985.

In 1854, at the opposite, west end of the street, a stylish 3-bay palazzo for Backhouse Bank (evident in J W Carmichael's painting of 1859, Fig 4) staked the

corner site and seemingly its intention to extend to provide a grander elevation mirrored about the middle. The first step to this end came with an extension at ground in 1884 by G G Hoskins (as shown in Fig 49). The re-fronting of the adjoining property, completed by the 1930s, appears seamless, thanks to careful choice of the red brick and ashlar detailing and the addition of a unifying parapet.



Figs 49-50. Church Square Chambers (originally Backhouse Bank), 44-46 Church Street. Circa 1930 (left); and as extended today.

The traditional pattern which characterises the street and echoes that which dominated in the streets behind can be seen exceptionally well in the southern hip-roofed block 33-37 Church Street. Here much has been done to retain (and reinstate) the symmetry and original function of the properties, shops at ground, canted windows at first floor and paired single windows at second floor above. No 37 retains the depressed-arched 2-pane pattern of an upper sash window which is notably predominant in Scarborough Street around the corner. Further examples of this distinctive 'West Hartlepool' and Tees Valley type can be seen at Nos 9-15, 24-27 (including Pulse), 69 and 74 Church Street.

Distinguished traditional shopfronts in Church Street enable the area to declare its historic character. Several have been repaired and retain original detailing while others have been restored making reference to the traditional pattern. These are fundamental components of the historic area.

The need for solid external roller shutters has impacted negatively on the vitality of the area especially at night and encouragement to seek alternative security solutions (set out in the *Shop Front and Commercial Frontages Design Guide*) has yet to make headway.



Fig 51. 33-37 Church Street, 1970, before restoration of No 34. See also Fig 22.

Banking and commercial chambers, following the lead of Backhouse Bank, have taken a defining foothold in the Church Street mix. Together the 'chambers' illustrate the town's commercial standing at its height. Barnes and Coates answered the latter at the western head of the street at number 38, on the corner with Scarborough Street, between 1897 and 1899 for the York City and County Bank with a masterful quasi-Baroque composition. The design is grand if on a diminutive scale and economy dispensed with the corner belvederes originally projected. The National Provincial Bank was not to be outshone, however, and in the same year commissioned W W Gwyther of London to replace an earlier bank on the corner site with one in Dunhouse sandstone, elevated with Renaissance detailing at a cost of £8000. The resulting Bank Buildings is more typically provincial in degree but is refined and responsive to its terraced and strategic position.



Fig 52. Doorpiece monogram at former National Provincial Bank, Church Street.



Figs 53 and 54. 38 Church Street, former York City and County Bank.

The war-damaged Yorkshire Penny Bank on the north-western corner of the Lynn Street junction, 65 Church Street, was finally replaced in about 1950 with the conservation area's example of good Modern Movement design, the cubic and minimalist, industrial in inspiration as the Yorkshire Bank, now redundant. Opposite, the Exchange Buildings, 66 Church Street with fine arcaded elevation at ground, an adaptation of the original fabric, provides an excellent example of how the traditional three-storey form evolved to accommodate the town's changing needs with style. In 1894, the commercial role of Church Street was still further enhanced by the addition of the North Eastern Bank (now Bank Chambers) at numbers 71-72 in a lavish classical composition by Thomas Ridley Milburn, a taller three storeys, balustraded at wallhead. It became Martins Bank in 1928, before changing again around 1970. Central Buildings at the town's west end had similarly shown how the town's architecture could vie with the chambers of Newcastle and London in its distinguished four-storey gabled design, with shops at ground, taking the site previously occupied by a hall. It was refurbished to flats in 1995 and extended to the rear, the central doorway to Church Street was blocked.

The quality of architectural detail and classical idioms on the upper floors, for example at 70 Church Street and 22-23 Church Street (originally a department store, latterly Scarlets) further reveal the early twentieth century grandeur of the town and provide elegant variety to the rich composition of the street.



Fig 55. 65 Church Street, former Yorkshire Bank.

Fig 56. 66 Church Street, Exchange Buildings.



Figs 57 and 58. 71-72 Church Street and Central Buildings, Church Street, showing how the trees mask the properties' interest and block the occupants' view.

Public houses and restaurants have continued to be synonymous with the Church Street facilities as much as in 1861 when the town contained seventy inns and public houses. The buildings occupied in the 1850s by the Royal, the Volunteer Arms (56 Church Street) and the Zetland (69 Church Street) retain much of their original historic frontages and character or are redolent of their form, the latter continuing as food outlets.

The scale of the operation changed significantly with the arrival of The Shades, a refurbishment of existing buildings from 1898 by Barnes and Coates, at 16 Church Street on the corner with Lynn Street, heading this important street with the Athenaeum opposite (see Figs 43 to 45). The Shades is a feast of faience, ornamental stucco and free style classical detailing mixed with Art Nouveau, an

outstanding landmark for the town and an icon for the conservation area. At ground the applied keystone, arcade wrapped around the corner, boasts barley twist colonettes and bacchante caryatids while above, the traditional canted windows at first floor sport pilasters and pediments, giant pilasters articulate the bays and the rich facades are capped with ornate modillioned eaves. The caryatids were not part of the original design but are intrinsic to the scheme and must have been added before construction. Closed for many years and in a perilous condition, efforts to preserve this outstanding property are paramount.

Lynn Street may have claimed the retail crown by 1900 but Church Street boasts the town's four-storey department store at numbers 31-32 turning the corner into Whitby Street. The store was built for Carter & Co from 1898, probably designed by John J Wilson. It became Blacketts, then the Dovecot Sale Rooms before the 1996 conversion to the Hillcarter Hotel with extension. The expanse of red brick and towering form on the prominent corner site is mellowed by the quality of the design. At ground the traditional shop front retains fine iron colonettes and the splayed fascia. Above the arcaded theme that runs through the conservation area is seen in the linking of the paired round-arched and bowed corner windows, providing a horizontality that anchors the vertical form. The once wavy parapet (tamed for safety reasons in the later twentieth century) now fails to screen a substantial attic conversion.



Figs 59 and 60. 31-32 Church Street, c1946 and 2016.

The railway station lies to the north of Church Street and provides a terminal point from Whitby Street but feeds its passengers to and from the main street. Built in 1877, for the North Eastern Railway Company, it is a low, smart and

practical design in red brick with arched openings and hipped Welsh slate roofs. The platform curves gently with an ordered rank of historic columns supporting modern canopy (1984). A footbridge once bridged the tracks to the now disused northern platform which is screened from the former Swainson Dock by a substantial brick wall relieved of its corbelled canopy.

The founder of the new town, Ralph Ward Jackson, is commemorated by a bronze statue by Edward Onslow Ford, 1897. Sited on a pedestal on an island at the western head of Church Street the figure's boundary was once further protected by railings. It serves as a reminder of the entrepreneurial drive that gave birth to the town and its late Victorian heyday, like Christ Church, heading the 'avenue' of Church Street. See Figs 19 and 21, pages 22 and 23 above.

Two stretches of Church Street on the northern side are modern replacements. Numbers 59-64 Church Street, the Avondene flats, is a residential addition of the mid 1990s replacing the gap-site resulting from bomb damage in 1940. It makes no attempt to refer to the traditional form of the Church Street terraces and lacks the appropriate composition for a high street such as this. Numbers 49 to 53 Church Street are also late twentieth century in date and replace relatively recent replacements of the Commercial and Birks Station Hotels which previously occupied the site. The squat form of 49 Church Street at Station Approach has a poor pastiche shopfront, while with the bland three-storeys of 50-53, and 56-58, are screened by the modern stretch of public canopy and the sycamores.

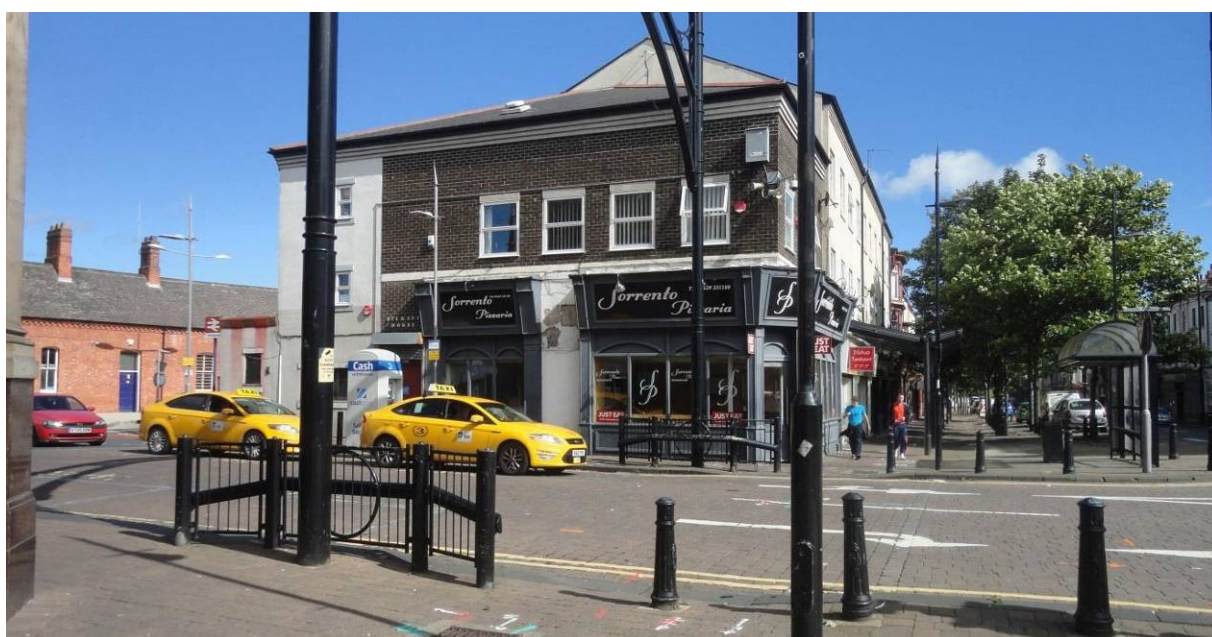


Fig 61. 49 Church Street at Station Approach, showing the clutter of street furniture.

Vacant upper floors, the dead-hand of solid roller shutters and unused property are widespread in Church Street: they dent economic confidence in the area and deter investment in essential repairs and maintenance.

2) Church Square and Upper Church Street

To the west of the broad avenue of Church Street is the open oval of Church Square formed around the church and linked to the later development of the western Hartlepool by Upper Church Street and the municipal hub of buildings.

Ralph Ward Jackson chose Edward Buckton Lamb in 1851 to design a fine church at the head of Church Street. Size and cost required him to provide a smaller building than originally intended. Lamb was one of a group of 'rogue architects' who played with traditional gothic styles and provided free interpretations of ecclesiological expectations. Funds of £12,000 were raised by public subscription and Christ Church was finished in 1854. It is a surprisingly picturesque and quirky design for its urban location, a low and wide Greek cross, unbuttressed and without historical precedent. Together with its excessively high tower the church provides a pivotal, distinctive and incomparable landmark for the conservation area. Lamb evidently liked his work and left his monogram (Fig 63). Conversion to the Hartlepool Art Gallery has given new life to the building. There is a need to reinforce the use of its surrounding green as a public space.



Fig 62. Christ Church from the south east.



Fig 63. E B Lamb's monogram, Christ Church, with trademark pair of dividers.

An octagonal 'square' was first planned around the church, most evident today in the three sides of its southern perimeter. However, Collingwood House and the White House to the north (3 and 4 respectively) are angled in conformity to the octagon's form and date to the later nineteenth century. The white brick which fronts the two-storey pair harmonises with the white stone of the church. After 1946, an ashlar frontage was applied to the White House, no doubt to set it apart from the brick terraces of the new town while its neighbour remains proud of its traditional form.



Fig 64.
Collingwood and the White House (Northern School of Music), Church Square.

The gaping gap to the west of the pair, Clarence Street, weakens the sense of place if the allotments and bus depot which previously occupied the area can have done little to provide the definition intended.

To the south-east of the square, previously the site of the Vicarage, the unswervingly modern 1960s infill by Clifford Culpin and Partners (9 Church Square, bank converted to public house in 1990s) follows the building line, while the triangular former bank at 7 Church Square, a fine example of inter-war classical design and townscape, deserves recognition for response and conformity to the awkward footprint.

Two blocks set at right angles to each other at the opening of Tower Street frame a key view to the Church and form an interesting pair. Nos 11-18 date to the mid nineteenth century while Victoria Buildings at 19-23 Church Street and 2-8 Tower Street came slightly later. Both have segmental-arched bipartite windows at first floor, stone quoins and decorative eaves brackets.



Fig 65. 11-18 Church Square. Fig 66. 2-8 Tower Street, Victoria Buildings.

Returning to two storeys, 23-27 Church Square forms a single block with characteristic linking billeted brick work at wallhead. Number 29 Church Square seems out of place, but is a good example of what had existed by the acre to the south, with canted window at ground and small brick enclosed forecourt. Clifford Culpin and Partners design for the Cleveland College of Art and Design (CCAD) 1967-69, brown brick in stepped form occupies the next facet of the square (the site of the former school) to arrive at Upper Church Street. Here after the pedimented entrance gable of John Tillman of Sunderland's, Masonic Lodge (1864, now occupied by CCAD), a fine terrace of four two-storey houses with shops at ground stretches to the current boundary of the conservation area.

Historic shopfronts or vestiges of traditional design can be found at 11/13, 17, 25-27 Church Square and 6 Upper Church Street.

The conservation area's second bronze statue to the key municipal benefactor, Sir William Gray, 1898, by William Day Keyworth, Junior (London) looks approvingly on to Upper Church Street from its east end and adds to the park-like quality of this area.



Fig 67. South gable of former Municipal Buildings, Upper Church Street.
Fig 68. Window of former Library, Clarence Road elevation.

The hub of fine architectural former municipal buildings fronting Clarence Road and Upper Church Street seal the Square to the west: they are all now part of CCAD. The first of the group was the former Police Station by William Crozier, the County Surveyor, 1871, which has the appearance of a grand double villa (appropriate for its then context in Clarence Road), distinguished not least by the ashlar pedimented windows and ornamental chimney stacks in contrast with the brick. It cost £4500. Next came the Municipal Buildings, a rich Northern Renaissance or Queen Anne style in bands of red ashlar and Normanby brick, with decorative terracotta work: it was won in competition by R Knill Freeman (of Manchester) 1887-89. The group is finished with the former Public Library, designed by J W Brown (at £4000) and extended in 1914 by N F Dennis (Borough Engineers), following the materials and Northern Renaissance of its neighbour, the windows of both peppered with medieval ballflowers.



Fig 69. Former Police Station (right) and Library (left), now occupied by CCAD.

The north-west side of the Church Square area detracts from the enclosed form the name implies and now as a barren expanse of roadway and parking, the boundary requires some definition of its perimeter. Previously occupied by allotments and the bus station, the opportunity to address this gap effectively has not been taken at any time to date.

3) Streets to the South

The three streets leading south at right angles to Church Street within the boundary of the conservation area, Tower, Scarborough and Whitby, each contribute to the defining character of the historic area with colourful examples of its development and strong architectural presence.

Tower Street begins in three-storey form to the north with Victoria Buildings (see above) and opposite, the dignified statement of number 1, with columned tripartite doorpiece, canted bays and decorative brickwork. The two storeys more typical of the town's supporting grid then kicks in The Clarendon at 2 Tower Street, stepping down and echoing the doorpiece and canted windows of its neighbour. More fine brickwork stands out at numbers 10 and 12, number 10 with fine doorpiece and window detailing, number 12 with an arcaded ground floor. The group provides an excellent example of traditional later nineteenth century urban design in an industrial context.



Fig 70. Former Baptist Church, Tower Street.

Fig 71. The Clarendon, Tower Street, keystones, fine railings and characterful signage.



The hall-like gothic former Baptist Church and rectory, dated 1890, built at a cost of £5,500 to seat 669, with hall extension in 1903, adds to the variety of the area with details such as the triangular roof ventilation surviving well in its later adaptation to secular purposes (recording studio since 1996). Number 12 adjoining the church retains its historic form with shopfront and lunettes to the end gablehead, but the quality of the whole has been eroded by inappropriate modern materials and lack of craftsmanship in its refurbishment.

Scarborough Street's extent within the catchment of the conservation area retains an exceptional consistency of traditional details and materials. It forms a snapshot of West Hartlepool's residential terraces, a pocket of nineteenth century charm. Numbers 7, 15-19, 8-20 Scarborough Street are little altered examples of mid nineteenth century design, with canted windows at ground, fine doorpieces with panelled ingoes and stylised two-pane fanlights. Hoop railings front the western terrace and arrowhead those to the east.

The western terrace finishes with 36 Exeter Street, which hungry for light has Edwardian boxed windows projecting over the exposed basement at ground and applied scrollwork ornament: the elevation to Exeter Street continues the grandeur with console-bracketed cornices to the door and window at ground. The same terrace is framed at the north with the classical ashlar fronted 6 Scarborough Street, the grand composition advanced from the street line, with

decorative carving, granite pilasters and fine panelled doors, showing the street's early evolution from domestic to commercial occupation. The street's real interloper, however, at 9-13 is a fine Nesfieldian Queen Anne building, the red brick 'West Hartlepool Club', late nineteenth century in date, of two tall storeys with attic breaking eaves, ornamented with moulded terracotta panels and a panelled eaves course.



Fig 72. 36 Exeter Street to left and Scarborough Street extending to right.



Fig 73. West Hartlepool Club, 9-13 Scarborough Street.

Whitby Street is one of the main arteries which fed the former new town with the railway station as terminal point of its view to the north. The four storeys of Hill Carter's red brick, 31-32 Church Street, extend back several rigs into the street at its north end. On the same eastern side, only the fine shopfront with iron colonettes and splayed fascia at 9 Whitby Street on the corner with Jersey Street catches the eye before the Northern Renaissance gem of the Post Office just beyond the boundary to the south.



Fig 74. The Constitutional Club, Whitby Street.

Whitby Street's western flank is distinguished by two notable additions to the grid. The three-storey red brick Constitutional Club (1906 by the local architect John J Wilson, a hostel from 2015). A free Renaissance design with orielled window bays and shaped gables, Wilson's authorship suggests his hand too in designing 31-32 Church Street as the paired round-arched windows of each are similarly detailed.

The second addition, The New Alma (formerly The Alma Hotel) brings further stylistic contrast in its suave inter-war form and period design, the heavily moulded round-arched door surrounds, the sharp and regular form of the window openings and the fine Crittall-style fenestration combine to provide a singular surprise. See Fig 46, page 33 above.

4) Wesley Methodist Church and Grand Hotel

The extruded loop around the Wesley Methodist Church and Grand Hotel at the western end of the conservation area envelops these two architectural gems.

The Wesley Methodist Church was designed by William Hill (himself a Methodist) and Salmon Swann in 1871 (the same year as the former Police Station opposite). It is a substantial brick building with an imposing stone Corinthian portico intended to seat 1200, and with school below, costing £5000. The surrounding veranda and accompanying ironwork further enrich the outstanding building. These were reinstated in 1996 with the original gates re-sited when the square to the east was re-formed, as part of the City Challenge Scheme after their removal in the 1940s for the 'war effort'. The round-headed windows at ground and gallery levels (like the arcades across the town) became a popular idiom in the town. The 'social institute', set back to the north-west was added in 1905 (see foundation stone) and cost £2000: it repeats the windows and was carefully designed *en suite* materially. After closing as a church in 1973, it briefly re-opened as a nightclub in the early 2000s but is again now disused.



Fig 75. The Wesley Methodist Church, Victoria Road.

The Grand Hotel, dated 1899 but only opened in 1901, is one of the most impressive buildings and the most substantial in the town, built in red brick and adorned with yellow terracotta decorations. It was with Beaux Art confidence designed by James Garry, a versatile architect who enjoyed a prolific portfolio in the town. The former railway hotel is distinguished, in addition to its material interest and colour by its mansarded pavilions, crowning lantern and oculi.



Fig 76.

The Grand Hotel.

Significance

Church Street Conservation Area comprises the principal street of the mid nineteenth century development of West Hartlepool built in response to the economic stimulus of the harbour and dock to the north. The buildings are generally of Victorian origin, though a number have late Victorian or Edwardian alterations or this later date. Of particular note are the shop fronts, some original examples of which survive. Its significance lies both in the historic development

of West Hartlepool demonstrated in the layout of the buildings within the area and in the quality, variety and detail of the architecture.

The extent of buildings of traditional and architectural interest and the narrative they continue to provide is exceptional and within the north east of England constitutes a valuable record of how the area's industry and local entrepreneurial effort shaped a distinctive and characterful town.

Fig 77. Aerial view of Church Street from the east, circa 2012.



Key Features

Having carried out a detailed assessment of buildings and areas it is now possible to identify key features - which define the special architectural and historic character of the area. These include:

Street Pattern: Church Street conservation area provides evidence of the once extensive grid pattern town of West Hartlepool mastered by Commissioners, Town Improvement Acts and municipal constraint. The original street pattern with broad, principal artery to the north and secondary streets feeding south at right angles survives intact and provides the framework within which the buildings of the conservation area sit.

Building Line: The street pattern is reinforced by a consistent building line, if the relatively recent introduction of the residential Avondene Flats in Church Street has disrupted the regularity and functional consistency. Most replacements have observed the original building line with buildings emerging directly from the inner edge of the pavement.

Long views: Views along Church Street and from Victoria Road through Upper Church Street, along Whitby Street provide an essential part of the conservation area's character and these views are guided and framed by the position of buildings. Attention to the building line tends to greatly emphasise the length of views as well as forming closed vistas and focal points. The tree planting, modern shelter canopies and street name signs have detracted from the clarity of these views and marred the intended regularity and theatre of the new town.

High Architectural Quality: The hierarchy of three- and two-storey terraced brick tenements with their canted windows and traditional shopfronts is of particular interest in the conservation area. Together with the architect-designed landmarks, The Athenaeum, the various municipal buildings, the outstanding commercial chambers, fine clubs, ornate public house, railway hotels, the contrasting Wesley Methodist Church, they provide the high architectural quality of the area and have earned it designation. These buildings have successfully retained their architectural integrity with fine detailing and original features contributing to their overall quality.

Uniformity: Uniformity in terms of building height, design, materials and detailing is an important element of the conservation area's character. The regular repetition of detailing on traditional tenement frontages along Church Street reinforces the strength of the building line. Most replacements have respected the continuity of building height and scale creating a unified appearance and acknowledging the importance of traditional character. Where variation in material occurs, continuity of colour, such as traditional brick, building height and repetition of detailing (particularly in shopfront design) helps maintain the strength of character. Fig 78. Iron work frieze, Methodist Church.



Key Challenges

Loss of original architectural detail and building maintenance

Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. The recent public investment in the area has been through the Urban Programme in the later 1980s, the City Challenge 1993-98, and Conservation Grant Schemes of 2006-12 and 2014-15 which enabled the reinstatement of a number of traditional shopfronts (particularly in Church Street). However, a number of inappropriate replacement doors, windows, roof coverings and introduction of roller shutters continue to detract from the special character of the Church Street Conservation Area. It is considered that further investment in the heritage of the area is required including information for building owners on the importance of maintaining and repairing their buildings in an appropriate manner.

Use of inappropriate materials

The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there will normally be a loss of character. A common example is the replacement of original timber windows with modern plastic substitutes which are not in keeping with the character of the buildings. Selecting appropriate modern sash and case alternative window components is an important element in appropriate maintenance and repair.

Shopfronts and inappropriate signage

The survival of original shopfronts and signs in the area contributes to its character. Although investment through grants resulted in traditional shopfront repairs and the reinstatement of traditional replacement, the work varied in quality and there are many examples of 'wallpapered' fronts lacking the structural solidity and material quality of their historic predecessors. Future investment should focus on shopfronts in the conservation area to create a critical mass, limit vacancy rates and contribute to the vibrancy of the neighbourhood. Poor quality signage, advertising and utility provision have a detrimental effect on the architectural quality of the buildings, and the area as a whole. Existing guidance on advertisement signs for shopfront and commercial properties should be refreshed and relaunched to avert this.



Fig 79. Detail of ornamental brickwork, former West Hartlepool Club, Scarborough Street.

Quality of the Public Realm

Essential to the experience of the conservation area and comfortable journey through it is the quality of the public realm. Investment at the end of the twentieth century improved the street surfaces and introduced canopies, trees and street entrance signs. The surfaces require fresh attention and the trees and free-standing canopies jar with the historic character and the broad and open expanse intended.

Care is needed to co-ordinate provision in the public realm and avoid crowding with excessive posts and clutter (see Fig 61). Combining street furniture, utilities, bollards, bins and directions wherever possible is desirable, together with general constraint, to prevent creation of a forest of impeding structures. Existing guidance on advertisement signs should be refreshed and extended to include advice on street signage and how appropriate use can have a positive impact on the public realm.

Vacant and under used buildings

Despite considerable efforts to stem the flow (and some success, eg Whitby Street), the reduction in commercial activity following the relocation of the town's focus to Middleton Grange and the economic downturn has resulted in a continuing number of empty properties, shops and upper floors. The dampening effect on the vitality, economic confidence and footfall in the area is marked and further endeavour to reverse this trend is an imperative. Unoccupied buildings attract vandalism and theft. The lack of current purpose for the Wesley Methodist Church creates an unwelcome dead space in a critical location and must be central to any programme for regeneration.

An action plan to address these challenges is tabled in Appendix B and the Conservation Area Management Plan will cover further how these issues should be addressed.

Boundary

See Church Street Conservation Area map on page 3.

The re-assessment of existing conservation area boundaries in terms of appropriateness is an important element of a conservation area appraisal. Assessment of the Church Street Conservation Area boundary has shown that in order to improve the appearance and visual amenity of the conservation area it would be logical to extend the current boundary in three areas and leads to a recommendation. These would take into the area the former Post Office in Whitby Street and provide appropriate buffer for the Upper Church Street terrace and the Clarence Street elevations of the former municipal buildings and library. The action would be to sustain the historic environment of the Church Street area, strengthening the contiguous mass of heritage interest not only to avoid further harm to what is currently of significance but also to add to that which will be valued in the future.

The Post Office (Fig 83) is an outstanding Grade II listed building of 1900, designed by Henry Tanner, in brick with Northern Renaissance ornamentation in buff terracotta. It forms a natural connection with the Whitby Street area, built to serve a key function at the height of the new town and the eye is drawn to it so that its inclusion within the boundary would be intelligible. The approved conversion and extension of the building for the College of Art and Design by Group Ginger will further enhance its contribution to the area.

Currently, the area's boundary line to the north of the former municipal buildings and library follows the buildings rather than incorporating the critical pocket of land (presently car parking and pedestrian space) flanking this and the amenity realm to its east. The inclusion of this area would prevent a sharp division of the realm and include the area from which the fine listed buildings are enjoyed.

Similarly, the current boundary to the west of Upper Church Street cuts off an area of public realm essential to the protection and appreciation of this formal area and a softer line is proposed to complete the inclusion of an immediate apron otherwise integral to the reading of the area.

The twin pagodas of Wilkos across Stockton Street to the west, invite attention from the pedestrian in Upper Church Street and add a note of colourful interest to the group. Wilkos (the former Gray Peverell / Binns department store) is protected as a Listed Building and the extension of the buffering realm around

Upper Church Street will consolidate recognition of the area's historic context and enhance the protection of the visual group.

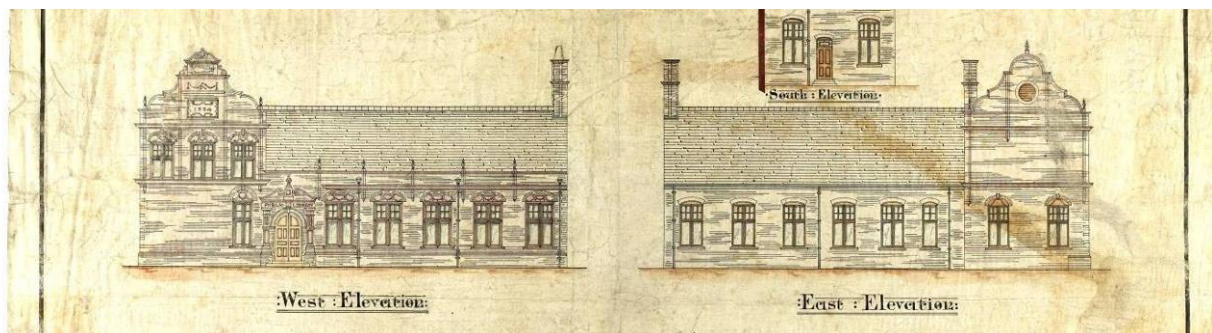


Fig 80. J W Brown's Plans for the Municipal Library, 1894.

Designations

Listed Buildings

Listed Buildings are buildings or structures of special architectural and historic interest whose interest reaches a regional or national level. They are assessed as such by Historic England and included on the National Heritage List of England. There are many listed buildings within the study area, with a particular concentration around the western extent. Listed buildings contribute positively to the appearance of the conservation area, provide points of interest and enrich the areas special character. Listed Building consent is required for any changes to the building's character.

Locally Listed Buildings

Locally listed buildings are buildings or structures of special architectural and historic interest whose interest reaches a local level. They are selected by Hartlepool Council for inclusion on a local list. These buildings and structures which are found to be of special local architectural or historic interest and make a positive, visual contribution to the character and appearance of the area. These are known as Locally Listed Buildings and their inclusion on the list means that they are a material consideration when determining the outcome of a planning application. There is a presumption against the demolition or removal of important features of buildings included on the List of Locally Important Buildings.

Listed buildings and Locally Listed buildings are identified on the map on page 3 and are listed in Appendix A.

Heritage at Risk

The Church Street Conservation Area is currently registered on Historic England's list of Heritage at Risk.

Change in conservation areas can be negative, either through inappropriate new development, neglect or deliberate damage.

Negative change can have a real effect upon the way the community thrives or feels about their area. When conservation areas become at risk, this can signify or contribute to an area's social or economic decline.

Hartlepool Borough Council is taking action to improve on the condition and vulnerability of the conservation area and see its removal from the list. Among the constructive actions in hand, as recommended by Historic England, are:

- Looking to instate a Local Development Order to promote heritage-led regeneration.
- Taking rapid enforcement action against unauthorised development to maintain standards and consistency.
- Providing the conservation area with a character appraisal to identify clearly and specifically which buildings and features contribute towards the area's character and which don't.
- Providing the area with a management plan that includes policies for its streetscape, highways, landscapes and public spaces.
- Providing guidance on shopfronts, commercial frontages and advertising signage
- Executing two schemes of improvement to the conservation area's public realm
- Preparing an action plan for the repair and re-use of historic buildings at risk in the area.
- Working with the appointed elected member Heritage Champion and listening to the views they gather from meeting local people.
- Giving residents and local businesses information about the benefits and restrictions that come with the conservation area designation and working with local groups on the long-term stewardship of the area.
- Developing an Innovative Skill Quarter offers to redefine the area with additional daytime uses, an improved environment and a vibrant creative industries economy.

See also the Table of properties requiring regeneration or repair below, and the Action Plan tabled in Appendix B.

Key buildings at risk within the area are Shades, 16 Church Street, 22-23 Church Street (Scarlets), 26 Church Street (Pulse).



Fig 81. Characterful historic street sign, Scarborough Street.

Funding Opportunities

Hartlepool Borough Council will always look for opportunities to work with communities to raise awareness and invest in the heritage of the area going forward.

Conservation Grant Scheme

A Conservation Grant Scheme was launched in 2006 and ran in consecutive years until 2012, and again in 2014 - 15 after a break of one year. Financial assistance was made available to residential properties located within conservation areas and listed buildings that were built pre-1919. A similar scheme will accompany the TH2 initiative. Through such schemes, grant is made available for works to make properties structurally sound, works to make buildings watertight such as lead work and re-roofing, and to restore and repair traditional details such as doors and sash windows.

Opportunities to enhance heritage assets through the planning process

Hartlepool Borough Council will look to obtain funding for heritage assets impacted upon by development. This will be achieved through planning obligations known as Section 106 Agreements (Town and Country Planning Act 1990). These will be focused on site specific mitigation of the impact of development. Funding could be used for restoration, enhancement and or interpretation where it can be demonstrated that this would be for the wider public benefit. The SPD Design Guidance for Development in Conservation Areas and for Works to Listed Buildings will provide a key framework for any works. The Authority will, where possible, look for training opportunities on construction sites. This will offer the chance for workers within Hartlepool to gain

experience in conservation work, thereby increasing the number of contractors with heritage skills within the area.

Where financial support is available the continuation of the Conservation Grant Scheme will be used to assist residents who are restoring traditional features to their property. Where appropriate, enforcement action will be taken where unauthorised works have been carried out contrary to the Direction. In reviewing the conservation areas, consideration will be given to the introduction of Special Areas of Advert Control within commercial centres where this can be shown to enhance their amenity.

Local Development Order (LDO)

LDOs permit certain changes of use without the need for planning permission. The introduction of a LDO in the Church Street Conservation Area would simplify planning permission requirements which will lead to a reduction to the perceived barriers to encouraging investment into the area. It is hoped that an LDO would encourage landlords and tenants in this area to respond to its changing nature, encourage the occupation of floorspace and to react to the opportunities the area presents.

Enhancement Opportunities for the Church Street Conservation Area

New Development

Opportunities for new development exist both within and adjacent to the conservation area. The sympathetic redevelopment of the sites listed below would enhance the character of the conservation area:

- Open expanse at Clarence Street and car park to Transport Interchange
- Landscaping at eastern end of Church Street by the Millennial monument.
- New build or screening to south of southern streets where demolition has created gap sites damaging to the economic confidence and aesthetics of the area.

Vacant Premises

Vacant premises such as Shades and the former Yorkshire Bank and a number of shop units in Church Street, create an air of neglect and decay which is reinforced by deterioration in condition. Their reuse or conversion would enhance the character and appearance of the area.

Shopfront Design

The commercial premises in the area are important to the vitality of the area. The proliferation of unsympathetic shopfront designs has a detrimental effect on the architectural integrity of the buildings. This may be overcome by refresh and application of the current supplementary guidance on shop front and commercial frontage design which will help prevent the erosion of original detail and encourage sympathetic designs, in tandem with grant funding through schemes such as the Townscape Heritage project.

Back Areas

Many of the rear yards are in poor condition with lack of conformity and poorly designed, functional changes made over the centuries contributing to their neglected appearance. Many of these would have been screened from view historically but now front gap sites and car parks. Consideration could be given for incentives to owners to tidy or screen the yards and elevations to improve an otherwise unintended and detrimental view.

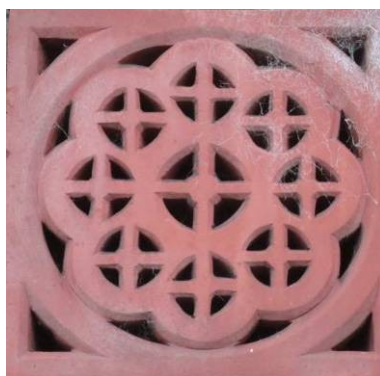


Fig 82. Decorative ventilation grille, former Library now College of Art and Design.

Further Information / Bibliography

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- Hartlepool Museum Service, *Bricks and Mortar: a Celebration of Architecture in Hartlepool 1834-1984*, 1984.
- N Pevsner, E Williamson, *County Durham: Buildings of England*, 1985.
- Kelly's *Directory of Durham*, 1914.
- *The Hartlepoons Survey and Plan*, Max Lock Group, 1948.
- Digitised copies of Hartlepool Plans from Teeside Archives, project executed by Ruth Hobbins, Kimberley Starkie, Hartlepool Library.

- *Hartlepool Local Development Framework*, Hartlepool Borough Council,
- *Strategy for the Historic Environment*, April 2016
- *DRAFT Hartlepool Local Plan*, 2016
- *Hartlepool Regeneration Masterplan*, Hartlepool Borough Council, October 2015
- *Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document*, 2014
- *Design Guidance for Development in Conservation Areas and for Works to Listed Buildings: Supplementary Note 5*.
- *Conservation Principles*, English Heritage 2008
- *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management*, February 2016.

Useful Website:

- Hartlepool History Then and Now
<http://www.hhtandn.org/notes/621/hartlepool-transport-ltd>

Useful Contacts:

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Hartlepool TS24 8AY

Tel [01429 523275](tel:01429523275)

Email Heritage.Countryside@hartlepool.gov.uk

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MANAGEMENT PLAN

In addition to the Appraisal, the Conservation Area Management Plan is essential for the maintenance and growth of the Conservation Area's best qualities and distinctive and successful features. It looks in greater depth at the key conservation and heritage issues that affect the area and suggests how these might be managed into the future and will also support the current Townscape Heritage project and the creation of an Innovation and Skills Quarter. The plan is flexible but sets clear goals and vision.

The Church Street Management Plan should be read in conjunction with the preceding Church Street Conservation Area Appraisal.

The key aims of the Management Plan are:

- To raise awareness of the importance and value of local heritage
- To provide guidance and set out objectives to preserve and enhance buildings, structures and public spaces within the conservation area.
- To provide guidance on key development issues within the conservation area.
- To outline key statutory requirements with respect to development within the conservation area.

Statutory and advisory context

The planning system includes the following parts:

- Legislation
- National Planning Policy and Guidance
- Historic England Practice Advice
- Local Plans
- Local decision making

The relevant legislative controls and tools for the management of a conservation area are as follows:

Planning (Listed Building and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990 provides the current legislative framework for the designation of Conservation Areas.

- Powers are available under the Act to make an Urgent Works Notice (Section 54) for the urgent preservation of an unoccupied (or partly unoccupied) listed building to prevent further deterioration of a building.
- Under Section 48 of the same Act a Repairs Notice can be served on an empty listed building to carry out physical works of preservation. If the owner declines to undertake the works specified, then compulsory acquisition powers can be invoked to acquire the building. With CPO powers 'back to back' deals can be considered with a building preservation trust (like the Cleveland Building Preservation Trust operating locally) as a development partner, giving access to grant for feasibility studies and loans of up to £500,000 for development works from the Architectural Heritage Fund. The costs associated with this type of action are staff time which will have been budget for. The willingness of the authority to use the powers described may be enough for the owner of a listed building to sell to an owner more willing or able to re-use a building.
- Some of the above powers also apply to non-listed buildings in conservation areas. Section 76 of the 1990 Act allows the local planning authority to invoke Section 54 (outlined above) with the agreement of the Secretary of State allowing an Urgent Works Notice to be served on an unlisted building.

Powers are not available to invoke Section 48 to serve a Repairs Notice on an empty, non-listed building. There are further alternative powers relating to public safety (1984 Building Act), or to provide residential accommodation under Section 17 of the 1985 Housing Act by acquiring buildings.

Town and Country Planning Act 1990

Other relevant powers are provided by the Town and Country Planning Act 1990.

- Under this legislation a Section 215 Notice is a notice that is served on the owner or occupier of a property when the poor condition and the appearance of the property or land are detrimental to the surrounding areas or neighbourhood. The notice requires proper maintenance of the property or land in question, and it specifies what steps are required to remedy the problem within a specific time period.

Enterprise and Regulatory Reform Act 2013

Introduced a number of changes to the legislation protecting historic buildings in England. Changes include:

- Removal of the need to apply for Conservation Area Consent for demolition of an unlisted building in a conservation area. Planning permission will be required.
- Enabling an owner to enter into a Heritage Partnership Agreement with the local planning authority (particularly useful for extensive renovation of a listed building and where continued repair and maintenance is required).

National Planning Policy Framework

The National Planning Policy Framework, March 2012 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The NPPF emphasises that the purpose of planning is to achieve sustainable development through three mutually dependent dimensions, economic, social and environmental.

A Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest (NPPF Annex 2). Heritage assets are of two types:

1. those which have been recognised as being nationally important and have been designated as such; these are designated heritage assets, and
2. heritage assets that have not been designated, nevertheless some of which may be of national importance.

The designated assets in Church Street Hartlepool include 17 Listed Buildings listed in Appendix A.

Heritage Assets that have not been designated include Locally Listed Buildings which are recorded on the Historic Environment Record (HER) for the area which is held by Tees Archaeology. These are buildings, structures, parks and open spaces that are considered to be of special local architectural or historic interest. A list of these can be found on the Hartlepool Borough Council website and Appendix A.

Good Practice Advice Notes

National advice supporting local delivery in the Historic Environment include Historic England's Good Practice Advice Notes. These provide guidance and advice on how to manage development in conservation areas. They provide specific advice on the decision making process and issues to be considered as regards listed buildings, non-listed buildings in conservation areas and conservation areas themselves.

- Good Practice Advice Note 1: The Historic Environment in Local Plans
- Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment
- Good Practice Advice Note 3: The Setting of Heritage Assets

Local Policy Framework

The key messages of these national policies and key advice are translated specifically to Hartlepool via the Local Development Framework (previously the Hartlepool Local Plan) which provides specific policies to manage listed buildings and conservation areas. The current local plan policies and guidance are listed below:

HE1 Protection and Enhancement of Conservation Areas

The policy sets out that development within the conservation area should either preserve or enhance the area and its assets.

HE2 Environmental Improvements in Conservation Areas

The policy outlines that the borough council will encourage environmental improvements to enhance conservation areas

HE3 Developments in the Vicinity of Conservation Areas

The policy informs that design and materials use in development that would affect the setting of a conservation area should have regard to the character of the area and the neighbouring area.

HE8 Works to Listed Buildings (Including Partial Demolition)

The policy indicates that traditional materials and sympathetic design should be retained and/or used when carrying out works to listed buildings and buildings which affect the setting of a listed building to ensure that the integrity of such assets is preserved.

HE12 Protection of Locally Important Buildings

The policy sets out the factors to be considered in determining planning applications affecting a listed locally important building.

Supplementary Note 5: Design Guidance for Development in Conservation Areas and for Works to Listed Buildings provides information on the standards and expectations for work in the area.

Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document is a key source for this defining commodity in the Church Street area.

New Local Development Documents within the Hartlepool Local Development Plan will replace the Hartlepool Local Plan over time. The Council follows the guidance under the current Local Plan and the Local Development Framework when considering applications.

In recognition of the value and important role the historic environment has to offer for the future of Hartlepool, the Local Authority has developed a *Heritage Strategy* (April 2016). This document gives further detail on the context of the historic environment; the challenges faced and it details a positive and proactive action plan for addressing issues. The Strategy also sets out monitoring and review procedures to ensure the continued protection and enhancement of all heritage assets.

The actions set out in the Heritage Strategy support judicious conservation management within the conservation area:

- As information is brought forward on individual sites the local authority will examine further the significance of any heritage assets judged to be affected and look for opportunities to repair/maintain and where appropriate enhance assets or conversely limit development if appropriate.
- Development Briefs will be used, where appropriate, to guide development on sites.
- Where there is funding available through development the local authority will look to use this as an opportunity to repair/maintain and, where appropriate, enhance heritage assets on or otherwise affected by the development site.
- Where the opportunity arises, the local authority will look to work with developers to examine all available options for contributions towards individual heritage assets, secured through legal agreements, and including non-monetary enhancements such as training opportunities and payment in kind.
- Training will be provided for Members of the Planning Committee and officers on a regular basis to ensure that any decisions made are properly informed by an understanding of the heritage issues involved.

The Local Plan projected for adoption in 2016 includes the following historic environment policies which embrace those of the 2006 Local Plan:

HE1: Heritage Assets Policy

HE2: Archaeology Policy

HE3: Conservation Areas Policy

HE4: Listed Buildings and Structures Policy

HE5: Locally Listed Buildings and Structures Policy

HE6: Historic Shopping Parades Policy

HE7: Heritage at Risk

The current state of knowledge on archaeology within the Church Street conservation area suggests an unexplored potential. Council policy is to protect, enhance and promote Hartlepool's archaeological heritage and where appropriate, encourage improved interpretation and presentation to the public. Where development proposals may affect sites of known or *possible archaeological interest*, an assessment from an appropriate specialist source will be required prior to any planning application being determined (and may in some instances be required at validation stage, determined on a site by site basis). This assessment will include consultation of the Historic Environment Record.

Key challenges and responses arising from the conservation area appraisal

The Conservation Area Appraisal identified issues affecting the quality of the Church Street area. These were:

- Loss of original architectural detail and building maintenance
- Use of inappropriate materials
- Shopfronts and inappropriate signage
- Need for improvement and maintenance of public realm
- Vacant and under used buildings

These shape clear priorities for attention in the management of the conservation area and inform the plan's guidelines for implementation.

Recommendations

1 Management of the Conservation Area

To manage the Conservation Area and its historic environment expertly, supporting the delivery of a successful Townscape Heritage project and heritage-led regeneration in the area;

- a) The Council will make expert resources available to manage the specialist heritage led aspects of the Conservation Area regeneration programme effectively and ensure staff can expand expertise as required on key relevant management issues.
- b) Strategic recommendations and guidance emerging from the Conservation Area Appraisal and Conservation Area Management Plan will be reflected in any crosscutting policies and within any individual department led proposals.
- c) The Council will adopt the Conservation Area Management Plan and any other approved guidance in the form of development briefs, master plans along with the provisions of the Local Development Framework/ Hartlepool Local Plan 2016 as the principal guidance for the assessment and determination of statutory consent applications within the CA.
- d) The Council will make use of targeted guidance and its statutory powers to prevent further deterioration, decay and inappropriate repair of properties within the Conservation Area.
- e) The Council will keep the provisions of the management plan under review and monitor the plan on an annual basis. The planning guidance contained in the document will be amended and updated as considered necessary and appropriate in order to reflect any changing circumstances that may be identified through the monitoring process.
- f) The Council will, in its consideration of development proposals located outwith but immediately adjacent to the conservation area which may have an impact on its character and amenity, take due regard to the provisions of the Conservation Area Management Plan in order to ensure that the wider objectives of the plan are not compromised by the particular development proposed.
- g) The council will consider the inclusion of the former Post Office in Whitby Street and areas of parking and public realm to Clarence Street

and Upper Church Street / Stockton Street within the boundary of conservation area.

2 Building Maintenance

To continue to maintain and enhance the properties in the Church Street Conservation Area:

- a) The Council will provide support for property owners, contractors, and professional consultants seminars and refreshing existing Supplementary Guidance.
- b) The Council will investigate the potential of a Heritage Action Zone with Historic England.
- c) The Council will take action to secure the key buildings identified for regeneration or requiring repair (see below).

3 Shopfronts and Signage

To secure the preservation, restoration or improvement as appropriate, of shop frontages in Church Street Conservation Area:

- a) The Council will refresh and promote the existing guidance on the design of shopfront, commercial frontages and advertisements to inform owners of the preferred designs and acceptable forms within the conservation area.
- b) The Council will encourage the reinstatement or repair of original doors, windows and features that reflect the original shopfronts of the area.
- c) The Council will take enforcement action against unauthorised change of use or removal of a shop front where there is a negative impact on the character or appearance of the conservation area.
- d) The council will exercise control over the display of advertisements in Church Street Conservation Area to ensure that signs are designed and located to respect the character and appearance of the host building and historic street scene.
- e) The Council will consider making a direction under regulation 7 of the Town and Country Planning (Control of advertisements) Regulations 1992 to control advertisements within the Church Street Conservation Area.

4 Public Realm

To maintain and enhance the public realm of Church Street Conservation Area:

- a) The Council will ensure effective delivery of the project-funded public

realm improvements encouraging the retention/ reinstatement of traditional paving and hard landscaping.

- b) The Council will encourage like-for-like replacement in appropriate materials where damage to street surface occurs.
- c) Where wholesale replacement is required the Council will coordinate with appropriate sections to ensure consistency and quality of alternative materials.
- d) The council will encourage good maintenance of street furniture and, where replacement is required that they are of an appropriate design.
- e) The Council will encourage the reduction of clutter including signage and street furniture, where appropriate.
- f) The Council will embrace the character of the historic architecture of the area and ensure that key views and visual corridors within the public realm enhance its character and do not compete against it.

5 Vacant and under used buildings

To secure the occupation and restoration, where necessary, of vacant buildings within the Church Street Conservation Area:

- a) The Council will investigate the use of statutory powers where appropriate to bring buildings back into use and encourage owners to keep them in a good state of repair.
- b) The Council will give favourable consideration to a wider range of uses than might normally be appropriate to help bring otherwise vacant buildings back into beneficial use, providing these do not adversely affect the architectural character or setting of the buildings or amenity of nearby properties.
- c) The Council will investigate grant budget to encourage empty properties to be re-occupied.
- d) The Council will put in place five-year Local Development Orders permitting certain changes of use and simplifying the need for planning permission to reduce the perceived barriers and encourage investment into the area.

The second stage of the Townscape Heritage scheme will be accompanied by an activity statement and a detailed scheme of works. Accordingly the objectives of the Management Plan will be developed and actions put in place to secure longer-term benefits from the work. For example, the scheme will explore opportunities for HCFE construction students to work on the sites or be mentored by firms working in the area to develop new skills, and learn about heritage.

Key properties for regeneration and /or repair

The Church Street Conservation Area sits on the Heritage at Risk Register and action needs to be taken to improve the condition and vulnerability of the conservation area and see its removal from the register. The following properties have been identified as requiring attention which, once addressed, would considerably improve the properties' sustainability and the area's ability to attraction future investment.

Property	Requirement	Ownership
17 – 19 Church Street (Athenaeum)	Restore sash windows to upper floors and shop front to kiosk on ground floor.	Private
16 Church Street (Shades)	Bring the vacant building back into use and carry out repair works to faience to ground floor, render to upper floors, re-roof and repair all doors and windows	Private
15 Church Street	Bring vacant building back into use, carry out repairs to shop front, re-render upper floors and repair all windows and doors.	Private
12 Church Street	Repairs to upper floors	Private
10 Church Street	Lime render to upper floors of front elevation	Private
74 Church Street	Repairs to shop front and repairs to upper floors including re-rendering.	Private
75 Church Street	Replacement windows to second floor	Private
65 Church Street Former Yorkshire Bank	Bring building back into use and carry out repairs to windows, doors and roof.	Private
22 – 23 Church Street (Scarlets)	Bring the vacant building back into use and carry out repair works to the shop front, re-render upper floors and restore traditional windows	Private
26 Church Street (Pulse)	Bring the vacant building back into use and carry out repair works to the shop front	Private
48 Church Street	Stone work repairs to the upper elevations.	Private
56 Church Street	Window repairs to front and rear	Private
55 Church Street	Window repairs to front and rear	Private
80 Church Street	Window repairs to the whole of the building.	Private
11 – 15 Church Street	Repairs to shop front inc. removal of roller shutters and repairs to upper floors.	Private

34 Church Street	Repairs to shop front and repairs to upper floors including re-rendering.	Private
35 Church Street	Repairs to shop front and repairs to upper floors including re-rendering.	Private
6-8 Whitby Street, The New Alma	Repairs to paint and render and water removal	Private

Monitoring and Review

It is important that the Conservation Area Management Plan is regularly reviewed and, where required, updated in light of changing circumstances and as more becomes known about the area.

The Council will implement a formal monitoring programme and annual review, including consultation with stakeholder groups and liaison with other statutory bodies.

Based on information from these and other sources the CAMP will be subject to on-going review and adaptation as required to ensure its objectives of a sustainable, successful and distinctive Conservation Area.



Fig 83. The former Post Office, Whitby Street.

Appendix A

See Church Street Conservation Area map on page 3.

Listed Buildings

Statutorily protected buildings on the National Heritage List of England within the Church Street Conservation Area in September 2016 are:

- Christ Church, Church Square
- Cleveland College of Art and Design, Former Municipal Buildings, Church Square
- Cleveland College of Art and Design, Former Central Library and Rear Extension, Clarence Road
- Cleveland College of Art and Design, Old Registrar's Office and Rear Extension
- The Shades Hotel, 16 Church Street and Lynn Street
- 38 Church Street Bank Chambers, 71-72 Church Street Monument to Ralph Ward Jackson approx. 34m north-east of Christ Church
- Royal Hotel / Royal Public House, Church Wesley Methodist Church, Victoria Road
- Boundary Wall Gates and Gatepiers enclosing Wesley Methodist Church
- Lamp Standard to east of Wesley Methodist Church
- Monument to Sir William Gray approximately 20m south west of Christ Church
- The Athenaeum / Athenaeum, 17-19 Church Street and Lynn Street
- Church Square Chambers, 42-46 Church Square Former Constitutional Club, 14 and 16 Whitby Street 6 Scarborough Street
- Grand Hotel, Swainson Street

Recommended additions to Conservation Area:

- Former GPO Sorting Office, 13 and 17 Whitby Street

Historic England can add or remove a listed building from the list at any time and the National Heritage List of England should be consulted for any changes. See historicengland.org.uk/advice/hpg/heritage-assets/nhle/.

All are invited to 'Enrich the List' should they have further information and photographs to improve on the current content. See historicengland.org.uk/listing/enrich-the-list/.

Locally Listed Buildings

Buildings on the Local List within the Church Street Conservation Area in September 2016 are:

- 48 Church Street, National Provincial Bank
- Central Buildings, Church Street
- Hartlepool Railway Station
- Yorkshire Bank, Church Street
- 8 Church Street
- 9 Church Street
- 10 and 11 Church Street
- 20 and 21 Church Street
- 31 and 32 Church Street
- 47 Church Street
- 48 Church Street
- College of Art Annex Upper Church Street and 11 Church Square (Former Masonic Hall)
- Collingwood House and White House, Church Square
- 9 Scarborough Street
- 8 and 10 Scarborough Street
- 22 Scarborough Street
- The Clarendon, Tower Street
- 9 Whitby Street

Hartlepool Borough Council may add or remove subjects from the Local List at any point and for update, recourse should be made to the Council Heritage and Countryside.

Appendix B : ACTION PLAN ADDRESSING ISSUES HIGHLIGHTED IN THE APPRAISAL

Issue	Potential Action
Loss of original architectural detail and building maintenance	<ul style="list-style-type: none"> • Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development control powers. • Serve Section 54 Urgent Works Notices*² on listed buildings at risk, and consider use on unlisted buildings at risk, with agreement from appropriate authorities. • Encourage appropriate reinstatement of traditional architectural details in future development negotiations. • Take enforcement action against unauthorised removal of traditional architectural details where a breach of planning control has occurred.
Use of inappropriate materials	<ul style="list-style-type: none"> • Seek improvements to poorly maintained buildings or land by negotiation through the development control process. • Consider a strategy for using Section 215 Notices*¹ to improve quality of built environment.
Shopfronts and inappropriate signage	<ul style="list-style-type: none"> • Take enforcement action against unauthorised change of use or removal of a shopfront where there is a negative impact on the character or appearance of the conservation area. • Encourage appropriate reinstatement or sympathetic shopfront and signage design (refreshing guidance in <i>Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document</i>) • Provide a leaflet offering guidance to building owners of alterations to shop fronts similar to that provided by the New Deal for Communities Partnership.
Improvement and maintenance of the public realm	<p>Two projects running in 2016 within the Church Street area towards comprehensive public realm improvement which will:</p> <ul style="list-style-type: none"> • Ensure the retention/reinstatement of traditional paving and hard landscaping. • Encourage like-for-like replacement, provided material is 'fit for purpose', where damage to street surface occurs. • Where wholesale replacement is required co-ordinate with appropriate sections to ensure consistency and quality of alternative material. <ul style="list-style-type: none"> • Ensure good maintenance of appropriate street furniture, and, where replacement is required that they are of an appropriate design. • Remove discordant street entrance features and canopies at 49-53 and 56-58 Church Street. • Co-ordinate utilities and street signage to minimise clutter.

	<ul style="list-style-type: none"> • Encourage appropriate signage design (refreshing guidance in Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document)
Vacant and underused buildings	<ul style="list-style-type: none"> • Introduction of Local Development Orders to reduce perceived barriers to investment • Serve Section 54 Urgent Works Notices*² on listed buildings at risk, and consider use on unlisted buildings at risk, with agreement from appropriate authorities. •The development of an Innovative Skills Quarter and the opportunity to redefine the area with additional daytime uses, an improved environment and a vibrant creative industries economy.

The above table provides a list of issues relating specifically to the conclusions drawn in the Church Street Conservation Area Appraisal. The implementation of the potential actions in 2016-17 is promoted by HLF's grant of development funding for a Townscape Heritage project in the Church Street Conservation Area but subsequent and wider actions may depend on the existing and future financial and staff resources that Hartlepool Borough Council departments work within.

*¹ A Section 215 Notice is a notice that is served on the owner or occupier when the poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood. The notice requires proper maintenance of the property of land in question, and it specifies what steps are required to remedy the problem within a specific time period.

*² An Urgent Works Notice is served under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, and can be served on a vacant (or vacant parts of a) listed building where works are urgently necessary for the preservation of a listed building. In exceptional circumstances there are special powers available to the Secretary of State to authorise the use of these powers to an unlisted building in a conservation area where the preservation of the building is important for maintaining the character or appearance of the area. The works that can be implemented include making the building weather tight, safe from structural collapse and preventing unauthorised entry, vandalism or theft.

Table updated from earlier version in Church Street Visual Assessment, June 2009.



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