

Hartlepool Borough Council

Hartlepool Headland Conservation Area Character Appraisal Consultation Report

September 2007



Revision Schedule

Hartlepool Headland Conservation Area Consultation Companion Document September 2007

Rev	Date	Details	Prepared by	Reviewed by	Approved by
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1 Introduction

As part of its statutory planning responsibilities Hartlepool Borough Council (HBC) commissioned Scott Wilson to undertake a Character Appraisal and review of the Headland Conservation Area. The Final Report was completed and issued in early September 2007.

The Steering Group leading the appraisal process placed great emphasis on public participation, to the extent that no less than three major consultation exercises and associated opinion surveys were carried out during 2006 and 2007. The aim was to make the general public and interested parties aware of the appraisal exercise, stimulate interest in the future management and evolution of the Conservation Area, and help fully understand public opinion on the key issues and concerns that would need to be addressed.

Given the Steering Group's emphasis on consultation, together with the significant volume of data that emerged, it was decided to produce this Companion Report as a separately accessible volume alongside the main Character Appraisal for the Headland. It outlines the results of the consultation exercises and details the data from public questionnaires.

2 Community Feedback

The appraisal process for the Conservation Area involved three community consultation exercises each consisting of interviews or focus groups and questionnaires. The views and opinions of residents have been collated and outlined below. A full breakdown of the results from the three stages can be found in Sections 3, 4 and 5, with the process outlined below.

2.1 Initial Public Consultation - November 2006

This consultation event involved the circulation of questionnaires to all the residents of St. Hilda's Ward, together with an invitation to attend one of two consultation meetings at the Borough Hall. The event provided people with the opportunity to:

- become more informed about the Conservation Area;
- discuss their interests and concerns; and
- talk about their likes and dislikes regarding the character of the Headland.



Consultation event in November

Residents were presented with information about the Conservation Area to stimulate discussion. They were asked to participate in small focus groups to discuss the issues of importance to them. Comments were noted by group facilitators and also incorporated onto a number of maps. A two week period followed the meeting where the public were invited to fill out the delivered questionnaires. 58 people attended the consultation event with 167 questionnaires being returned in total (83 of the questionnaires returned were from people living within the Conservation Area).

2.1.1 Findings of First Consultation Event

Feedback showed that it is clear that the Headland is well loved by its residents the vast majority (82%) of whom support the conservation area status. This was true of residents both inside and outside the Conservation Area. Comments received by members of the public included:

'We would be sorry to see the Conservation Area altered or reduced. Sadly people do not seem to understand what could happen to the area without controlled restrictions.'

'The Headland has a lot of history and several buildings of historical importance. The conservation status is important to preserve the buildings and other areas for future generations to enjoy.'

'Headland has extraordinary layering of history. Enough has survived to preserve an area of great atmosphere and important architecture.'

Some residents would be pleased to see current planning restrictions more strictly enforced with regard to the use of modern materials but recognise that cost can be an issue. For example many members of the public believe that UPVC windows are more cost effective than their timber equivalent, but the latter would be more in keeping with the area. Residents made reference to the availability of grants and if more funding were available timber would be a valid option for most residents. However, when asked directly whether UPVC windows should be allowed 65.9% of residents within the Conservation Area were in favour.

Residents were also concerned about the number of derelict buildings on the Headland and their deteriorating condition. They feel they have a detrimental effect on the appearance of the Headland and want them to be secured and or improved. Comments received from members of the public included the following:

'Derelict buildings – demolished or refurbished'

'There are still a lot of very old buildings here which should be maintained'

'Morrison Hall spoils the look of St. Hilda's Church and it's about time something was done about it...'

Also of concern is the general maintenance of the area. For example, respondents highlighted a number of places where walls have been repaired with inappropriate materials, and some areas are in a poor condition with graffiti. Dog fouling and litter were also a matter for concern as was the limited amount of street cleaning on the Headland. Although minor issues which can be easily rectified, these matters have an effect on the general appearance and integrity of the Headland Conservation Area.



Residents at the public consultation event in November

Local residents were asked their views on the boundary of the Conservation Area, in particular, whether it should remain the same or extended to include any particular areas of value, or, reduced to exclude any areas of poor quality or those that have declined in recent years. Very few of the questionnaire responses included suggestions for changes to the Conservation Area boundary; however, this was more readily discussed during the focus groups at the public consultation meeting.

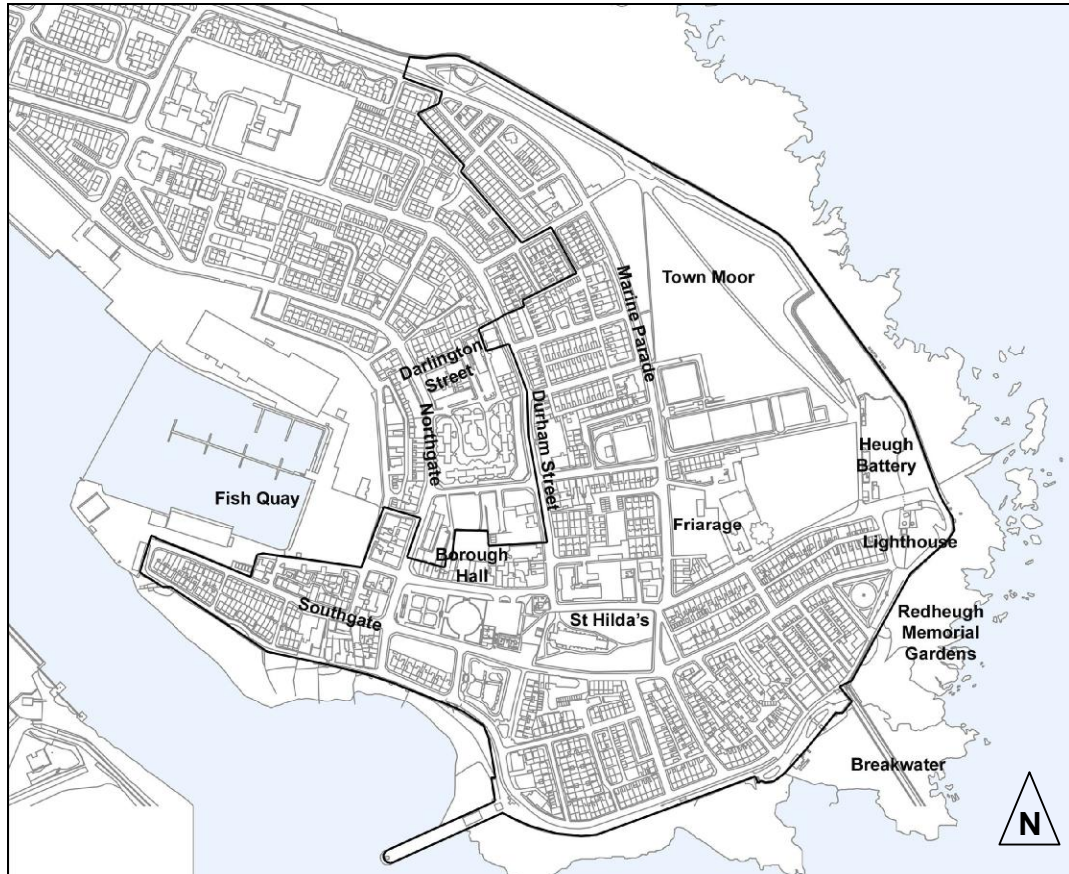


Figure 1 – Current Conservation Area boundary

The following amendments were suggested:

- 10 people wished to see the Conservation Area extended to include
 - the Breakwater (6 N^o)
 - the Fish Quay (1 N^o)
 - the area behind the Borough Hall (1 N^o)
 - Northgate (1 N^o)
- 4 people want to see some properties/sites removed from the Conservation Area, viz:
 - the properties behind the Borough Hall up to Darlington Street (1 N^o)
 - Town Moor (1 N^o)
 - the buildings along the northern edge of Southgate (1 N^o)
 - Numbers 101 to 109 Durham Street (1 N^o)

- 3 people asked for the Conservation Area to be significantly reduced to cover only:
 - St. Hilda's Church (1 N^o)
 - the Town Moor (1 N^o)
 - the Town Square area, Friarage Field and the houses on the peninsula between these areas (1 N^o).

2.1.2 Summary of Findings

Table 1 below lists in order of priority, the issues of importance to Headland residents in relation to the Conservation Area. It takes into account views received at the public consultation meeting focus groups, and questionnaire responses.

Priority	Issues
1	Materials – inconsistent decisions on materials that are acceptable within the Conservation Area, particularly UPVC windows.
2	Derelict buildings – concern over the number and condition of derelict buildings within the Conservation Area.
3	Conservation area boundary – proposed realignment of the boundary to incorporate the breakwater, remove the Town Moor and a number of other suggestions.
4	Lack of information provided to residents about the Conservation Area and what it means, this particularly affects new residents moving into the area.
5	The impact of parked cars, particularly those on Northgate outside the shops. This is also a safety issue.
6	General condition and maintenance - particularly dog fouling and litter.

Table 1 – Priorities of the Headland residents

2.2 Second Public Consultation - March 2007

A second public consultation meeting was held in March 2007 to feed information back to the community following the first consultation meeting and further investigate how the public would like to see some of the issues in the Headland resolved. Information was presented to residents and then discussions were held to gather residents' comments.

Attendees were also asked to complete a short questionnaire dealing with more specific questions about particular issues in the Conservation Area.

36 completed questionnaires were returned, 25 of those were from people who lived within the Conservation Area and 11 were from people living outside the Conservation Area.

2.2.1 Findings of Second Consultation Event

The full results of the Questionnaires can be found in section 4 of this report. Many respondents chose to mark more than one answer, although this was not required. These results incorporate all of the answers received.

In summary the following items were highlighted by members of the public;

Derelict Buildings

- Enforce owners to repair and maintain derelict buildings.
- Bring derelict and vacant buildings back into use, possibly for tourism developments and/or community use.

Parking

- Restrictions on parking around the area to prevent congestion, through the introduction of a parking system of recessed marked bays, particularly along Northgate.
- Introduction of a one way system around the Headland.
- No charges or time restrictions to be implemented.

Conservation Area Boundary

- Include the breakwater in the Conservation Area.

Street Furniture

- Continued investment in street furniture around the Headland.
- Particular improvements to be made to the area surrounding St Hilda's Church and Sandwell Gate.
- Improvements including furniture and resurfacing works to the Bandstand.

Planning Regulations

- Use of UPVC should be allowed.

- The Headland should be a special case for allowing UPVC due to location and weather conditions.
- Relax restrictions on the rear of properties.

Information for Visitors

- Improve general direction signage around the whole of the Headland area, but particularly at the entrance to the Headland.
- Provide more historical information signage at St Hilda's Church and the Heugh Battery.
- Make leaflets and information available to direct visitors from the main car park.

Information for Residents

- Provide information to residents for home buyer packs.
- Provide guidance for residents on carrying out repairs to properties.

2.3 Third Public Consultation - June 2007

The third public consultation event was held on 28th June 2007. The main focus was to feed information back to the community following the previous consultation meetings and to discuss possible recommendations for this report. Leaflets advertising the event were distributed to all houses within the Conservation Area, posters were placed in prominent buildings and a press release was issued. The event took place aboard a consultation bus which stopped for two hours in a number of different places around the Conservation Area. Information was displayed on the bus and copies of a summary report were available for attendees to read. There was also the opportunity for people to talk at length with staff from Scott Wilson and the Council about the Headland and the Character Appraisal.

Attendees were asked to complete a questionnaire to gauge opinion on the suggestions for this report.

51 people visited the bus and 34 questionnaires were returned.



Consultation Bus



Consultation

In general the recommendations put forward were supported by the general public with the exception of question 4 and the following statement:

Allowing UPVC doors and/or bay windows in the Conservation Area may significantly damage the character of the area. The vibrant colours and texture of wood are presently very difficult to replicate in UPVC. It is considered that approval should not be granted for the use of UPVC in the case of doors or bay windows.

In the case of doors, 59% of respondents did not agree with the above statement and considered UPVC should be allowed. With bay windows, 70% of respondents disagreed and considered that UPVC should be allowed.

Many respondents made comments stating that UPVC can match wood and that the weather conditions in the Headland can be so severe that wooden sliding sash is inappropriate. However some commentators suggested that wood and UPVC could be combined to achieve the best results. By contrast, other respondents expressed concern that the use of UPVC in any circumstances on the Headland would cheapen the area and result in further even more unacceptable changes to the character of the Conservation Area.

The full results of the Questionnaires can be found in section 5 of this report.

3 Detailed Consultation Response – November 2006

This first consultation event involved the circulation of questionnaires to all the residents of St. Hilda’s Ward, alongside an invitation to attend one of two Public Consultation Meetings at the Borough Hall.

Three thousand questionnaires and invitations were issued

58 people attended the event, between 14:00 and 21:00.

167 questionnaires were returned, a response rate of 5.5%. Of the 167 returned, 83 were from people living within the Conservation Area and 84 from people living outside the Conservation Area.

3.1 Focus Group Responses

The following comments were received at the event. They have been categorised into general subjects and a potential solution or response has been added.

Comment	Type	Response
Conservation		
Residents unaware that the Conservation Area covered the whole area as detailed on the map. It was received that the Conservation Area was only on specific smaller areas around listed buildings and article 4 properties.	Comment	Information Pack
Residents unaware of the restrictions on housing in the Conservation Area.	Comment	Information Pack
If the council imposes its decisions on a property they should cover total costs.	Comment	HBC/SW recommendation
If builders find out you are in a conservation area they put prices up.	Comment	
Residents unaware of the restrictions on housing in the Conservation Area.	Comment	Info pack
Concerns over the effect the removal of the breakwater will cause, e.g. it will demolish the pier and town Wall. A lot of the History of Hartlepool will be lost (inc. the bandstand and lower prom). Rumours suggest that these features are not going to be maintained and will therefore be overtaken by the sea.	Comment – loss	Ownership? PD Ports and HBC

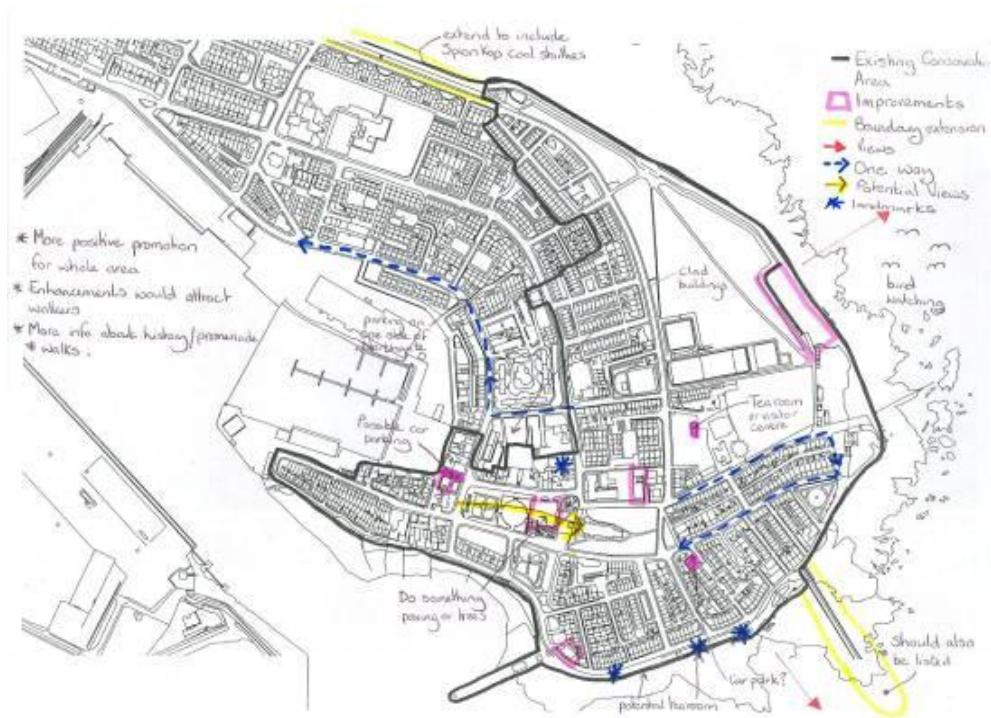
Comment	Type	Response
Friarage field wall has been replaced/maintained with bricks that differ drastically from the original materials used and look very distracting. The original wall has been ruined by the cheap materials used for maintenance.	Criticism – quality	HBC quality control
Barnards Building, Morrison Hall, the buildings need to be improved as they are currently in a state of disrepair.	Criticism – quality	HBC/SW recommendation
Towards the end of the Town Wall it has been replaced with breize blocks. This detracts from the historical feature of it.	Criticism – quality	HBC responsibility
The new modern art that has been placed on the Town Wall does not fit in with the ancient monument that is the Town Wall.	Criticism – quality	HBC/SW review
Residents from outside the area should not be allowed to comment on projects. E.g. the questionnaire has been opened up so that residents from outside the area could comment on the Conservation Area.	Criticism on format	HBC/SW response
Concerns over funding allocated to specific listed buildings and the ways in which it can be enforced that the owners of the buildings use the funding towards maintaining the building (outside and visually) and NOT towards future building works e.g. Turning the buildings into flats.	Criticism	HBC/SW recommendation
Conservation Boundary to be removed so that it does not include the Town Moor.	Suggestion -Boundary change	HBC/SW review
Breakwater to be included within the Conservation Area. Conservation Area extended to incorporate full promenade (not to include housing).	Suggestion – boundary change	SW recommendation
Conservation Area extended to incorporate full promenade (not to include housing).	Suggestion – Boundary Change	
The present Conservation Area should be disbanded and renegotiated with the present residents who live in it.	Suggestion – Boundary Change	Info pack
Look into who owns buildings that are in disrepair and what their plans are for the buildings.	Suggestion – quality gain	HBC/SW recommendation
Suggestions that the Sports Hall should be disguised with stone cladding which would	Suggestion – quality	SW recommendation

Comment	Type	Response
ensure it fits in with the overall look of the Headland.	loss	
A lot more information given to residents of properties living in conservation area i.e. information booklet.	Suggestion	
CAAC should be given more power over the Conservation Area.	Suggestion	HBC
You should look at CAAC throughout the country to get an idea of what should be done in a conservation area.	Suggestion	HBC/SA recommendation
Look at the Governments Green Initiative Carbon Trust.	Suggestion	HBC/SA recommendation
Comment omitted		
Window manufacturers to design a single window (UPVC) that is the sole option for residents to have the current timber sash windows replaced with.	Suggestion	HBC/SA recommendation
Suggestions made towards an agreement that could be drawn up that states that the inserts (windows) are double glazed UPVC but the outer section is the original timber frame.	Suggestion	HBC/SA recommendation
Residents willing to come to a compromise with Officers in regard to window regulations. (English Heritage have stated they will support this?)	Comment	HBC/SA recommendation
Concerns over windows in regards to expense and upkeep of them.	Comment	
Windows are a major issue in the area especially in regards to which properties can receive grants.	Comment	HBC/SA recommendation
Residents concerned over the lack of investment/funding spent with the Headland generally over the past 20 years.	Criticism	
Residents feel that they are no longer consulted with by HBC in regards to recent improvements within the Headland.	Criticism	HBC/SA recommendation
Cars parking on the Town moor are causing problems and damaging the physical environment.	Criticism	HBC/SA recommendation
Congestion problems at Northgate shops as there is not sufficient parking for nearby flats, shops and visitors.	Criticism	HBC/SA recommendation
Northgate should be used as the main route into the Headland and Durham Street as the	Suggestion	HBC/SA recommendation

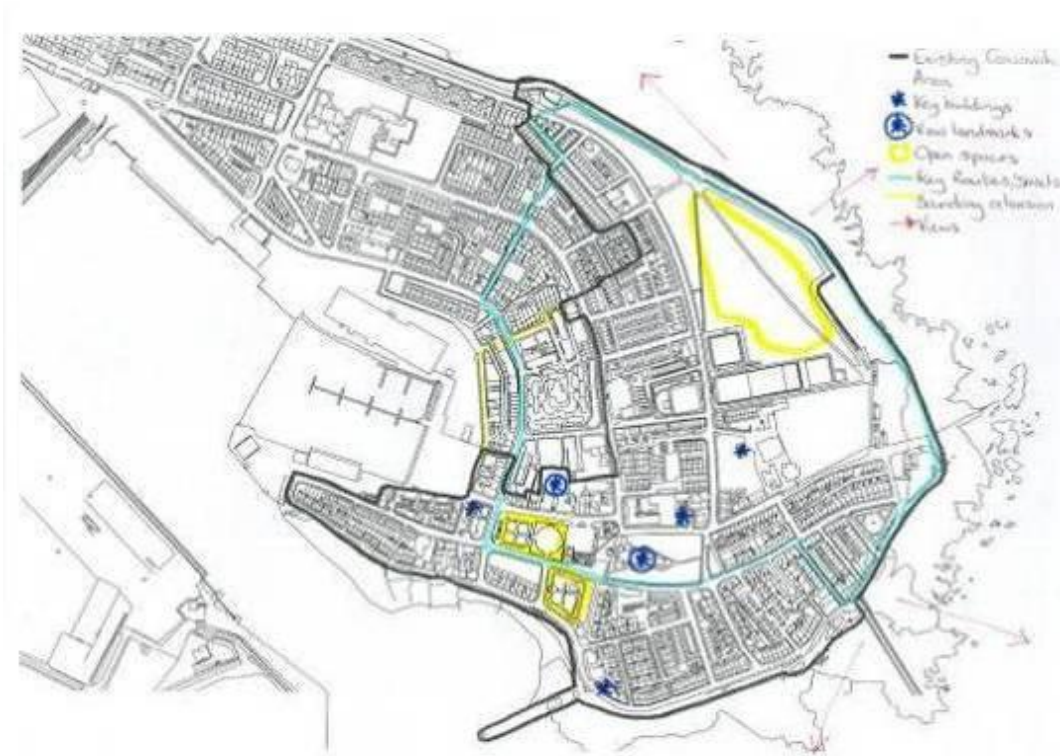
Comment	Type	Response
exit.		
Putting Green is an ideal place for a new car parking facility.	Suggestion	HBC/SA recommendation
Parking on Sea View Terrace.	Suggestion	HBC/SA recommendation
Suggested that bollards need to be placed along the Town moor to stop cars accessing the green and the lower prom.	Suggestion	HBC/SA recommendation
Northgate to be one way but Durham Street to remain a two way system.	Suggestion	HBC/SA recommendation
Union Street (one way system)	Suggestion	HBC/SA recommendation
Car parking on one side of Northgate to help ease congestion.	Suggestion	HBC/SA recommendation
Open green space between the Ship and Victoria Buildings could be used for car parking.	Suggestion	HBC/SA recommendation
Demolish Morrison Hall and Durham Street Church – eyesore.	Suggestion	HBC/SA recommendation
Land behind Headland Social Club is currently an eyesore due to litter and glass deposits. Enforcement action should be enforced towards the owner in order to clean it up.	Suggestion	HBC/SA recommendation
Manor House – potential visitor centre and café.	Suggestion	HBC/SA recommendation
Manor House ideal place for visitor’s centre, which could tie in with the Heugh Gun Battery – potential but residents aware that a lot of work is needed.	Suggestion	HBC/SA recommendation
Boiler House of St. Hilda’s Church should be demolished so that visitors can walk through the Town Square and into St. Hilda’s Church – at present it is an eyesore.	Suggestion	HBC/SA recommendation
More signposting/information required throughout the area for visitors to the area.	Suggestion	HBC/SA recommendation
Victoria Buildings visually very poor/run down, even though it is listed it should be improved as it is an eyesore. Potential for use as a restaurant	Suggestion	HBC/SA recommendation
Railings around Beaconsfield Square	Suggestion	HBC/SA recommendation
Putting Green – suggestions that a café and or car park could be located here.	Suggestion	HBC/SA recommendation
More lighting on the top half of the Town Moor.	Suggestion	HBC/SA recommendation

Comment	Type	Response
Coastal erosion worries	Comment	HBC
Preserve green spaces	Comment	HBC/SA recommendation
Friarage (whole area) needs to be looked at, as it is very run down.	Criticism – quality	HBC/SA recommendation
Railings near the Town moor are in a state of disrepair.	Criticism – quality	HBC/SA recommendation
Band stand needs revamping	Criticism – quality	HBC/SA recommendation
Lack of toilets and condition	Criticism – services	HBC/SA recommendation

The following plans were drawn up in the focus groups to highlight issues discussed. They have been reproduced to aid circulation.







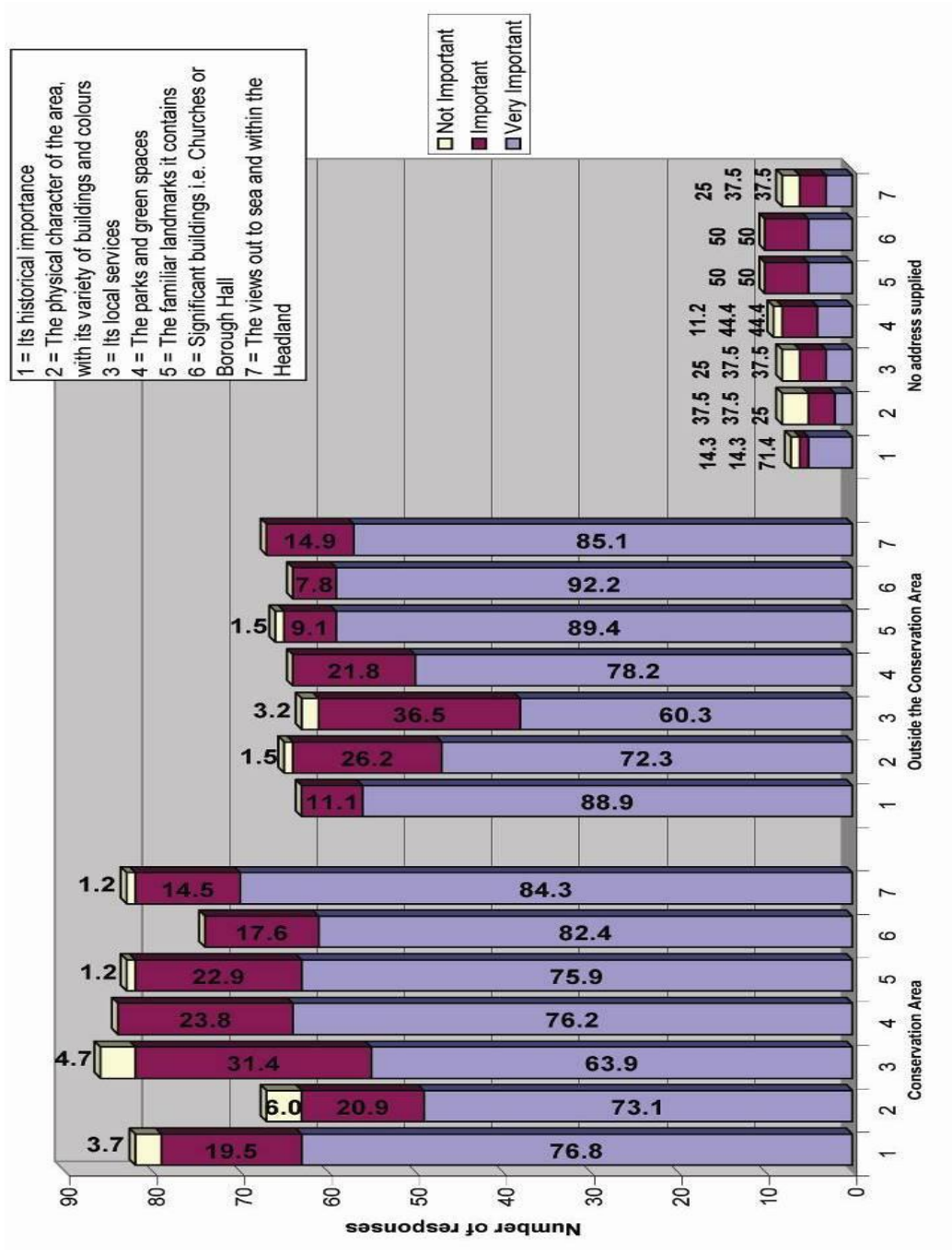
Prior to the event a Questionnaire was circulated to all the residents of St. Hilda's Ward to obtain their position on the Conservation Area. After attending the consultation event, residents were asked to return their completed Questionnaires.

Area	Sent	Received	Percentage
Inside Conservation Area	805	83	10.3%
Outside Conservation Area	2195	84	3.8%

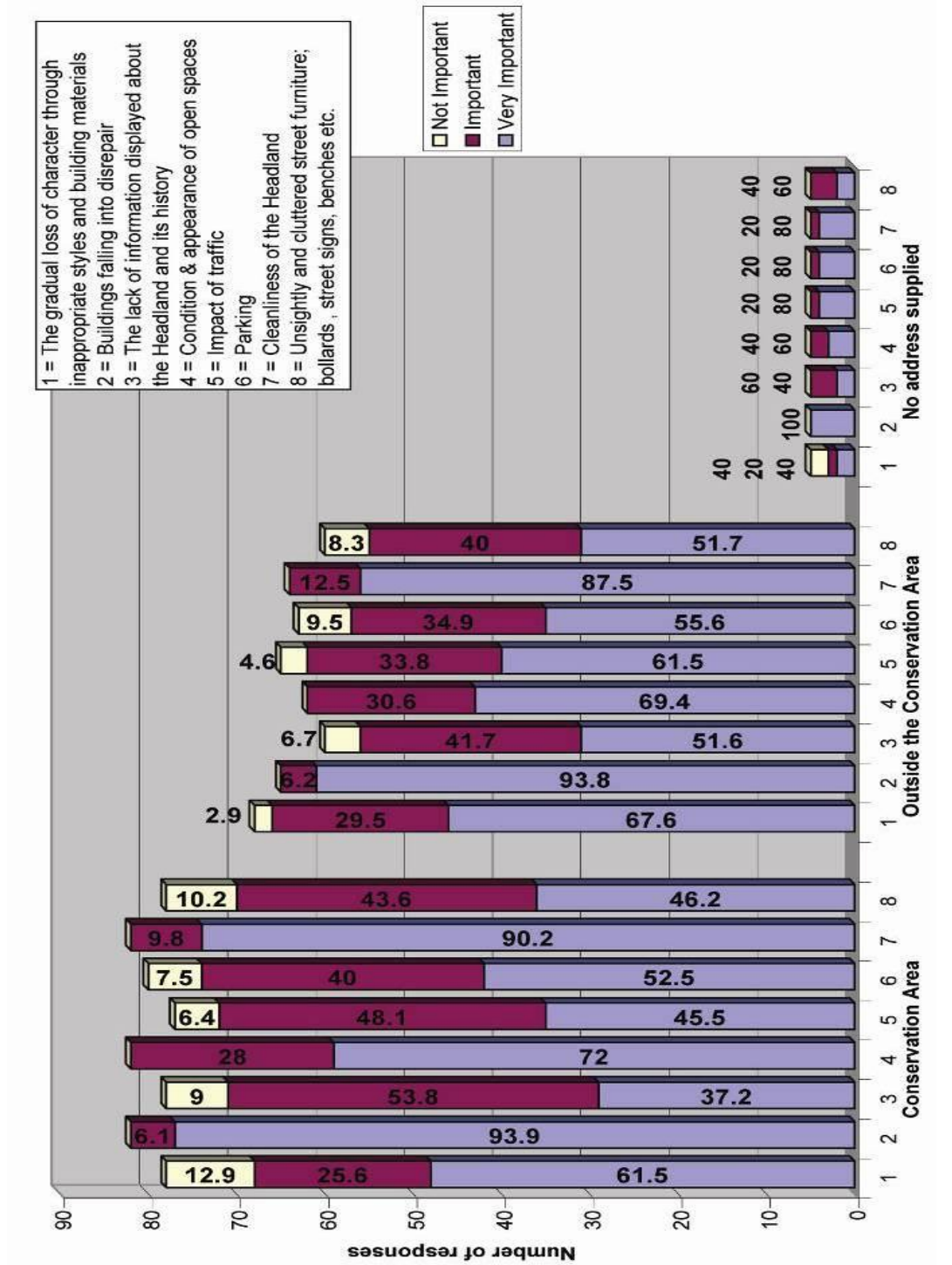
Three thousand questionnaires were issued but only 167 were returned. The responses are summarised below.

3.2 Questionnaire Responses

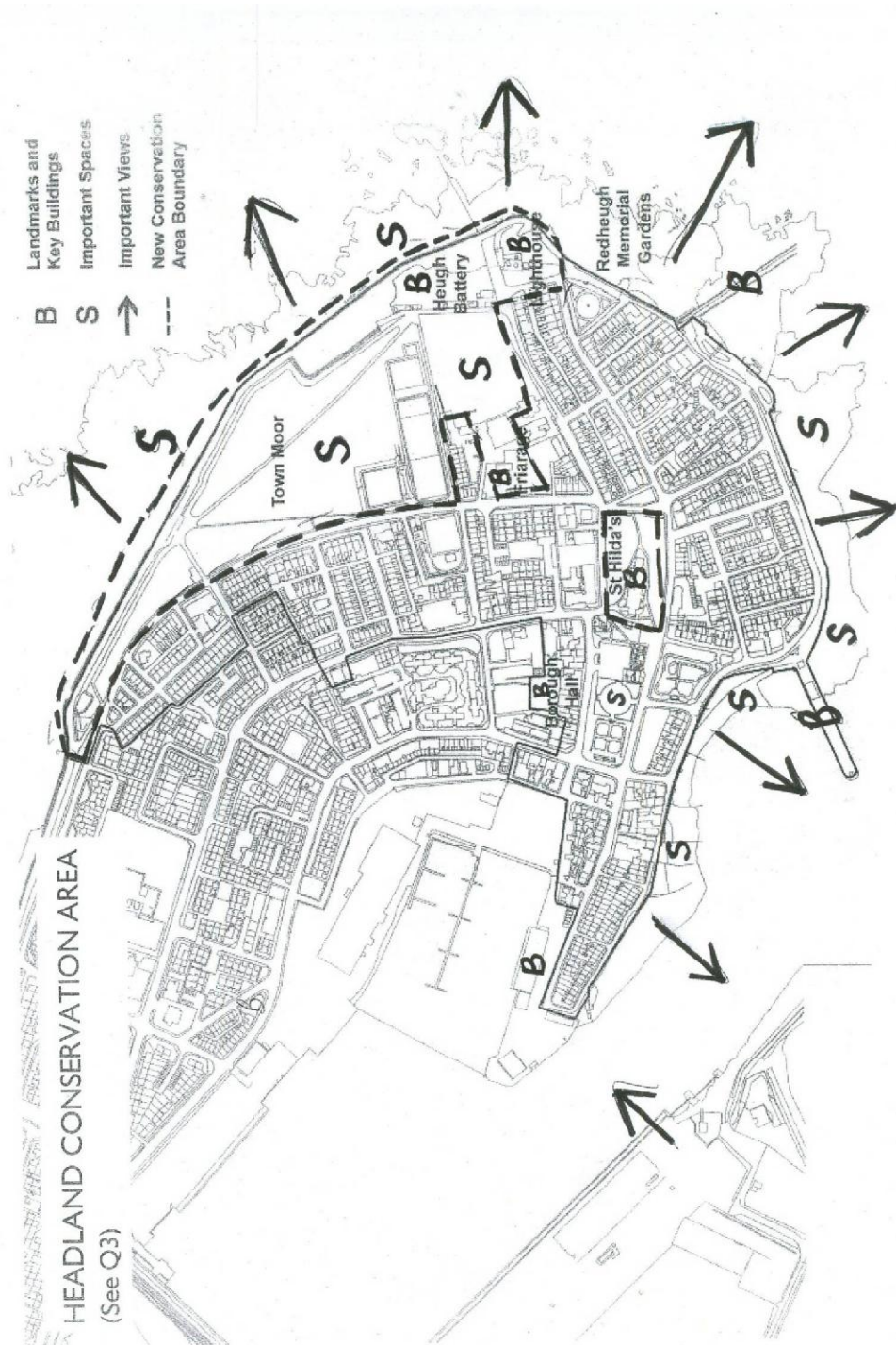
Question 1: Think about the Headland, in particular the Conservation Area. What is important to you about the Headland?



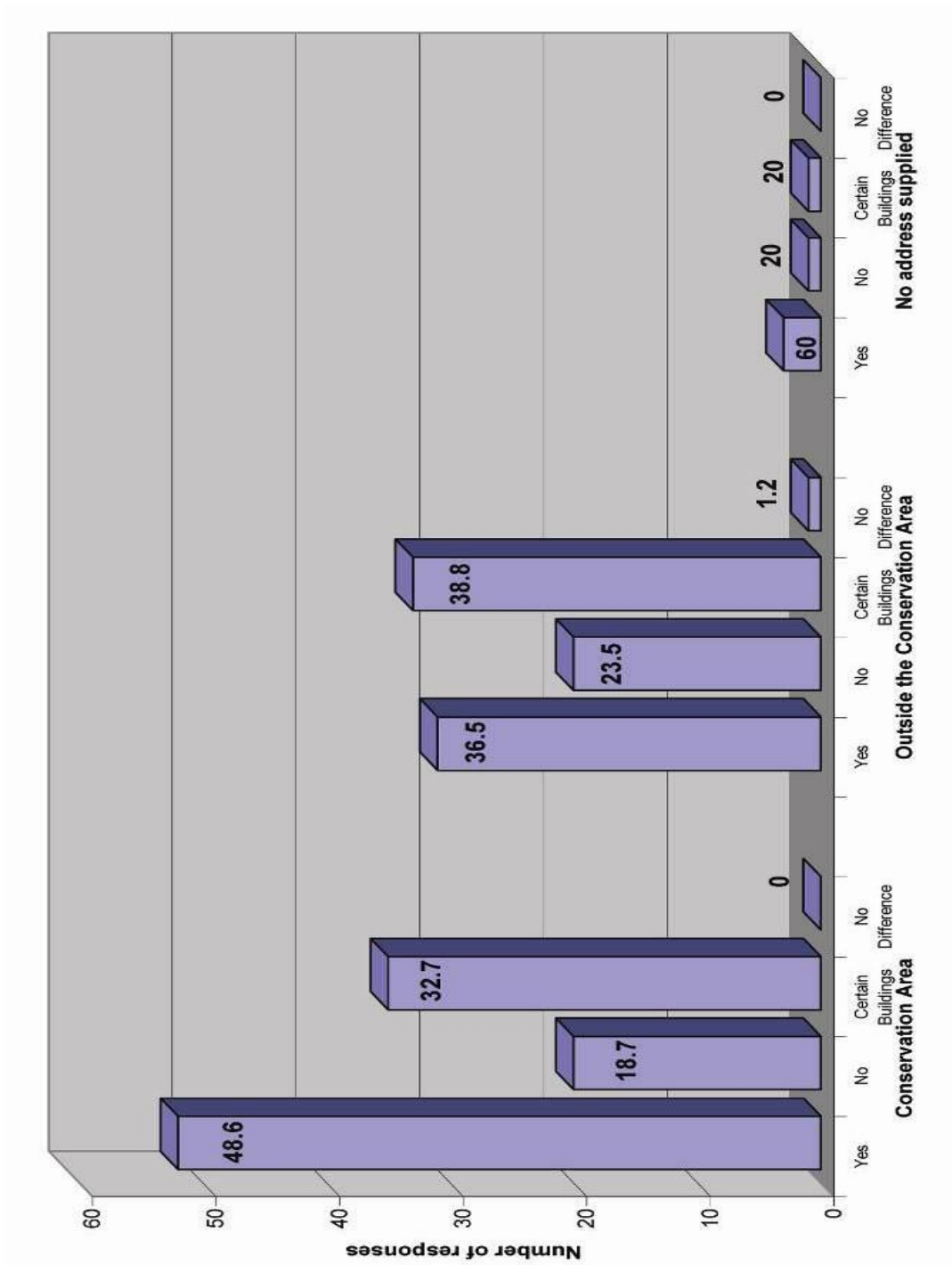
Question 2: What do you think are the most important issues facing the Headland?



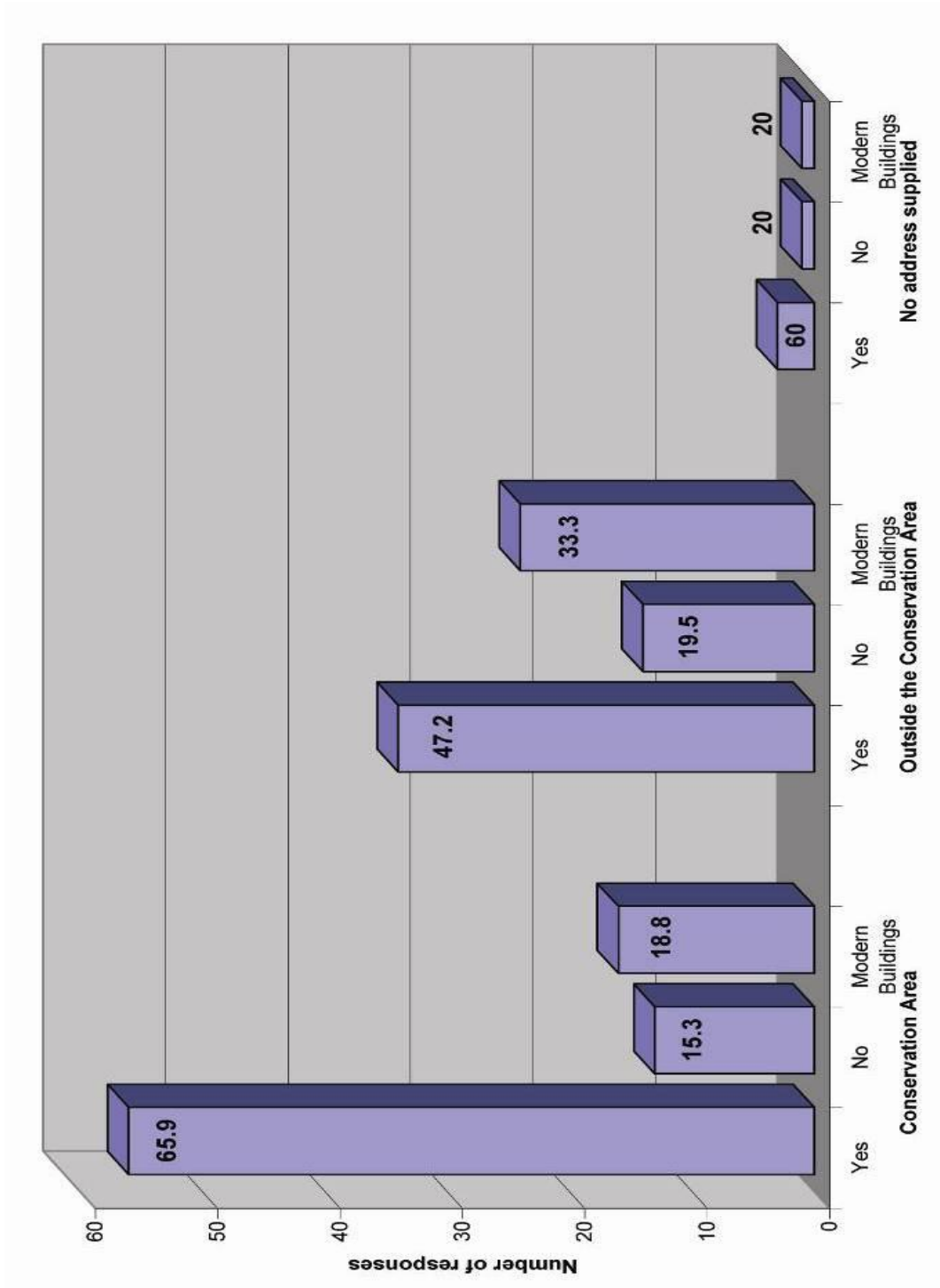
Question 3: required residents to draw on a location plan, a sample are included below.



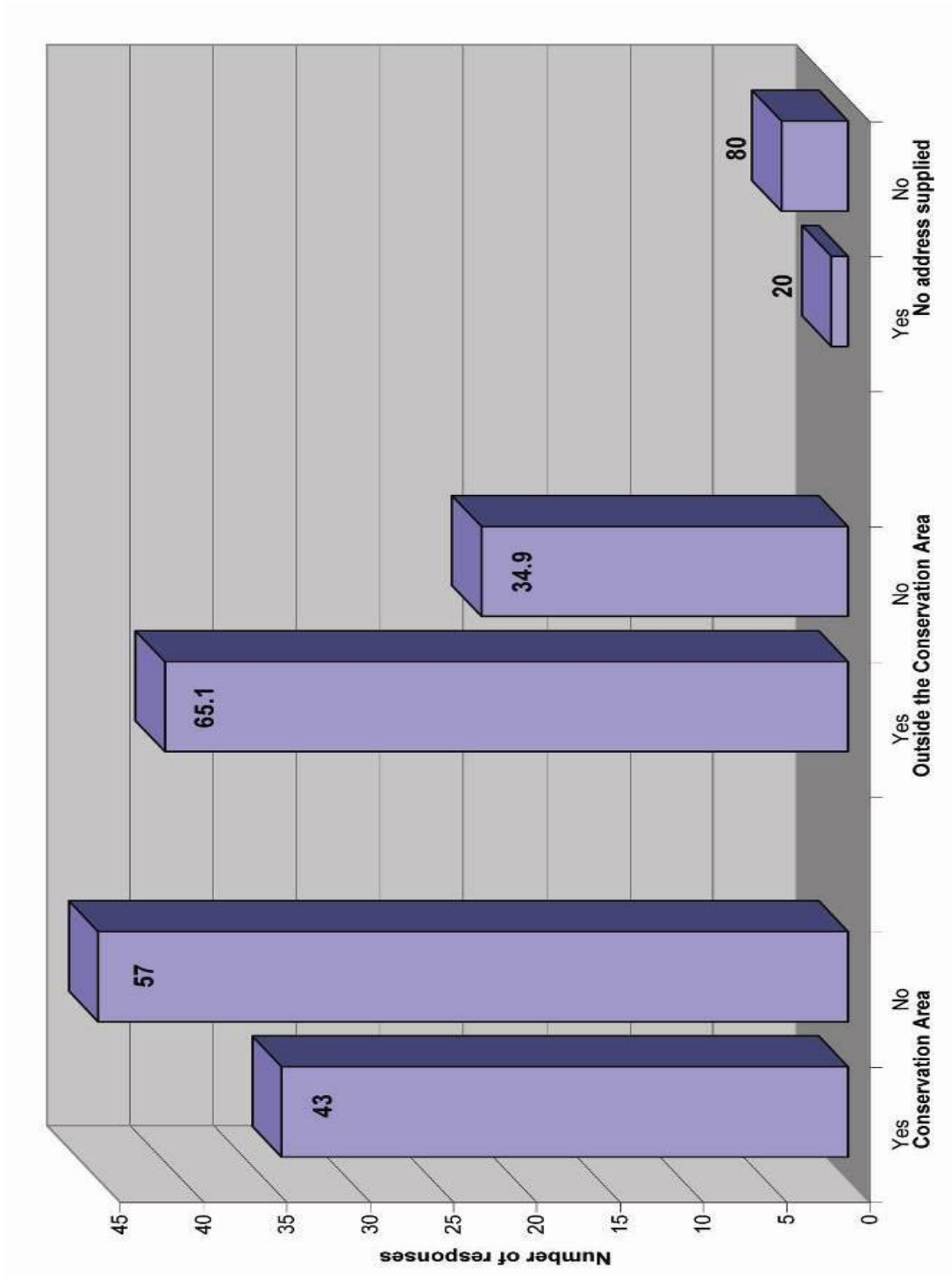
Question 4: Should people be allowed to make minor changes to their homes including the use of modern materials on older buildings and adding small extensions?



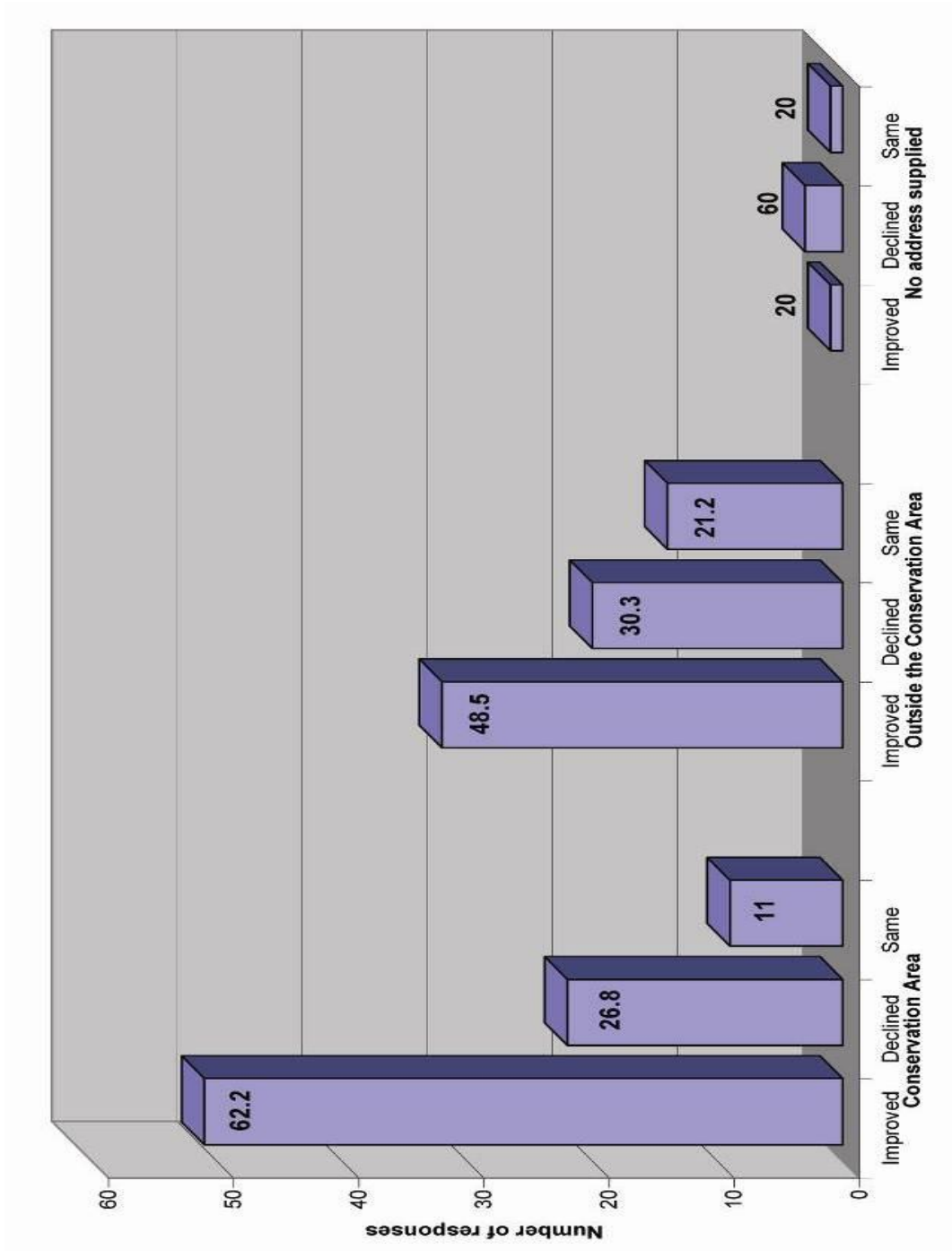
Question 5: Do you agree with the use of UPVC for windows and doors in the Conservation Area?



Question 6: Should the same restrictions apply to both the front and the rear of properties?



Question 7: To your knowledge, do you think the quality of the Headland has improved, declined or stayed the same?



Question 8: What do you think are the most important improvements that could be made to enhance the character of the Headland?

'Shop fronts – designed to reflect the character'

'Maintain historical integrity'

'Improved grants to listed and key buildings'

'Replace palisade railings to all period properties that had them'

'Halt the conversion of non-residential properties into small flats'

'Maintain the prom area'

'Restore old buildings'

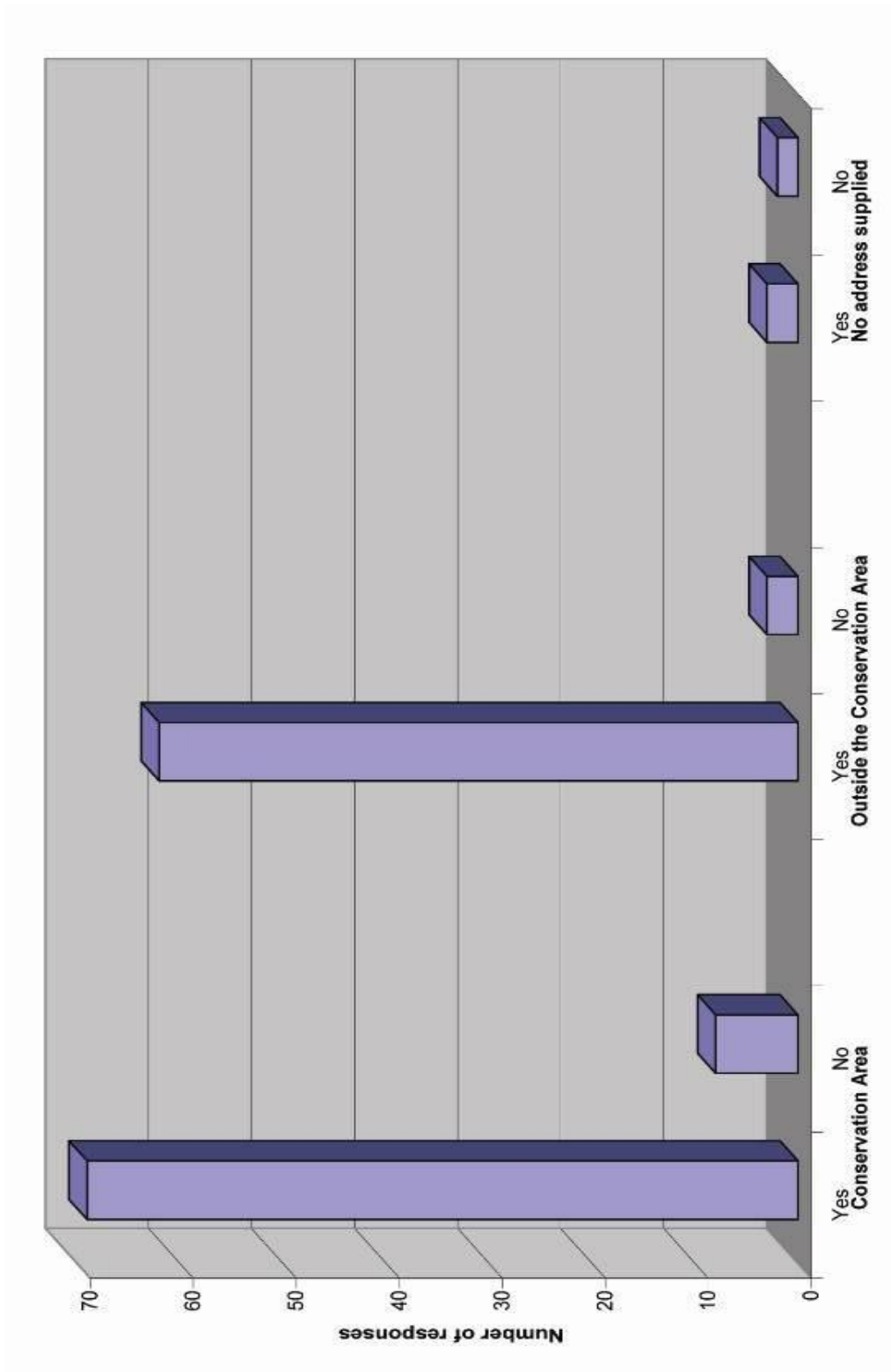
Question 9: Thinking about the questions you have just answered, do you think the Headland is worthy of retaining its conservation area status?

'Yes, it's unusual to get such a unique collection of buildings preserved in an area like this.'

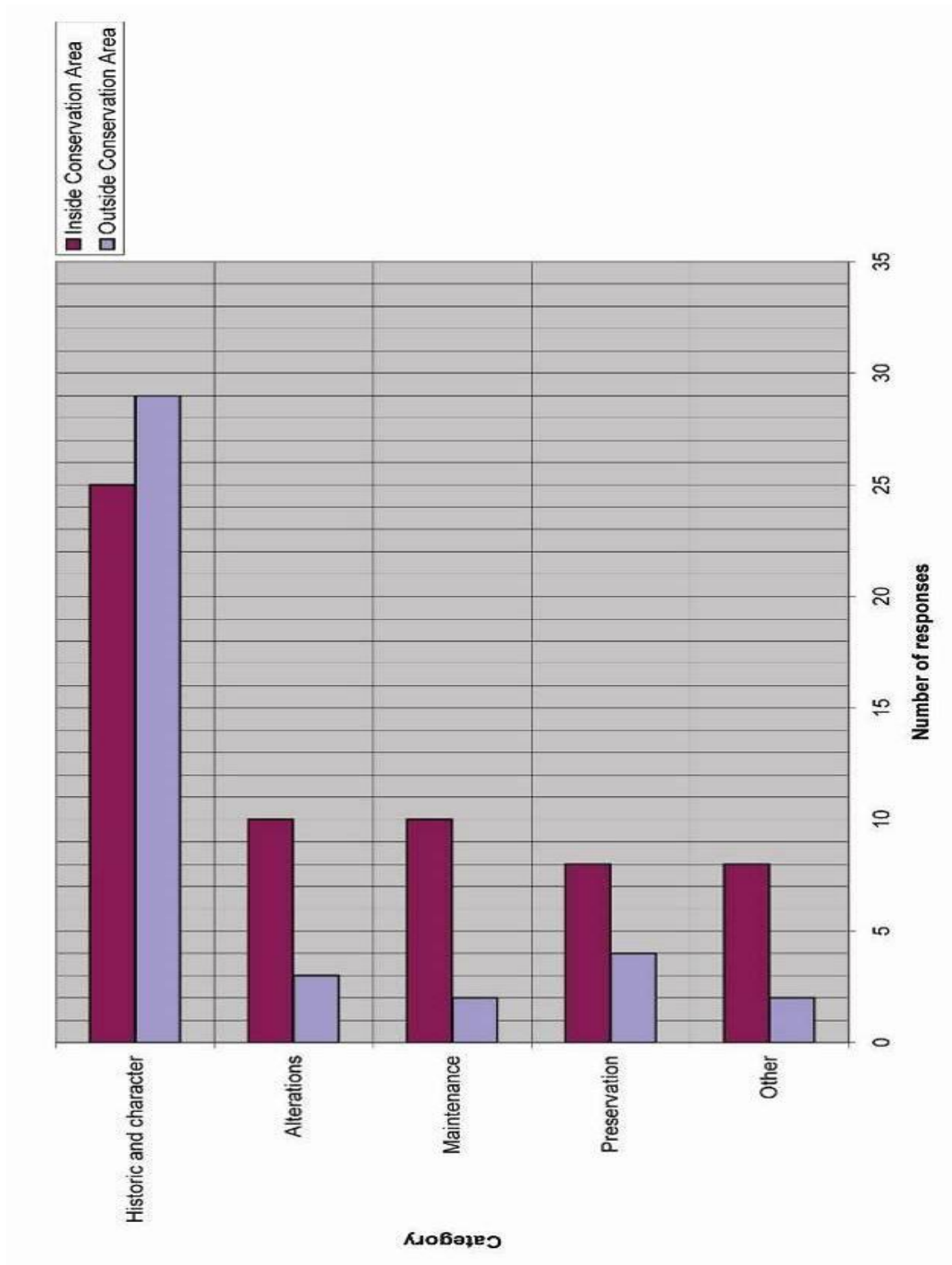
'Yes, because the Headland is a beautiful place and the heart of the town.'

'No, too many cosmetic schemes.'

'No, there is too much of a mixture of properties in various conditions with huge variance and individuality displayed on neighbouring properties, which dilutes the claim of 'Conservation Status.'



The comments were summarised into the categories shown below, with the majority of observations relating to the historical value and character of the Headland.

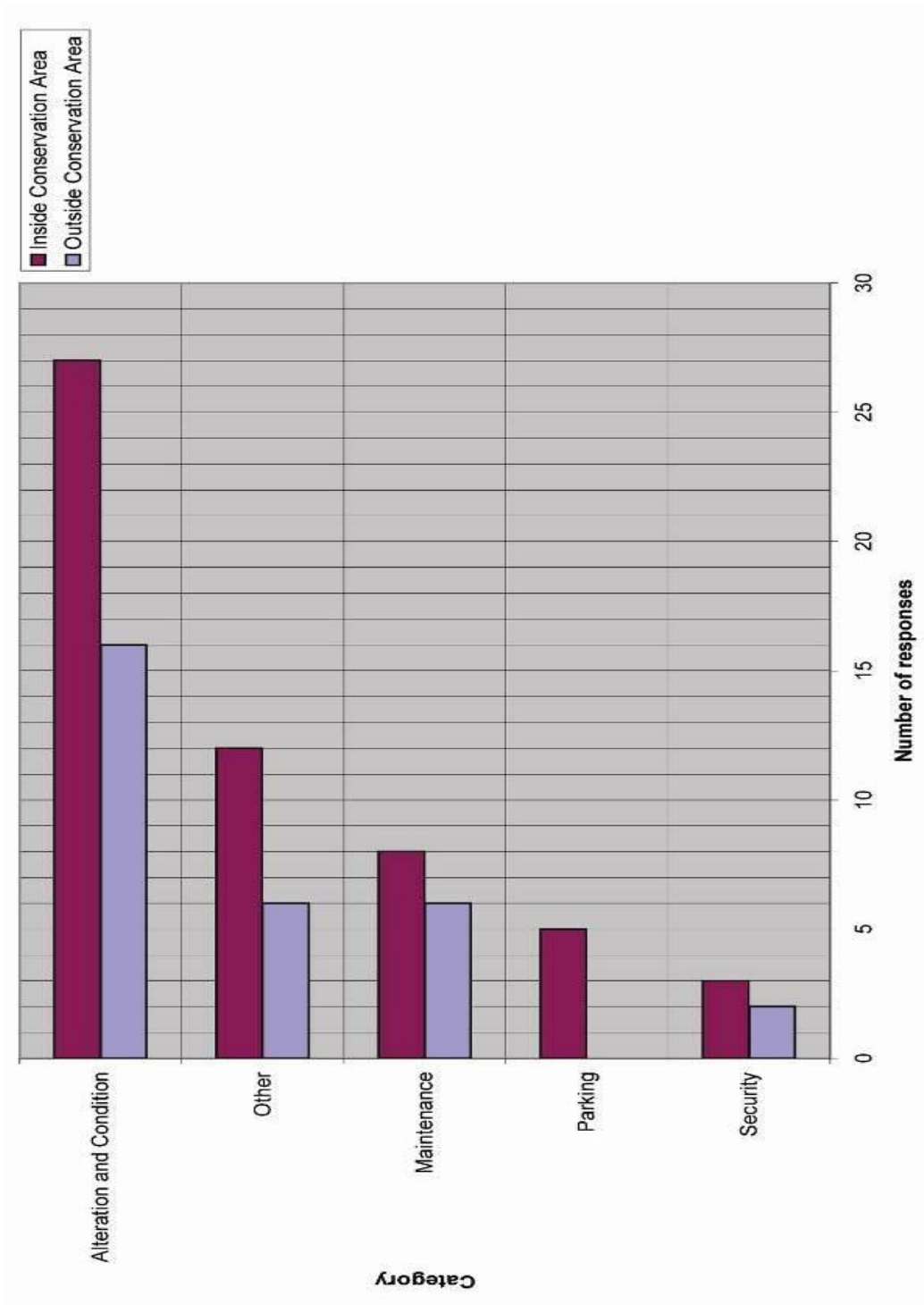


Question 10: Other comments?

'Too much emphasis seems to be placed on the Conservation issues when some residents are trying to improve the general appearance of their homes, quite often with limited resources.'

'Householders should be allowed to replace wooden sash windows with their UPVC equivalent. UPVC windows can now be obtained which look like sash windows. They are more practical and energy efficient.'

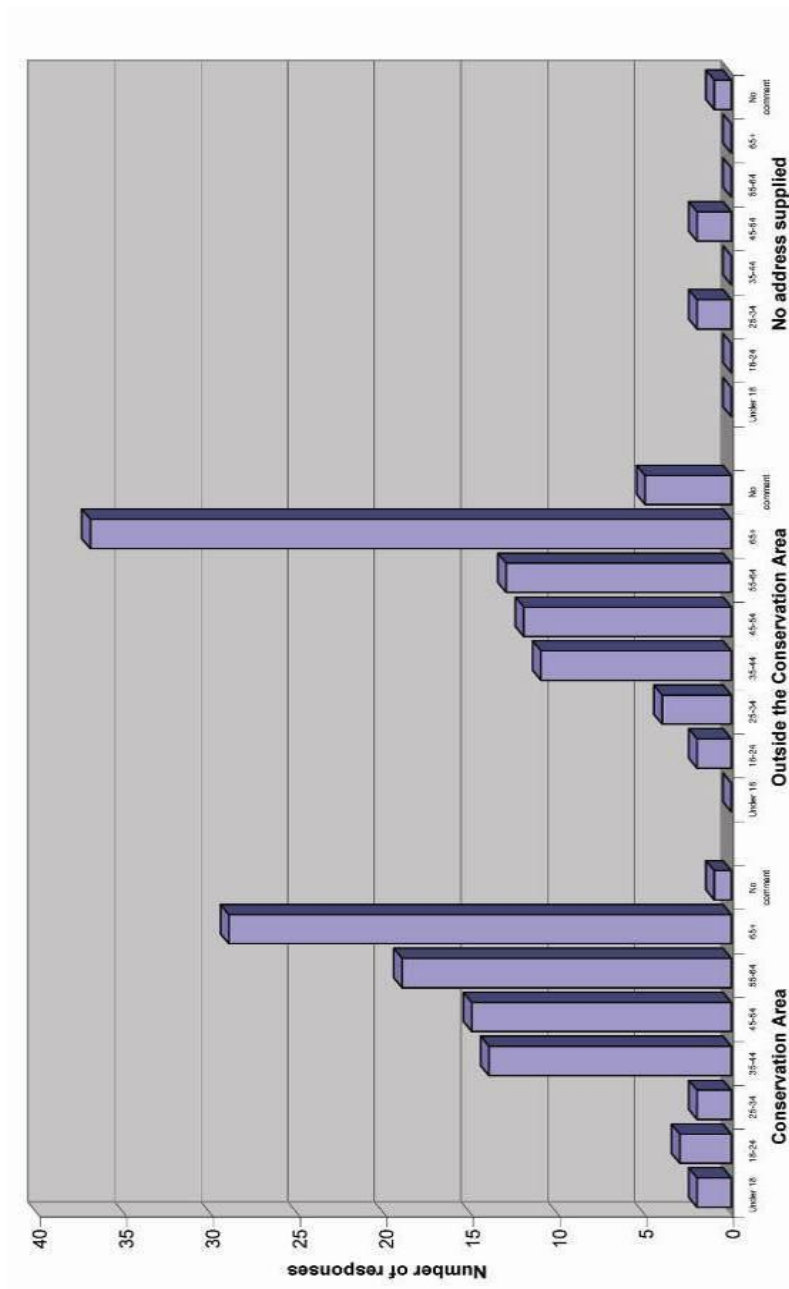
The comments were summarised into the categories shown below, with the majority of observations relating to the condition and potential alterations to properties.



Question 11: Name and address.

Addresses were requested to determine whether the respondents lived inside or outside the existing Conservation Area boundary. 84 questionnaires were received from outside the Conservation Area with 83 received from inside.

Question 12: Age of respondents.



4 Detailed Consultation Response – March 2007

Analysis of Questionnaires from the Second Consultation Meeting – On 1st March 2007.

40 Headland residents attended the consultation event.

36 completed questionnaires were returned, 25 of which were from people who lived within the Conservation Area.

4.1 Derelict Buildings

4.1.1 Questionnaire Response

In the first round of public consultation residents highlighted the derelict buildings on the Headland as an issue. What would you like to see happen to these derelict buildings?

Inside Conservation Area

'Council should take action against owners, retain public toilets on promenade and pilot pier (tourism)'

'Friarage wall should be put back to its original condition, all derelict buildings should be renovated or owners fined'

'Pressure (i.e. removal of promised grants, CPO's) put on owners to repair/sell to someone who will make use of building'

'Brought back into use, or demolish'

'Either repaired or demolished'

'None to be demolished all to be repaired to the standard they were designed to. Used for commercial purposes or as community buildings.'

'Knocked down or renovated so that the buildings can be used'

'Barnet building should be raised to the ground and made into car parking. Friarage wall should be restored to its originality.'

'Owners should be made to put back to original state.'

'Demolish them'

'Renovate or demolish'

'Renovate under Section 215 'Improve unsightly land or buildings.'

'Either raised to a good standard and used or demolition.'

'Need to give owners a reasonable time-span to improve or invoke compulsory orders on them to take control.'

'Restored for public use.'

'Restoration and use.'

'Restored, put to use or demolished as appropriate, with action being taken sooner rather than later.'

<i>'Either restored and put to a sustainable use or demolished asap.'</i>
Outside Conservation Area
<i>'Derelict buildings original state'</i>
<i>'The buildings where possible if they are sound should be restored and brought back into use. Buildings which are not sound should be demolished and replaced with a modern building in keeping with the character of the area'</i>
<i>'Actively seek and encourage new uses for historic or architectural interesting buildings or buildings important to character of area. Negligent owners should be pursued'</i>
<i>'On one of the lists at the consultation meeting, mention was made of the removal of the St Hilda's disused boilerhouse. If this were done the eastern aspect from the Town Square would be enhanced and what is at the moment a potentially dangerous "gathering platform" for young people would be eliminated.'</i>
<i>'Either re-built and converted for the public good – or demolished'</i>

4.1.2 Focus Group Response

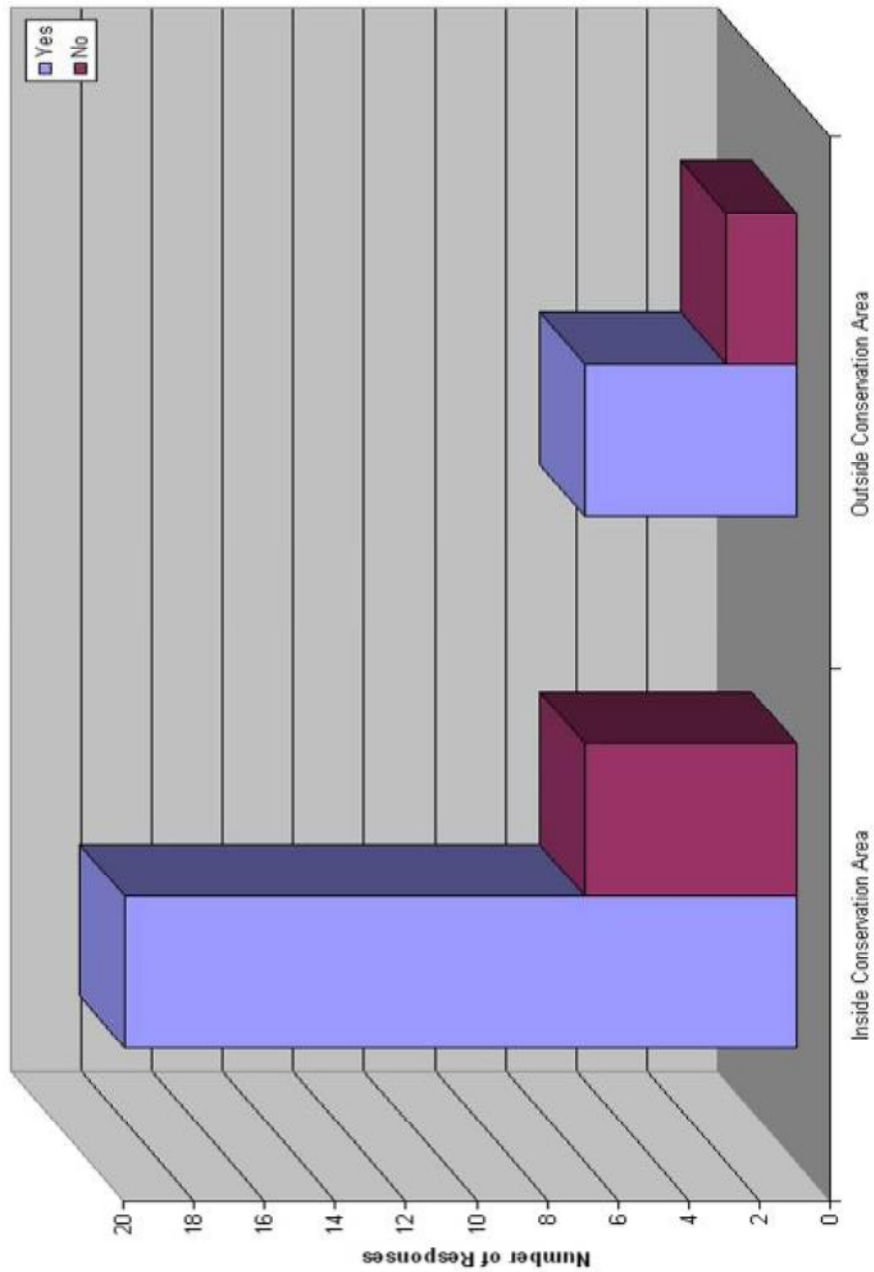
Discussion Issues	Conclusions
Building Conservation	All seafront terraces are important. Conservations and protection required to 19 Cent and earlier. More flexibility with 20th century buildings but still maintain control.
Key Buildings	Battery/Friarage/Manor House/Lighthouse
Vacant Buildings	Take enforcement action to improve these buildings. Investigate community use of these buildings e.g. Friarage/Manor House.
Building Conservation	Barnard Buildings are unstable and should be removed. Manor House should be restored and used as a museum or club house. Thorpe Street toilets require restoration. Water tower-this should be a monument to the Headland (Not in Conservation Area) Morrison House? Independent Church (Durham Street) Current private development proposals – development should be subject to enforcement.
Derelict Buildings	Victoria Buildings – To receive full restoration and use as multi-functional building. Buildings generally – it was noted that development and improvement of buildings on the headland was generally in progress. Engine House-Possible enforcement action for restoration.

Other key 19 Cent Buildings	Beaconsfield/Gladstone/Montague Street
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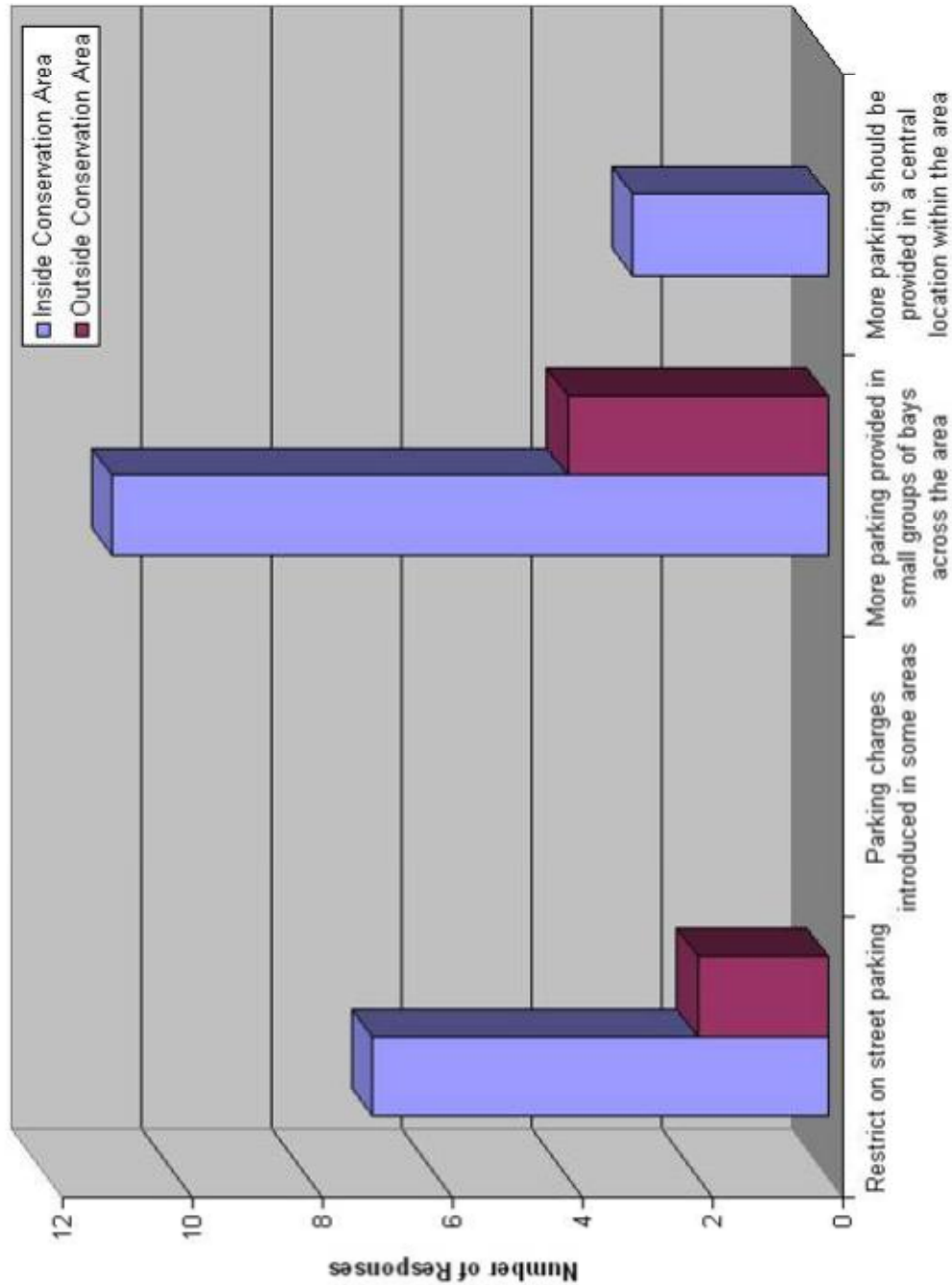
4.2 Parking

4.2.1 Questionnaire Response

A number of people have said that parking is a problem in the Headland. Do you with agree this?



If yes, what should be done? Tick one statement you agree with the most:



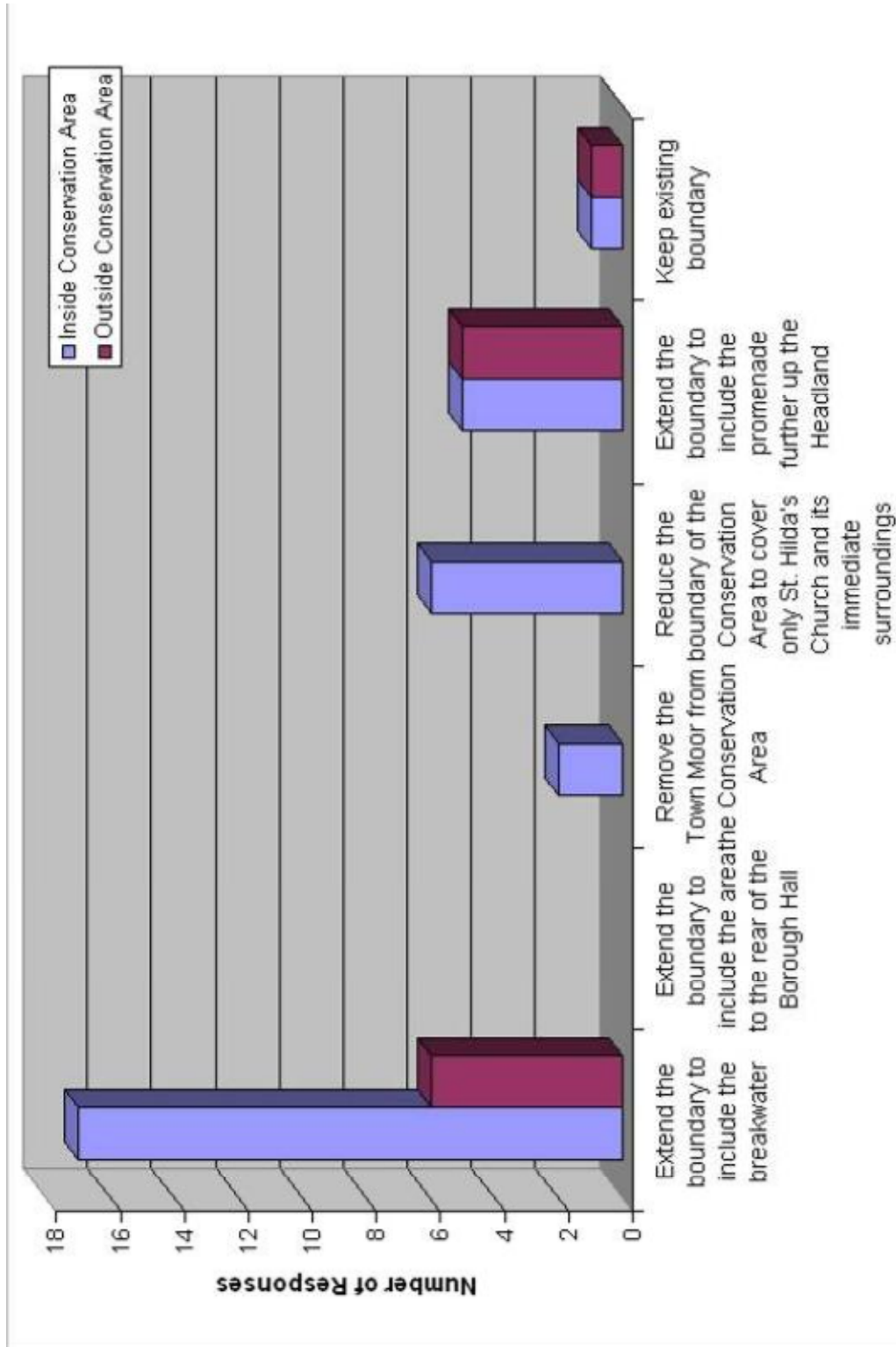
4.2.2 Focus Group Response

Discussion Issues	Conclusions
Parking	Keep Middlegate clear of parking. Northgate shops are a problem area. Should there be time restriction or just kept clear of traffic. Problem times are during bank Holidays and the Carnival. Illegal parking should be enforced. Turn Kafiga Landings into parking. Consider parking on one side of the streets - i.e. Northgate.
Parking	Parking on seafront is an intermittent problem. Kafiga landings/PD ports area could be used for parking. More parking required at Heugh battery. Not parking restrictions required.
Parking	Don't want plethora of signs/yellow lines which will spoil headland character. Need new ideas for solving parking problems. One-way system along Northgate shops. Insert parking bays as on Durham Street.
Parking	Northgate – No parking restrictions to be introduced as this would not aid local economy. One-way system may improve circulation and parking. General – Parking is not a major problem but it does require careful management.

4.3 Conservation Area Boundary

4.3.1 Questionnaire Response

In the first round of public consultation residents suggested the following alterations to the conservation area boundary. Tick one statement you agree with the most:



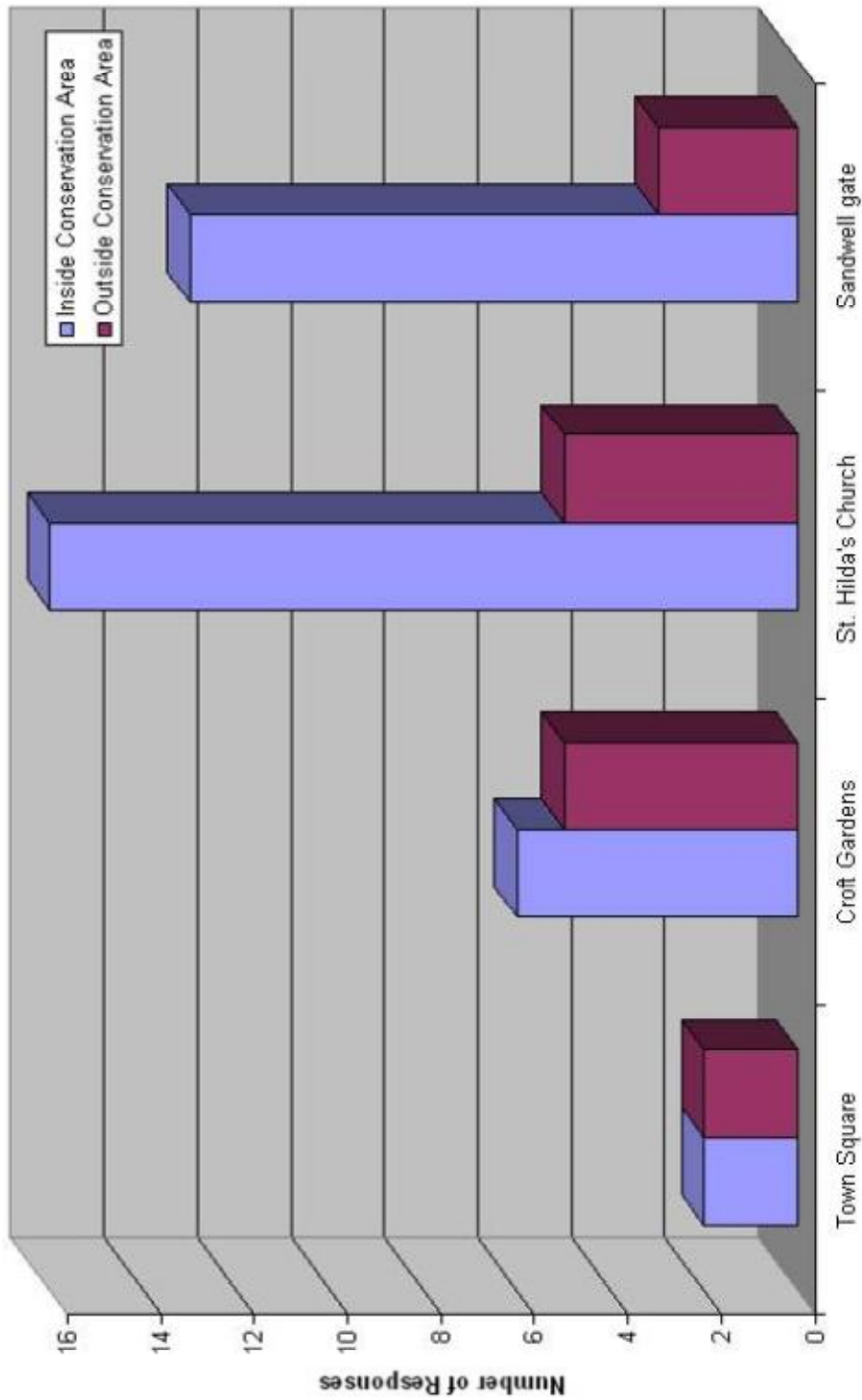
4.3.2 Focus Group Response

Discussion Issues	Conclusions
Breakwater	This is a key structure
Boundary Issues	Include new pier. Extend boundary up to Spion Kop. Take into consideration other areas on the boundary of the Conservation Area and link in regeneration. Keep Town Moor in Conservation Area.
Boundary Alignment	Include the breakwater Exclude Town Moor
Boundary Issues	Breakwater has to be kept.
Conservation Boundary	General – This topic is a priority matter. Breakwater – (SG) Breakwater will not be protected by inclusion in Conservation Area. Boundary Amendments - Include Breakwater (Yes) - Include rear of Borough Hall (No) - Include only St Hilda’s Church (No) - Include promenade beyond Headland present boundary (5 Yes/6 No) - Keep boundary as existing (Yes)

4.4 Street Furniture

4.4.1 Questionnaire Response

Traditional seating, lights and paving have been restored in areas such as the promenade and Redheugh Gardens. Can you suggest other areas that you think should be considered for such works? Please tick two areas below which you think would benefit the most:



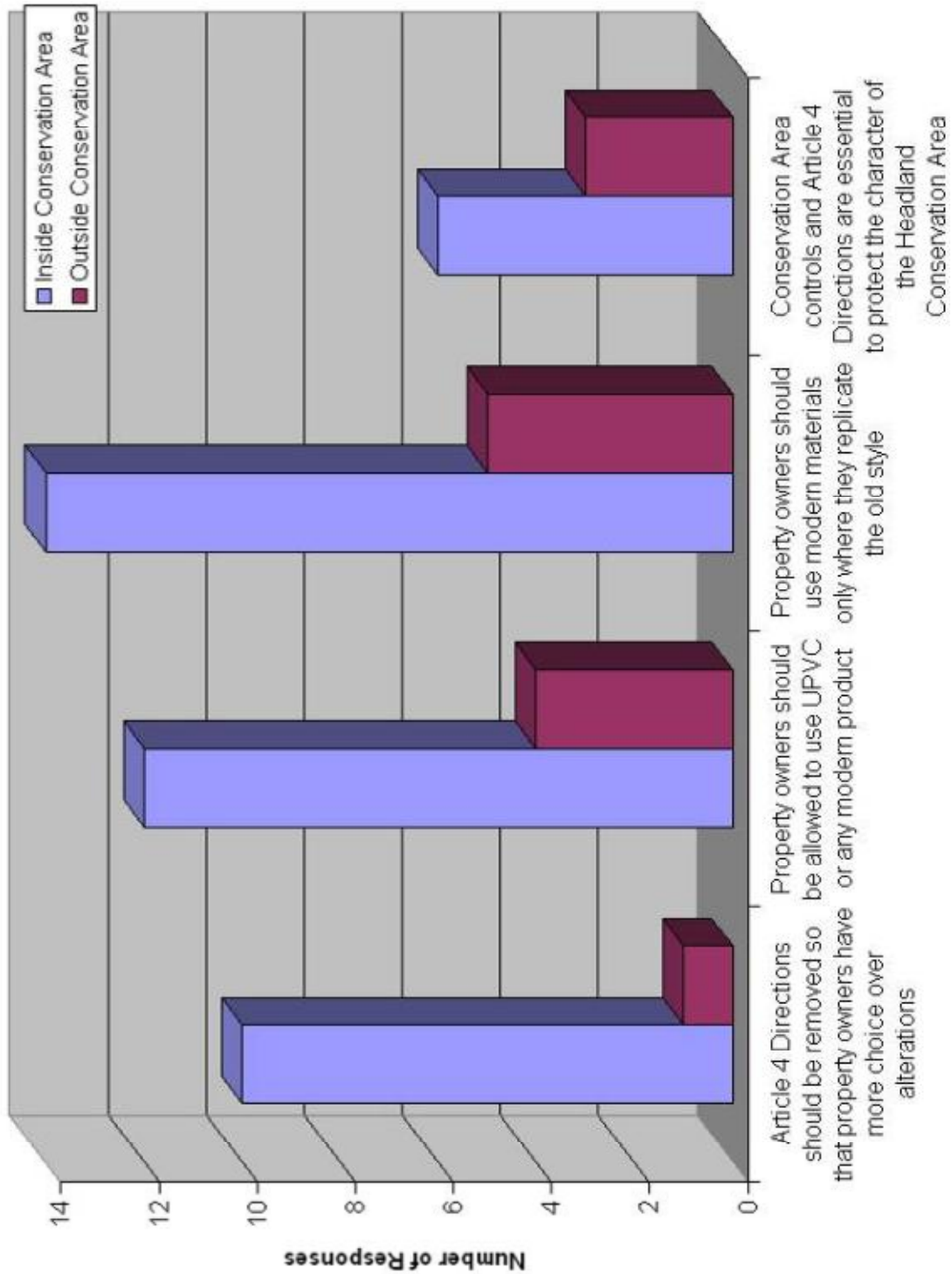
4.4.2 Focus Group Response

Discussion Issues	Conclusions
Street Furniture	Improvements needed to Bandstand. Improve promenade and include re-surfacing. Improve toilets on the promenade.
Street Furniture	Include new seating around St Hilda's Church.

4.5 Planning Regulations

4.5.1 Questionnaire Response

In the first round of public consultation some residents expressed frustration with Planning controls consistency with planning decisions. Please tick boxes corresponding to statements you agree with:



4.5.2 Focus Group Response

Discussion Issues	Conclusions
Planning Regulations	Restrictions on promenade areas on design of UPVC windows- restrict changes to doors. No restrictions elsewhere.
Planning Regulations	<p>Council have already allowed use of UPVC in council owned properties.</p> <p>80% of properties don't have sash windows so further control should not be a condition.</p> <p>Council should consider special conditions such as the weather and degree of exposure on the headland.</p> <p>Replacement of materials 'road show' would be useful.</p> <p>Global warming should be considered in light of wastage of the tree stocks.</p> <p>Dilemma over Council ruling and common sense over existing materials on the Headland.</p> <p>Need to retain headland character but some areas have gone too far.</p> <p>Relax rear property restrictions generally.</p>
Planning Control	<p>People value the Conservation Area.</p> <p>Questions don't cover the whole area.</p> <p>Some streets contribute more to the Conservation Area than others.</p> <p>Spread area of traditional character by guidance.</p> <p>Would acceptance of UPVC negate possibility of grant aid for traditional timber windows?</p> <p>Alter Article 4 Direction to allow use of UPVC Control buildings already approved to reflect protected buildings.</p> <p>Article 4 Direction areas OK, but need to look harder at what's acceptable in those areas, accept modern materials if they match the traditional</p>
Planning Regulations	<p>60% in favour of use of UPVC along with necessary control. cf:- box window/sash window</p> <p>Carbon emission footprint requires consideration.</p> <p>Choice of materials to be considered.</p> <p>Maintain traditional style in modern and more economical materials.</p> <p>Freedom to use UPVC – Does this negate funding for use of traditional timber materials.</p> <p>Concern over inappropriate timber frames with regard to weather proofing.</p> <p>Specific material control required for specific uses.</p> <p>Modern properties should involve less planning control.</p> <p>Control must be maintained on Listed Buildings.</p> <p>Considered provision of more advice rather than control but work towards the best overall solution.</p>

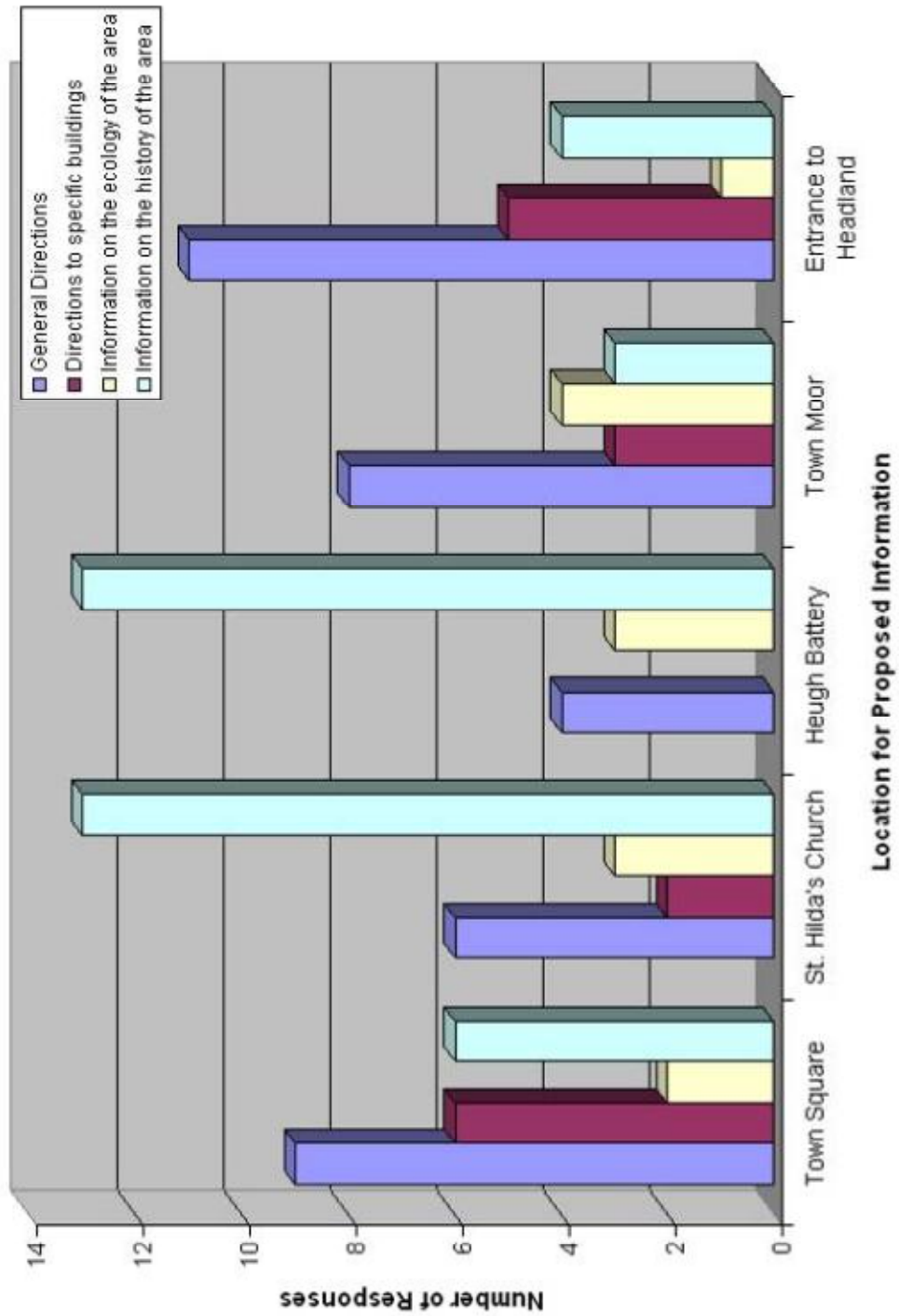
	Article 4 Direction area coverage – consider matching traditional materials with modern equivalents (generally accepted premise) Raise overall standards of modern housing (cf:- Lumley Square)
(SG)	Production of design guidance necessary.
(JM)	CAAC – Meeting required for discussion of style within Conservation Areas.
	Article 4 Direction required for individual building coverage – There must be consistency for backs and fronts.

4.6 Information for Visitors

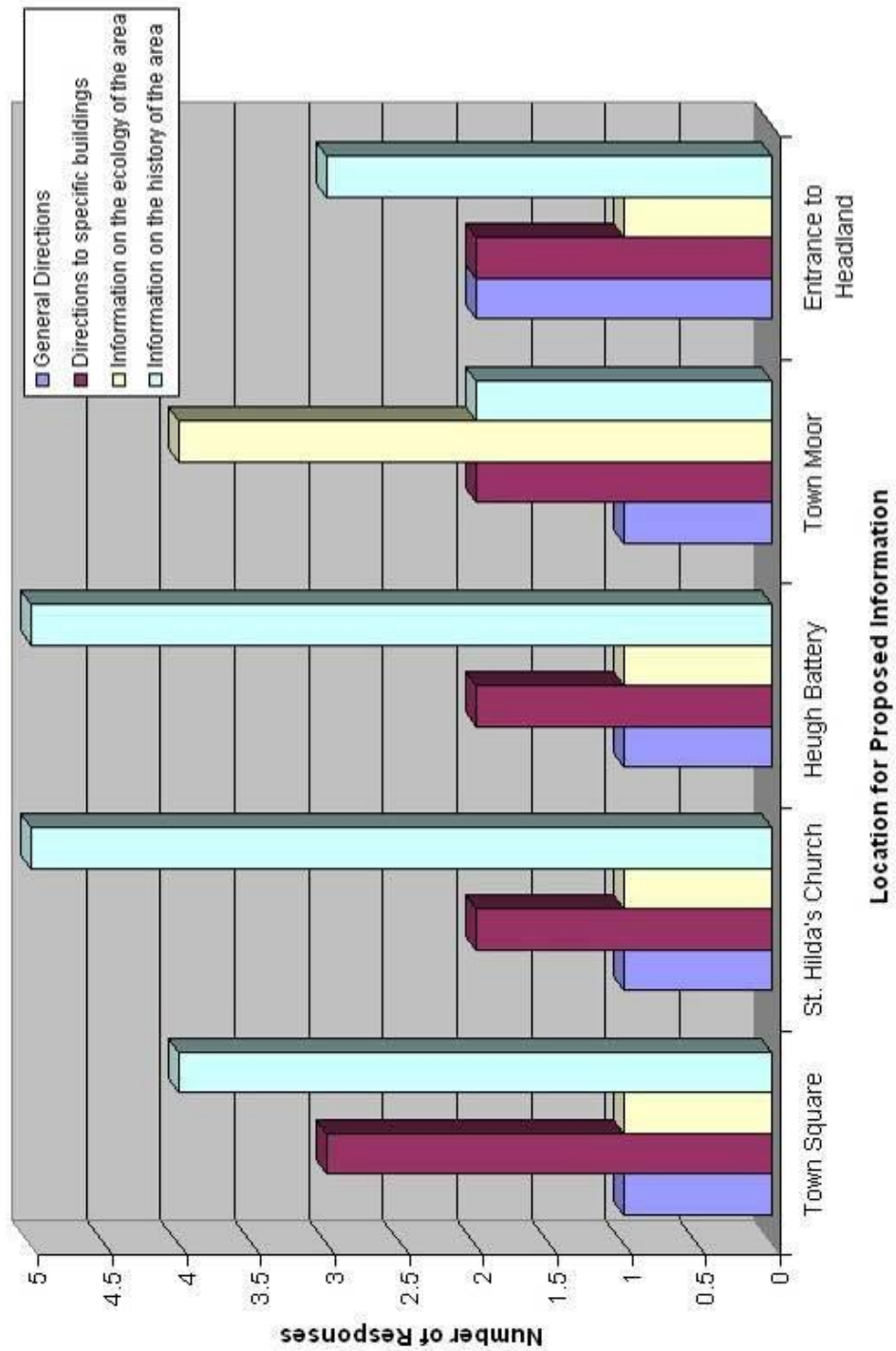
4.6.1 Questionnaire Response

In the first round of public consultation residents noted that the Headland did not have enough signage or information for tourists or residents. Please tick one box showing what you think should be provided in each location

4.6.1.1 Response from inside the conservation area



4.6.1.2 Response from outside the conservation area



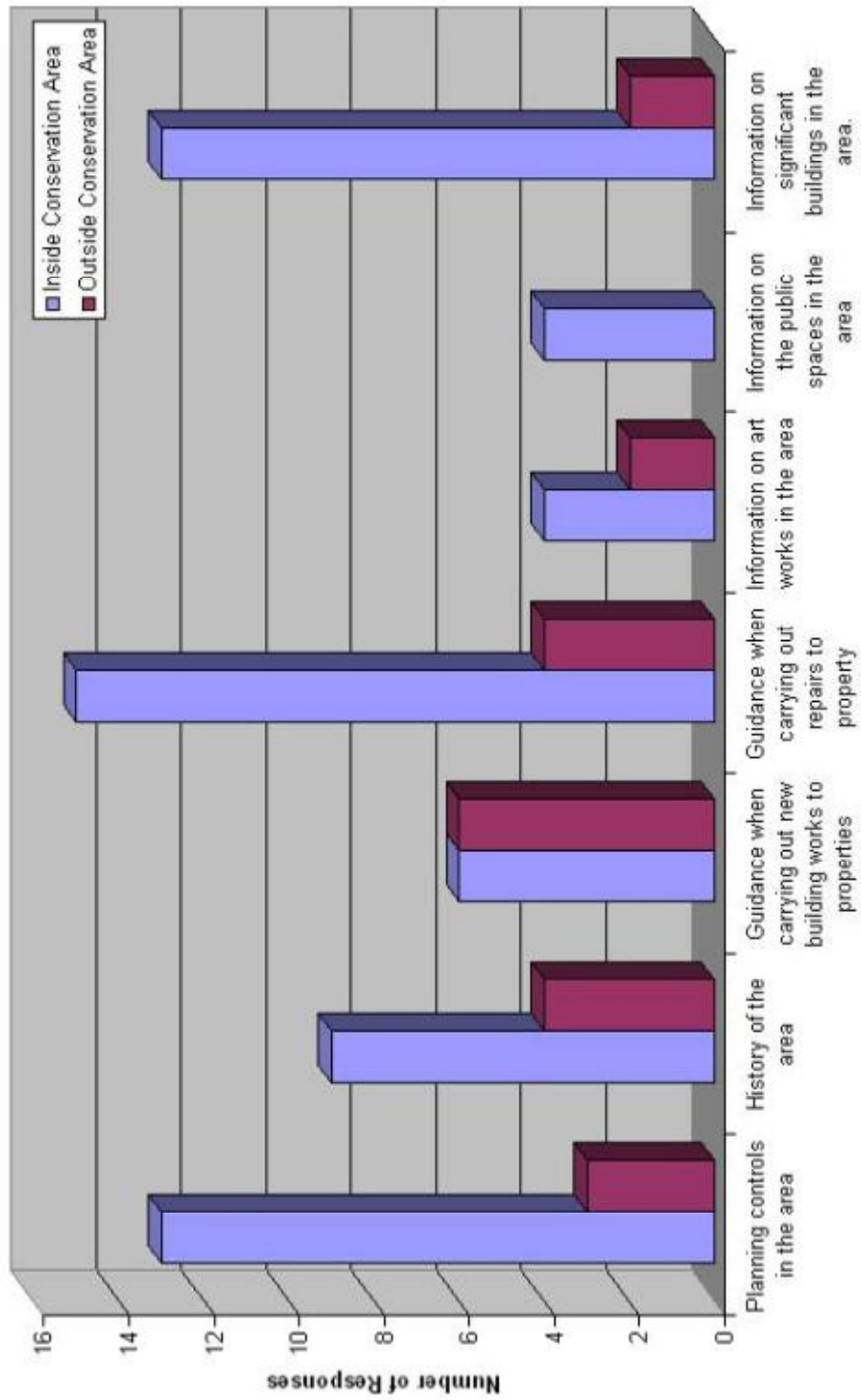
4.6.2 Focus Group Response

Discussion Issues	Conclusions
Visitor Information	At entrance to headland. More signage from outside the area. More events in the headland and Town square. Signs required to the centre of the Headland. Leaflets and information boards.

4.7 Information for Residents

4.7.1 Questionnaire Response

In the past, residents have often requested more information on the Conservation Area. Please tick three items from the list below on which you would like more information on:



4.7.2 Focus Group Response

Discussion Issues	Conclusions
Residents Information	Enough Information.

Please Note: Many respondents did not answer the questions correctly, marking more than one answer where only one was required. These results incorporate all of the answers received.

5 Detailed Consultation Response – June 2007

Analysis of Questionnaires from the Third Consultation Meeting – On 28th June 2007

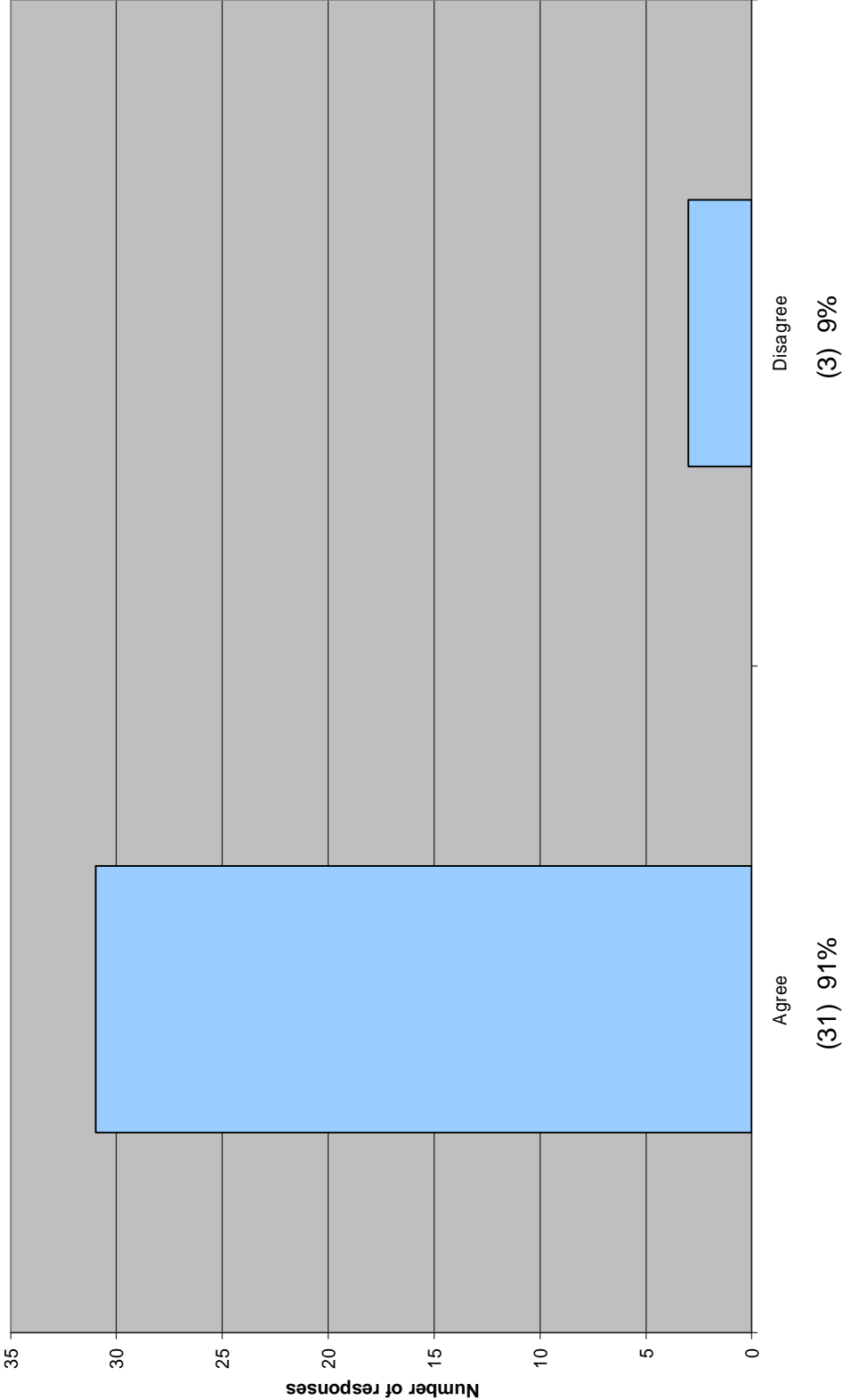
51 Headland residents attended the consultation event aboard the ‘Connexions’ bus and were asked to fill out a questionnaire to see if they supported Scott Wilson’s initial recommendations.

All of 34 the questionnaire responses were from residents living within the Conservation Area.

5.1 More Information

Question 1: The Council should provide residents and businesses with more information regarding the Conservation Area, the Article 4 Direction and listed buildings and how these might affect individual properties.

Comments
Should have been done 10 years ago Point of original decision making. This would avoid possible conflicts. I think owners of homes are well aware of Council’s stand on Council Policy



5.2 Listed Buildings

Question 2: Listed buildings are nationally recognised. Applications for alterations and extensions will be closely scrutinised and only allowed where they do not affect the character and special nature of the building.

Comments

Depending upon circumstances

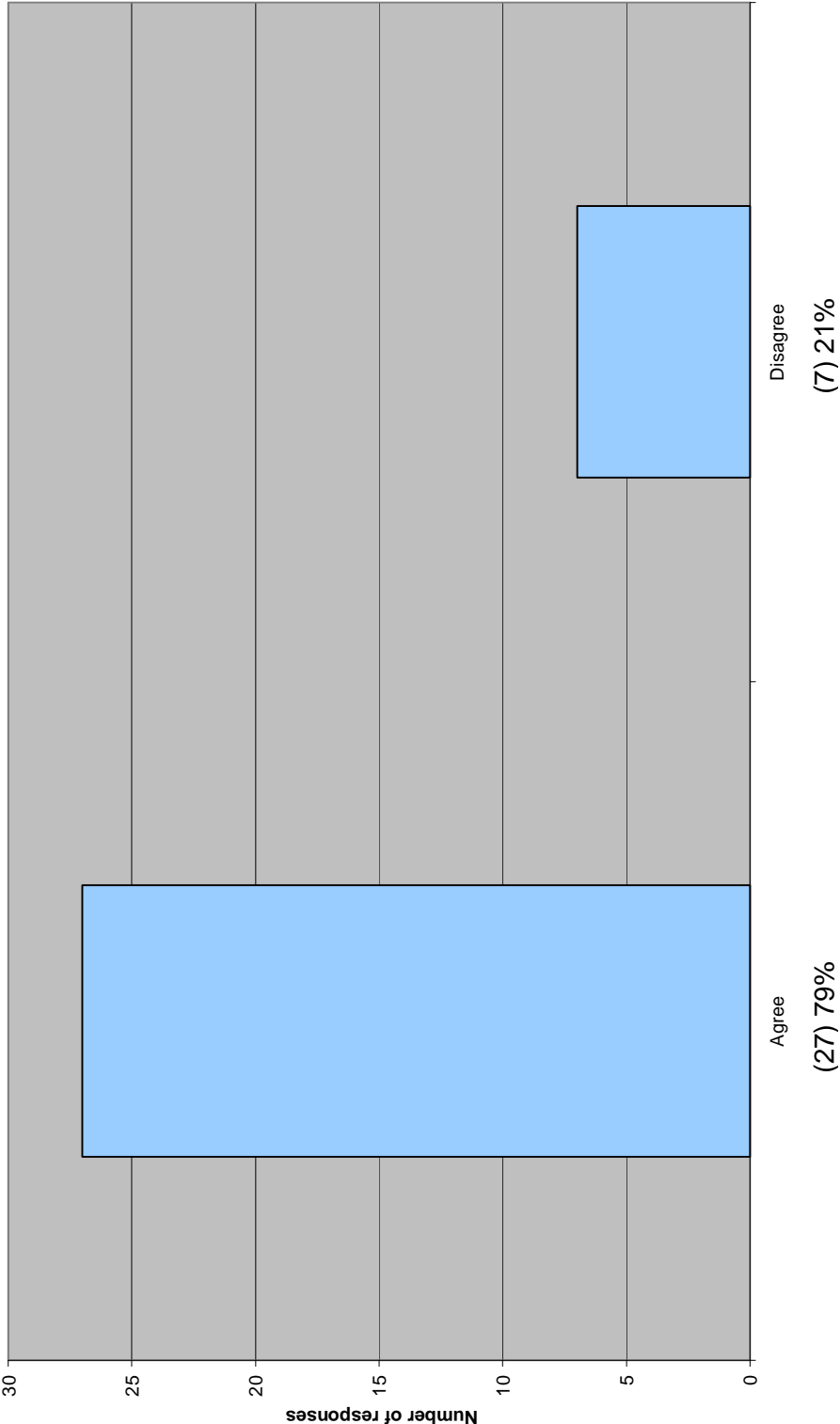
Certain parts of building may not be original spec

Front external details are most important.

Headland has lots of unique character in its buildings, let's keep it.

Who decides what affects the character of buildings? I question the ability of Council officials to do so.

I feel the Council are far too rigid on the Headland Conservation Area. We do not want wind, rain and drafts sweeping through our homes. We do want 18th century homes but 21st century comforts.



5.3 Article 4 Buildings

Question 3: Buildings which are currently covered by an Article 4 Direction will remain as such for the foreseeable future. This means residents must continue to apply for permission from the council to carry out the majority of work to the exterior of their properties. However the use of modern materials on these properties may be considered, but only where these materials are in keeping with the DESIGN, DETAILING, DIMENSIONS and the OPENING mechanism of the original windows. The council will provide leaflets detailing any new policy to all households if introduced.

Comments

Grants to be made available for maintaining existing building exteriors (windows, doors, roofs).

UPVC colours are bland.

Where window openings are subject to severe weather conditions more suitable closing mechanisms should be considered otherwise replacement is not cost effective.

There should be a standard which is acceptable without debate.

This is possibly a good solution to public dissent.

Never any funding available without tie ins to upgrade properties in 'materials' Council recommend which they don't follow themselves.

Materials to be used to cut out the destruction of forests and to cut down on maintenance.

I don't agree with using modern plastic materials in period properties.

I do not agree with plastic in these properties.

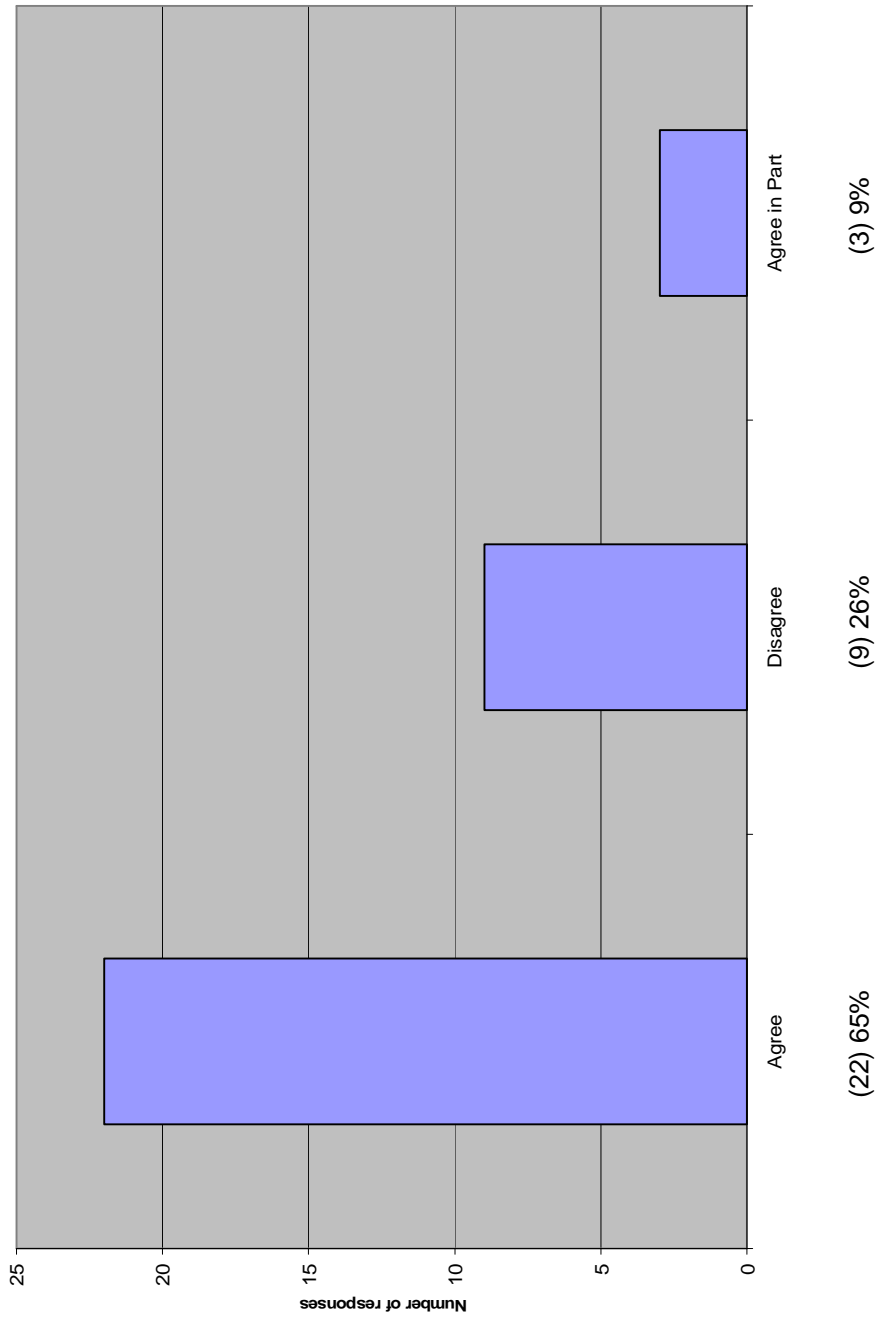
However with reservations, eg. Query value of opening mechanism, detailing – guidance resources.

Too much interference by Local Government i.e. HBC

What is required is uniformity of similar buildings i.e. windows and doors should look alike where possible. Sash windows are not satisfactory.

I would not like to see the area ruined with the introduction of UPVC used for doors, window frames or inserts. I believe it cheapens the look and feel of the area.

The following sites a great examples of changes to modern materials (127 Durham Street and 9? South Crescent)



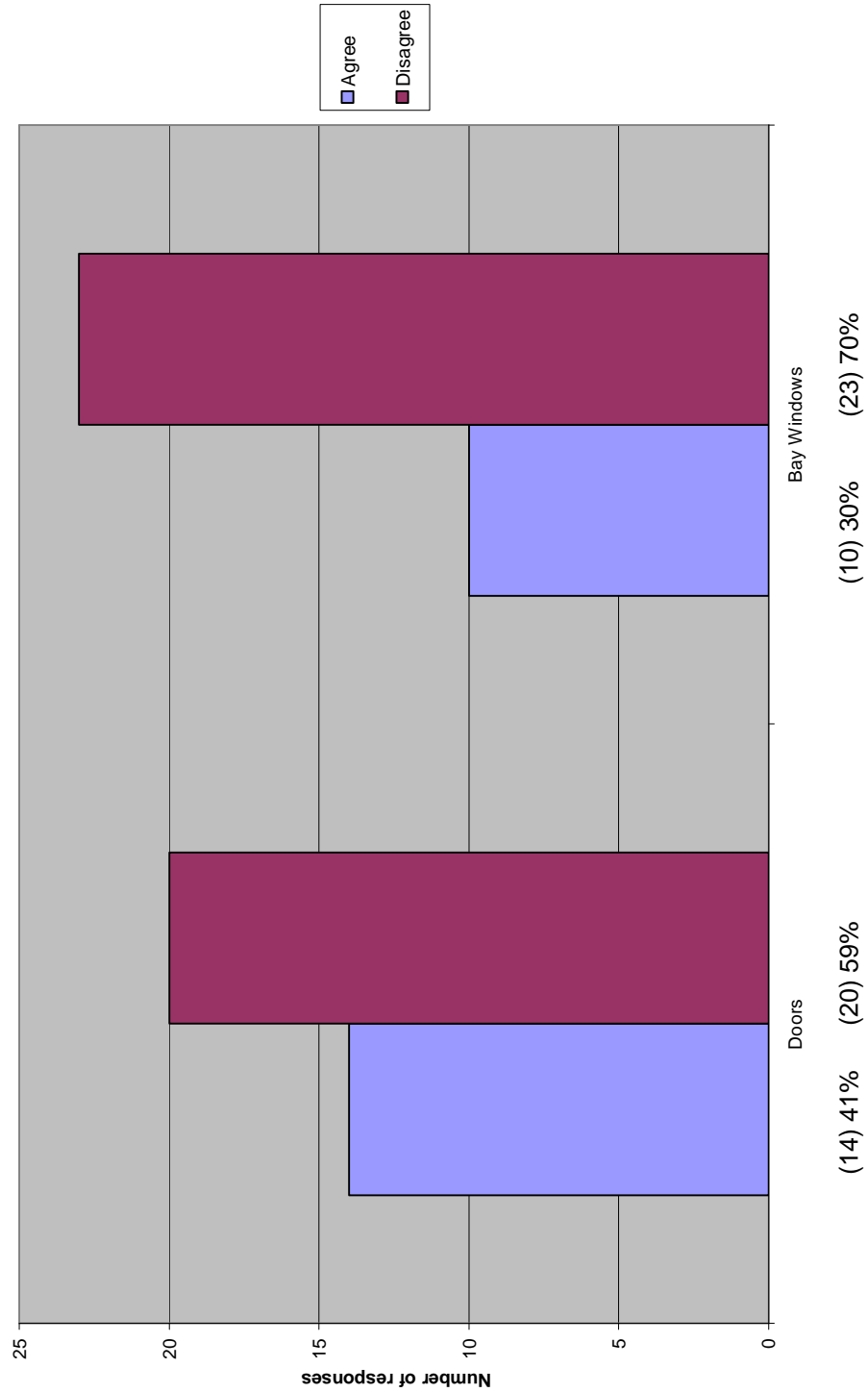
* Three people agreed in part to this question. Two of the respondents noted that while the design, detailing and dimensions of the windows were important they were not concerned about the opening mechanism. The remaining respondent highlighted that while the detailing and dimensions were important the design and opening was not.

5.4 UPVC Doors and Bay Windows

Question 4: Allowing UPVC doors and/or bay windows in the Conservation Area may significantly damage the character of the area. The vibrant colours and texture of wood are presently very difficult to replicate in UPVC. It is considered that approval should not be granted for the use of UPVC in the case of doors or bay windows.

Comments

Both bay windows and doors can be replaced by high quality replacements in UPVC.
Lot of heat loss on timber sliding sash windows.
Look at the recent weather and strength of the wind. We have already been refused insurance as classed as a flood area.
You can still have vibrant colours on front of houses; new UPVC designs can enhance look and eco friendly without being out of character.
Once these are allowed other alterations that don't comply will then be assumed to follow.
Cost has serious implications particularly if rear areas are also covered.
You can now get UPVC in many colours and wood grain effect
You can use UPVC and wood at the same time (in combination)
Use UPVC and wood.
UPVC is now available in numerous colours and also wood grain effect.
While I agree that conservation grants should be available for repair and replacement of windows, they should also be made available for maintenance and painting.
We do not want to change the character of the building. But we require double glazing for doors and windows that will be appropriate.
Residents should decide on what is acceptable in the area.
No UPVC please.
Using UPVC would lower the areas carbon footprints and our energy bills.
It costs a lot of money to heat properties because of poor window quality.

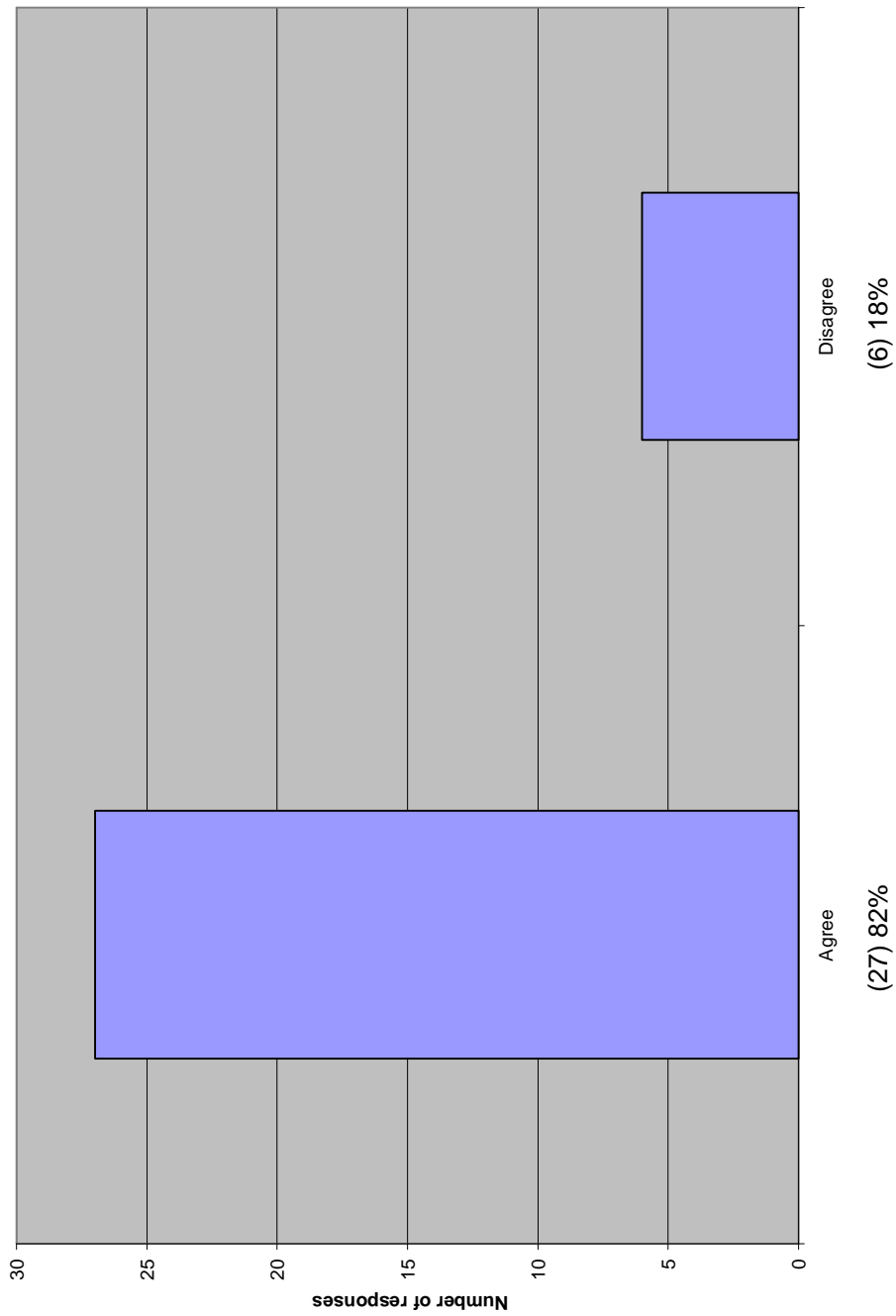


5.5 Other Buildings

Question 5: At present, owners of buildings in the Conservation Area which are neither listed nor covered by the Article 4 Direction can sometimes make small alterations and extensions to their properties without seeking permission from the Council. However where permission is needed, alterations and new buildings are required to 'preserve or enhance' the Conservation Area. No change of policy is proposed for these buildings.

Comments

Essential if we are to keep 'Character' of the Headland.
Pressure on Council, who decided, may be subjective and clear policies so people know where they stand.
Council have made poor design decisions on their own buildings.

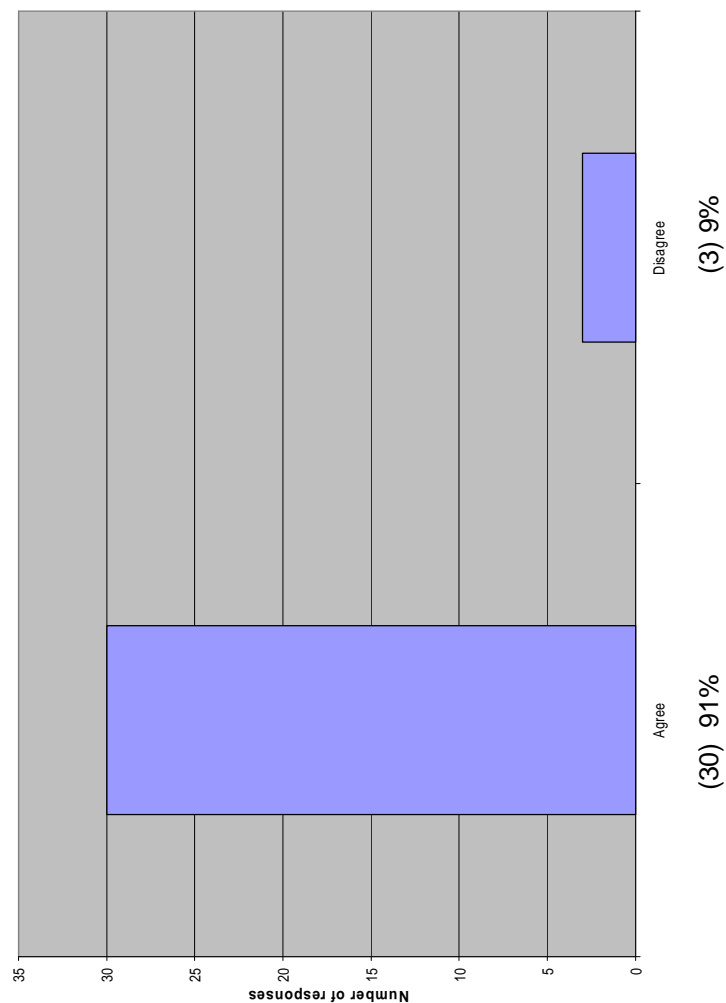


5.6 Breakwater

Question 6: Should the Breakwater be included in the Conservation Area?

Comments

Should maintain, repair and reopen breakwater.
About time.
Breakwater is vital to the safety of Hartlepool.
Before it disintegrates.
I don't see how it can be included.
It needs to be saved to preserve the Town Wall and Marina.
If it gets included it needs to be repaired

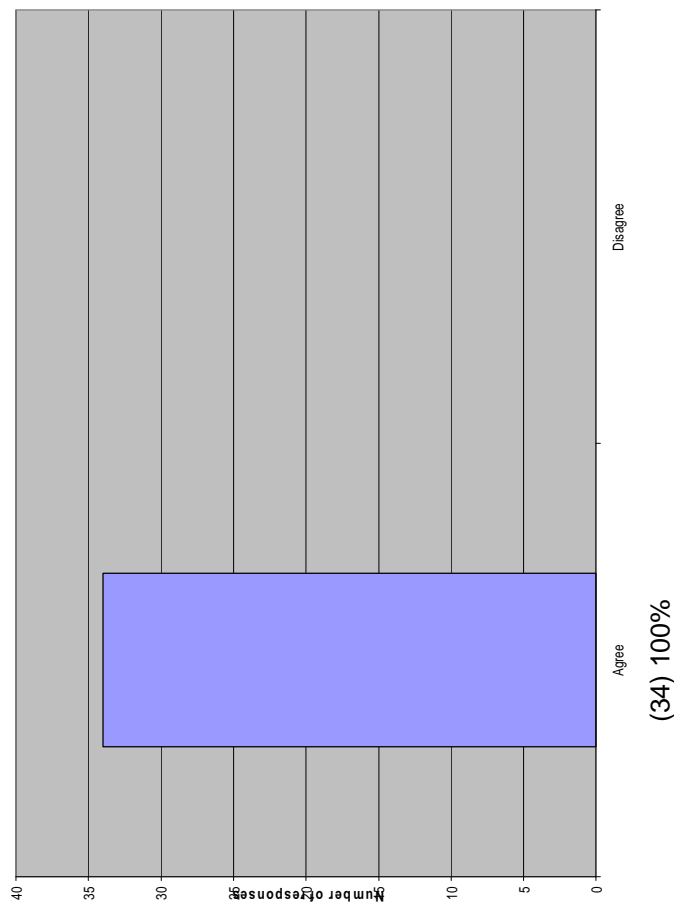


5.7 Derelict Buildings

Question 7: Using planning powers the Council can require that owners of unsightly buildings make them secure and tidy. The council should continue this work whilst trying to encourage owners to bring these buildings back into use.

Comments

This has been the case for many years – encouraging owners of unsightly buildings has not worked.
 Stringent action by Council should be taken.
 I feel this is a very slow process. Maybe regular updated progress on individual buildings would make residents feel that something was actually happening.
 Why doesn't the council use force to secure unsightly buildings?
 Barnetts building should be demolished. Vision is needed on these buildings
 Give owners of St Andrews permission to open tea room.



5.8 Street Furniture

Question 8: In some areas of the Headland street furniture has been installed which is of an original style. The project team are to recommend that this work should be continued throughout the Conservation Area. Where would you like to see new street furniture and what would you like to see? Please tick as many boxes as you would like

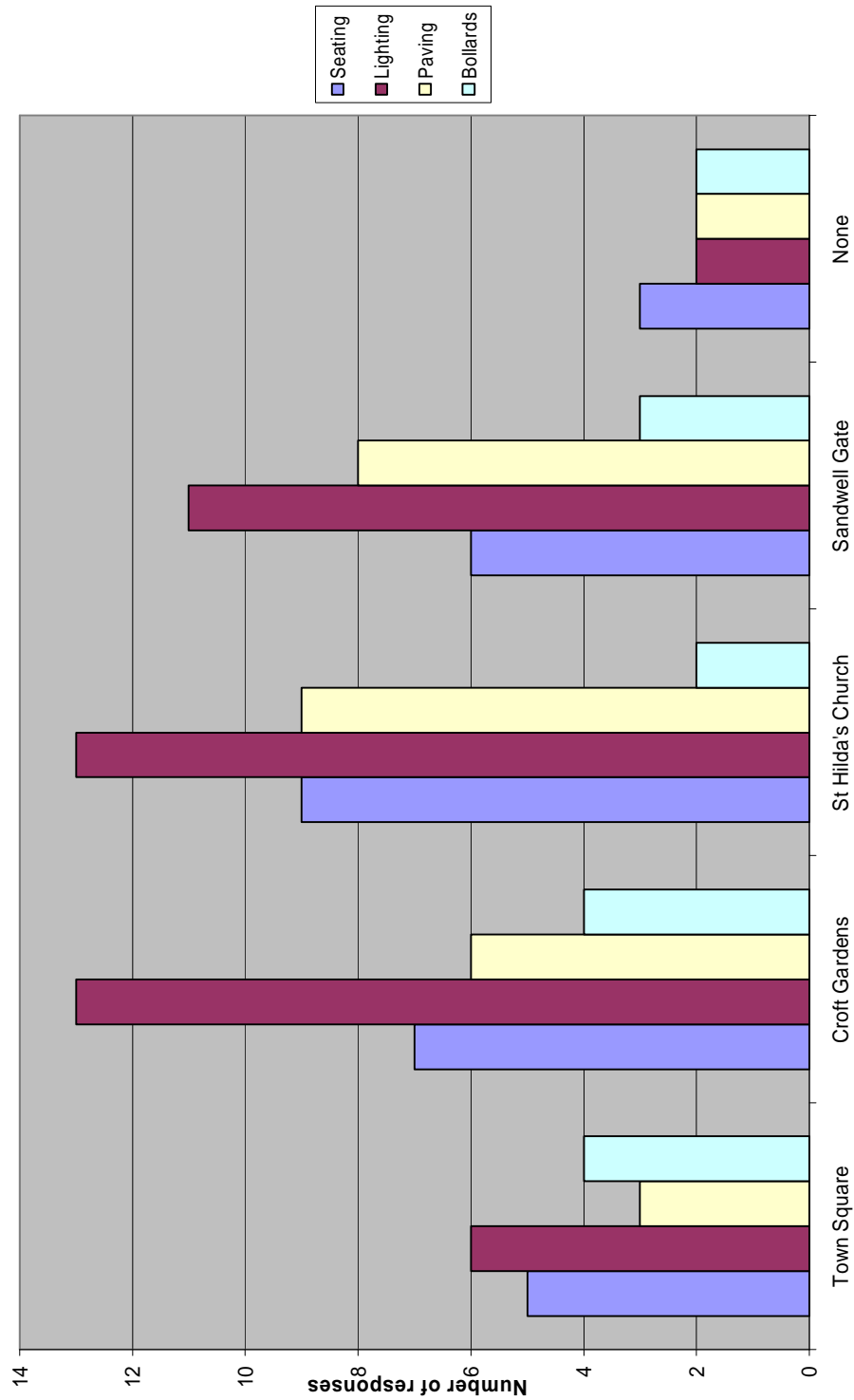
Comments
<p>Could more litter bins be provided throughout the Headland? Enough street furniture – railings on Cliff Terrace. Cliff Terrace walls a priority, present walls are a mess. This is the second most impressive structure on the Headland. Cliff Terrace railings required. Lower promenade, seating railings and paving. All railings around prom need re-moving – safety. More waste bins and dog bins on Town Moor Seats and lighting on lower promenade Town Moor needs more seating an lighting There is currently good provision. However more seating, lighting and maintenance along the promenade and town moor. Urgent priority given to bowling green and town court area.</p>

How many people want additional street furniture

Town Square	8
Croft Gardens	15
St Hilda's Church	17
Sandwell Gate	14
None	3

What they wanted

	Seating	Lighting	Paving	Bollards
Town Square	5	6	3	4
Croft Gardens	7	13	6	4
St Hilda's Church	9	13	9	2
Sandwell Gate	6	11	8	3
None	3	2	2	2

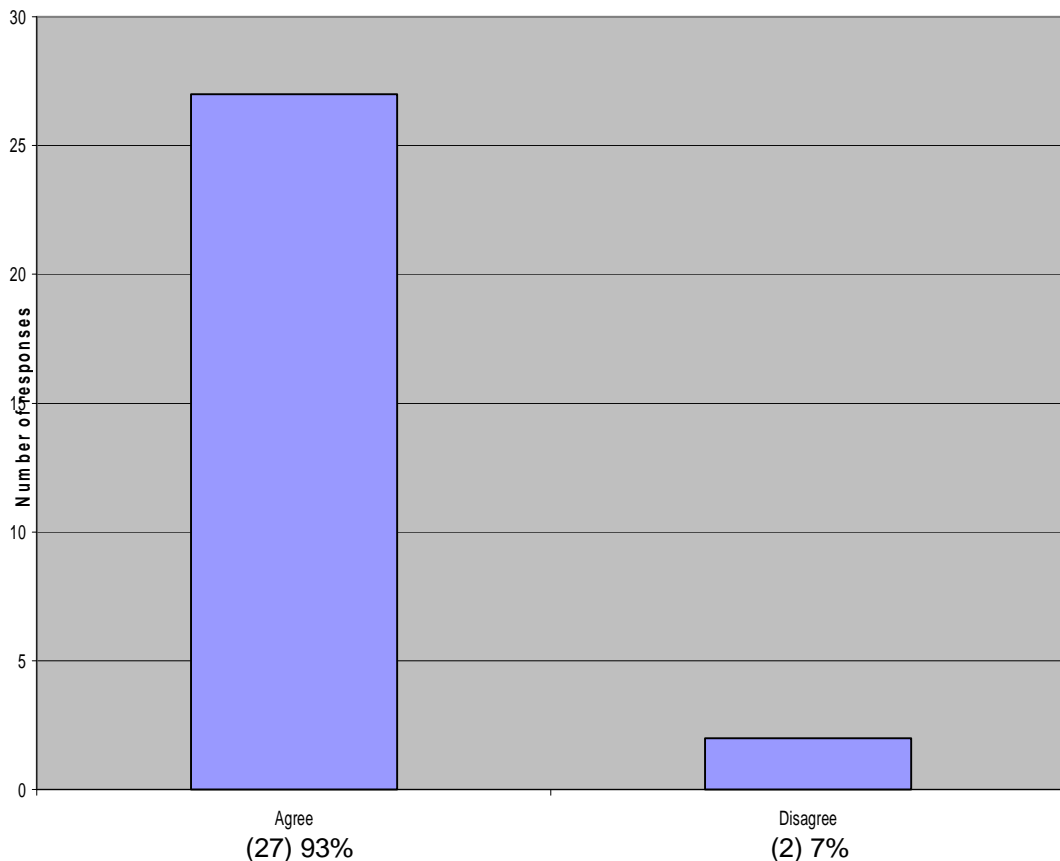


5.9 Car Parking

Question 9: During previous consultation exercises people have indicated that they would prefer to see several smaller car parks rather than one large area. Do you agree?

Comments

End of Northgate, 1 way area. Perhaps only have local parking permits in this area.
Large one plus smaller ones scattered around.
Use spaces which are at present neglected e.g. Old putting green.
Part of the Town Square should have been utilised as a car park.
From Apr-Sep it is impossible to travel on the road from Henry Smiths Tce through to Church Close due to double parking by bowling fraternity. Yellow lines and resident parking needed here for this period.
Make more use of car park at Friarage Field.



5.10 Traffic

Question 10: Traffic circulation around the Headland was also highlighted during the consultation and the project team are looking to make recommendations to alleviate the problem. Which particular areas need tackling?

Comments

When events are held in the Borough hall it is difficult to drive around the nearby streets. This should be alleviated if more parking is provided for the Hall events.
Moor Terrace, Cliff terrace, Durham Street – St Mary's to St Helen's School (too narrow).
Double parking and resident parking required in smaller streets.
Don't believe it is a problem.
Northgate
One way system, Moor Terrace to Cliff Terrace.
Corner of Cliff Terrace/Moor Terrace.
Cliff Terrace, Moor Terrace, Northgate, Durham St, Priswick St, Victoria Place.
Northgate shopping area where possible resident parking.
Moor Terrace, Cliff Terrace needs to be a one way area.
Northgate
Moor Terrace (Heugh Battery).
Only relevant during times of high use e.g., carnival Hereema.
Not sure.
Make a one way system following the bus route. This would allow cars to park on both sides of roads with a clear drive access.
Northgate!
Northgate.
One way system around Durham St and Middlegate and Northgate, following the bus route.
Traffic problems need to be monitored over the summer period.
Nothing major.
All of North Gate and Town Moor Road subject to double parking. Danger to children using play area.
Problems at Doctors Surgery, Pharmacy and Sports Hall. Northgate has always been a problem.

5.11 Information Boards

Question 11: Since the last consultation events work has been undertaken to provide more information boards throughout the Headland. However the project team are interested to know whether more should be provided and where, so that they can make recommendations to the Council for further work.

If yes what information would you like and where in the Headland should it be?

Perhaps a designated information centre in one of the local shops. Visitors usually look for the 'i' as a starting point, perhaps near a parking area.

Information explaining the heritage of the Croft area etc and historic buildings destroyed e.g. The army barracks etc.

St Hilda's-Heugh Battery-Lighthouse.

Headland development website would allow better information dispersal and comment.

A statue of a hanging monkey, some further tree planting (i.e. trees which would survive a North Sea gale).

More on the history of the area would be useful. Why not more old fashioned directional indicators. A sign on the toilets by Town Sq so visitors know where they are.

More information need on the types of boards.

The Headland story Trail is fantastic, well done!

