

HERITAGE AT RISK IN HARTLEPOOL 2013



State of the historic environment in Hartlepool at a glance

Heritage Assets in Hartlepool		
Listed Buildings Grade I - 3 Grade II* - 6 Grade II – 198 Total - 207	Conservation Areas Church Street Elwick Grange Greatham Headland Park Seaton Carew Stranton	Scheduled Ancient Monuments (SAM) 8
		Locally Listed Buildings 182
		Registered Parks and Gardens 1
Total Heritage Assets - 406		
Heritage At Risk in Hartlepool		
Listed Buildings at risk Grade I - 1 Grade II* - 1 Grade II – 10 Total - 12	Locally Listed Buildings 4 buildings at risk	Conservation Areas at risk Headland Seaton Carew
	Scheduled Ancient Monuments 3 SAM at risk	
Total Heritage Assets At Risk - 21		

This document was agreed by Planning Committee on 25th September 2013. It is the Council's intention to review this list annually to ensure that the information contained is correct and an accurate reflection of Heritage at Risk in Hartlepool.

Hard copies of this document can be obtained from the following address,

Landscape Planning and Conservation
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

Contents

State of the Historic Environment in Hartlepool	1
Heritage Assets at Risk	3
Heritage Assets removed from the list	40
Appendix 1 Useful information and contact details	42
Appendix 2 Glossary	43

State of the Historic Environment in Hartlepool

Introduction

Hartlepool is located on the north-east coast to the north of the River Tees. The Borough of Hartlepool covers an area of about 9,400 hectares (over 36 square miles) and has a population of around 92,000. The Borough comprises the main town of Hartlepool, the seaside resort of Seaton Carew and an attractive rural hinterland within which lie the villages of Greatham, Hart, Elwick, Dalton Piercy and Newton Bewley.

Heritage Assets in Hartlepool

There are currently 406 heritage assets identified across the Borough of Hartlepool. Over half the assets are listed buildings (207) including seven churches, twelve memorials or monuments and two telephone boxes however the great majority are houses (53%).



In addition to listed buildings there are 182 Locally Listed Buildings. These are buildings, structures, parks, gardens and open spaces which are thought to be of special local architectural or historic interest.



There are eight conservation areas of varying character including, two located within the central commercial area of Hartlepool (Stranton and Church Street), two located within the rural villages on the outskirts of the town (Elwick and Greatham), two located on the coast (Headland and Seaton Carew), one centred around Ward Jackson Park, a registered park and garden (Park), and a further area located in the predominantly late 19th century residential area known as the Grange.

The remaining heritage assets are eight Scheduled Ancient Monuments. These include areas of land such as Low Throston deserted medieval village, structures like the town wall and occupied sites such as the Heugh Gun Battery.

Assessing Heritage at Risk in Hartlepool

In 2013 Hartlepool Council and Tees Archaeology were funded by English Heritage to lead a volunteer survey of 198 Grade II listed buildings in the borough. The project was part of a pilot scheme to trial different ways of gathering information on the condition of these historic buildings around the country. The survey took the form of an external visual inspection carried out from public areas and a record made of the information gathered. The work carried out by the volunteers has been invaluable in providing a picture of the state of the heritage in Hartlepool as almost half of the heritage assets in the town are grade II listed buildings.



Volunteers also survey some of the locally listed buildings. This, alongside the work of officers has enabled the identification of locally listed buildings considered to be at risk.

Heritage Assets at Risk in Hartlepool

Listed Buildings

Nationally, 3% of grade I and II* listed buildings are at risk. In Hartlepool considering all grades of listed buildings 6% are considered to be at risk. This equates to 12 assets considered to be at risk, this is one more than 2012. One building has been removed from the register (62 Southgate), however there are two new entries Beacon Tower, West Pier and Holy Trinity Church, Seaton Carew.

The majority of the listed buildings that are identified as being at risk are grade II listed buildings. This demonstrates the importance of capturing information on these properties.

On a positive note building work is underway at two of the buildings identified on the register (Manor Farm and the Former Conservative Club, Church Walk). In addition a scheme is agreed for one other site (Market Hotel). It is hoped that these buildings will be in a sound state soon so they no longer feature on the list.



Locally listed buildings

There are four locally listed buildings considered to be at risk. This is a small proportion (2%) of the buildings as a whole. Two of the buildings (Tunstall Court and Morrison Hall) are substantial properties, each with their own challenges in order to facilitate a reuse of the property. Two others are commercial buildings located in Church Street near the centre of town. Their vacancy can in part be linked to the current economic climate, which has seen a number of vacant buildings in this area.

Scheduled Ancient Monuments

16.6% of England's scheduled monuments are at risk. In Hartlepool 2 out of 8 are at risk (25%). Both of those identified do not have a formal management plan in place which potentially could assist in identifying actions that could be taken to stabilise the sites and eventually remove them from the list.

Conservation Areas

Two out of eight conservation areas in Hartlepool are considered to be at risk. This compares with the national average of 6.6%. The areas that have been identified (Headland and Seaton Carew) have very different characters, each with their own challenges.

Places of Worship

English Heritage assess places of worship separately to listed buildings. In the North East there are 18 places of worship considered to be at risk. Two of those, St Hilda's Church and Holy Trinity, Seaton Carew are located in Hartlepool. Both Churches are actively working with English Heritage to resolve the problems they have.



Conclusions

The survey work carried out in 2013 shows that the majority of the heritage assets in Hartlepool are in a sound condition and being well maintained.

There are a small proportion of the heritage assets (5%) that are at risk. The council will work proactively with owners to enable suitable and sensitive solutions to be found for all heritage assets at risk in Hartlepool.

Heritage Assets at Risk

The heritage assets highlighted appear to have no clear prospects for the future. Also included are assets in reasonable condition that have been vacant for a number of years or have identified risks associated with them. It is hoped that by identifying the assets within this document this will bring about positive management.

Some heritage assets that have been identified as at risk have been done so because of neglect and decay. Very often this is not the fault of the owner but can occur for various reasons including uses of buildings no longer being required or even locations becoming unfashionable. In compiling the list owners of the properties featured were contacted to notify them of the inclusion of their building on the list and provided with an opportunity to comment on their plans for the property.

The condition of the asset has been assessed from an external visual inspection. The condition, along with the occupancy status of the property, is then used to calculate the level of risk. For example a building which is in a state of disrepair and is vacant is considered to be 'At Risk,' whilst one which is in disrepair but is partly occupied would be classed as vulnerable.

Future prospects for the building are identified in the 'Priority Category'. This is based on the English Heritage categories and provides information on the urgency of the buildings situation, with 'A' being the most urgent and 'F' the least.

The aim of the list is to highlight those assets not contained on the national Heritage at Risk Register. Those entries located in Hartlepool included on this register are shown on pages 35 – 39 of this document.

Heritage Assets At Risk in Hartlepool

Morison Hall, Church Close	5
Shades, 16 Church Street	7
22 & 23 Church Street	9
Former Yorkshire Bank, 65 Church Street	11
Former Conservative Club, Church Walk	13
Beacon Tower at East End of North Pier of West Harbour	15
Manor House Farm, Dalton Piercy Village	17
Former United Reformed Church and Sunday School, Durham Street	19
Friarage Manor House, Friar Street	21
Market Hotel, Lynn Street	23
Throston Engine House, Old Cemetery Road	25
Tunstall Court, The Parade	27
Former Odeon Cinema and 81 – 87 Raby Road	29
Town Wall and Sandwell Gate	31
Former Wesley Methodist Church, Victoria Road	33

Hartlepool entries on English Heritage, 'Heritage at Risk Register' 2012

Low Throston deserted medieval village	35
Medieval farmstead and irregular open field system at High Burntoft Farm, Elwick	36
Church of St Hilda, High Street, Headland	37
Church of the Holy Trinity, Church Street, Seaton Carew	38
Headland Conservation Area	39
Seaton Carew Conservation Area	39

Please note:

The plans contained within this document are to enable assets to be identified only.

Morison Hall, Church Close



Designation *Locally Listed Building*

Conservation Area *Headland*

Condition *Poor*

Priority *C (Slow decay, no solution agreed)*

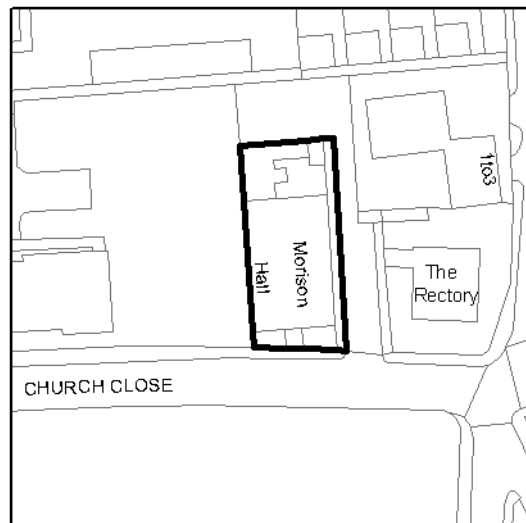
Occupancy *Vacant*

Availability *For sale*

Recent Planning History

H/2010/0449 – Application for the extension of time limit for the implementation of planning permission H/2005/5462 for the conversion to 6 flats (Approved)

H/2005/5462 - Conversion to provide 6 self-contained flats (Approved)



Description

This mid-19th century former Methodist chapel overlooks the church and churchyard of St Hilda's and therefore is in a prominent position within the Headland Conservation Area. To the west is sheltered housing, separated from the Morison Hall by a generous garden area. There is a narrow access road to the side of the building which leads to a small hardstanding to the rear

It is classically proportioned and symmetrical in design with gable enclosed pediment to the front and half wheel window. A central doorway is accessed by stairs to the front with double arched head windows above and similar windows flanking to both floors. Constructed in red/orange brickwork with detailed eaves course and string courses between floors. The roof is in slate.

Originally known as St Mark's United Methodist Church this property ceased to be used as a place of worship in 1936 and became Morison Hall. The building was purchased by the Boys Brigade and was converted to an activity centre. It continued in this use until recently when the building was sold to a private developer who sought planning approval for conversion to residential. Permission was granted however the work was not pursued.

Reason for Risk

The building has been vacant for approximately 5 years and has been the focus of anti-social behaviour. In the past the property has been subject to vandalism including an arson attack in 2007.

The external fabric of the property is in a reasonable condition. A grant was provided in 1998 for re-roofing and structural works. The building has been secured with windows and doors boarded to prevent entry. Recent internal inspections suggest that little maintenance of the building has taken place since it became vacant. There is some limited damage to the interior from the fire but the property appears, for the most part, to be sound.

In 2010 the local authority purchased the property in order to find a solution to the ongoing issues connected to the site. A scheme to convert the hall to apartments appears to be the most suitable use for this building. Until this is finalised it remains at risk.

Associated Documents and other information

The property is for sale, interested parties should contact Damien Johnson, Principal Estates Surveyor, Hartlepool Borough Council, 01429 523236

Sales particulars can be viewed at www.hartlepool.gov.uk/propertysearch

Shades, No. 16 Church Street



Designation *Grade II*

Conservation Area *Church Street*

Condition *Very Bad*

Priority *C (Slow decay, no solution agreed)*

Occupancy *Vacant*

Availability *Unknown*

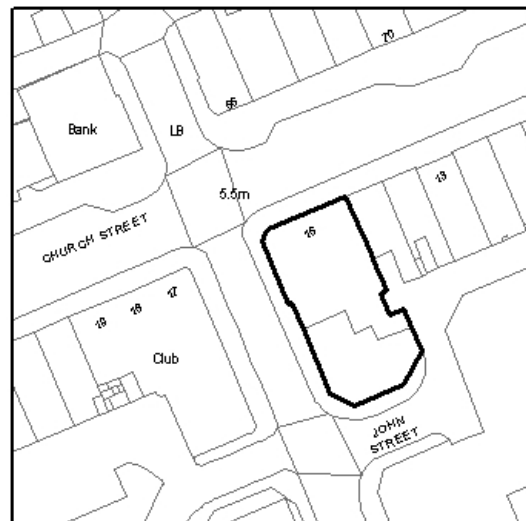
Recent Planning History

HFUL/1999/0054 & HLBC/1999/0075 – Rear conservatory extension and extension of first floor into adjoining property to provide toilet facilities (Approved)

HFUL/1997/0491 & HLBC/1997/0492 – Alterations part change of use and erection of a two-storey and part single-storey extension to public house and night club and formation of beer garden (Approved)

HFUL/1987/0299 & HLBC/1987/0300 – Single storey rear extension to provide toilets, lobby and garden store (Approved)

HFUL/1986/0463 – Erection of rear two storey extension to public house and erection of 3 metre walled enclosure to form beer garden and provision of self contained flat on second floor (Approved)



Description

Mid 19th century Public House located in Church Street Conservation Area. This property stands three storeys high in a prominent position on the corner of Church Street and Lynn Street. To the rear of the building is the local authority's depot which is separated from the yard by a back lane which provides rear access to the properties in this part of Church Street. The area has a mixture of uses including, office, residential and public houses.

The most striking feature of the public house is the faience in Art Nouvea style to the ground floor, dating from the early 1900s featuring human figures. The upper floors of the building are rendered featuring flat column detailing. Traditional joinery to windows and doors is retained throughout the building. The roof is covered in slate. To the back of the property are a number of recent extensions which dominate the space to the rear and are of little significance. The building is listed.

Starting as a pub the property was later developed into a nightclub. The whole of the property was last used as a nightclub including the upper floors.

Reason for Risk

The building is currently vacant, although it is unknown the exact date when this occurred. It would appear that occupancy within the building was gradually scaled back with the upper floors closed leaving just the ground floor open for a period of time.

It is believed that there may be structural problems in the upper floors of the building. Alongside the internal issues the exterior of the property has not been maintained. As a result the faience has deteriorated with parts breaking off. The Local Authority has been in contact with the owner regarding the external condition of the building after concerns that it may be endangering public safety. Vegetation can be seen growing in the guttering and much of the render to the upper floors is cracked with paint work peeling off. Formal action by the Local Authority using the powers it has available relating to listed buildings has been initiated to seek protection of the building and re-use.

Suitable future uses for the building could be to continue the existing use in a restored building or commercial uses similar to those found elsewhere in Church Street.

Associated Documents and other information

The building is not for sale on the open market and it is not known if the owners would be open to offers. However the Local Authority would be happy to discuss the building with any interested parties.

22 & 23 Church Street



Designation *Locally Listed Building*

Conservation Area *Church Street*

Condition *Poor*

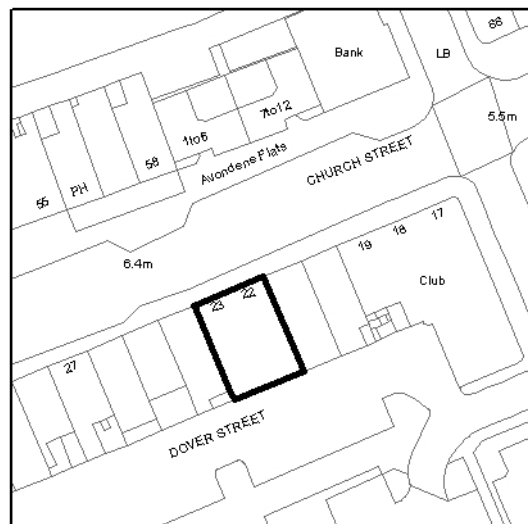
Priority *C (Slow decay, no solution agreed)*

Occupancy *Vacant*

Availability *Available to let*

Recent Planning History

HFUL/1997/0128 - Change of use of ground floor to public house (Approved)



Description

Located in the centre of a terrace which forms one side of Church Street. The properties to either side are in commercial use with a salon on one side and a restaurant on the other. Directly opposite the building is a terrace of properties which provide accommodation for a number of uses including residential and public houses.

The building dates from the late 19th century and was previously used as a department store. The shopfront retains a deep lobby with a glazed and panelled door. At the entrance to the lobby ionic columns and curved glass corners are retained to both sides. However the main shop front on to the street has been changed at some time but the fascia sign stretching across the front of the building remains. The front elevation is rendered with a rusticated finish and bracketed eaves cornice. Above the ground floor entrance are two pillars running full height (with cartouches) to an open pediment enclosing a circular window with glazing bars. The windows to this elevation are sashes. The roof finish is in slate.

The most recent use of the building was as a nightclub but this ceased some time ago.

Reason for Risk

The building has been vacant for approximately three years.

It appears to be sound and secure but there are signs of deterioration to the exterior of the property. The longer the building remains empty the more likely it will be that it continues to decline. Further to this the accumulation of vacant buildings within conservation areas, such as Church Street is experiencing, can have a negative impact on the area as a whole.

Suitable future uses for the building could be to continue the existing use in a restored building or commercial uses similar to those found elsewhere in Church Street.

Associated Documents and other information

None

The building is available to let through Greig Cavey Commercial Ltd, 21 South Road, Hartlepool, TS26 9HD. Tel; (01429) 275791, www.greigcavey.com, enquiries@greigcavey.com

Former Yorkshire Bank, 65 Church Street



Designation *Locally Listed Building*

Conservation Area *Church Street*

Condition *Poor*

Priority *C (Slow decay no solution agreed)*

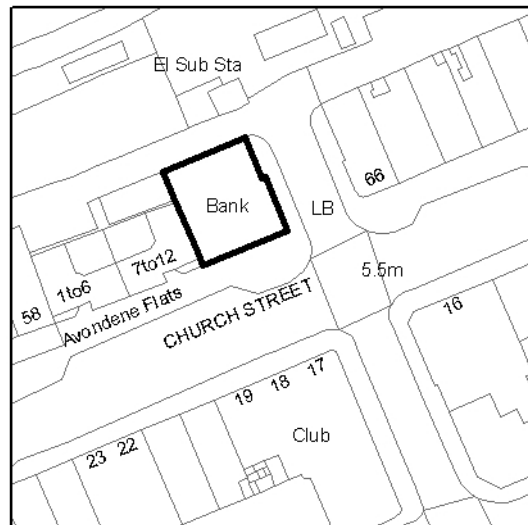
Occupancy *Vacant*

Availability *Available to let*

Recent Planning History

H/2007/0135 – Alterations to front elevation to remove a night safe (Approved)

H/2007/0099 – Change of use from bank to antiques centre and art gallery or general retail use (Approved)



Description

This property is located on a corner site in Church Street Conservation Area. The building is a post World War II replacement for the Yorkshire Penny Bank destroyed during a bombing raid. Immediately adjoining this site is a block of apartments. To the rear is a lane separating the site from the land bounding the railway line.

The design of the property has a 1930s influence with a sand stone finish on a granite plinth. It appears as two blocks with one facing on to Church Street and a secondary block to the rear of this set slightly back on the side elevation. The elevation to Church Street is dominated by full height windows divided by two full height mullions into seven margin light panes. Windows are contained in architrave with two smaller windows flanking symmetrically above identical door openings formed by granite architraves. Original four panelled door joinery is retained. Similar fenestration is found to the side elevation. The flat roof to the property has a large lantern to the front section of the building however this is hidden behind a parapet.

The property was last occupied by a bank however this use ceased a number of years ago. The site does still have a functioning cash machine to the Church Street elevation.

Reason for Risk

The property has been vacant for approximately five years. The whole of the building is empty although the functioning cash machine would suggest that it is accessed regularly.

Its current condition is poor and with the building showing little sign of being maintained on a regular basis. Cracking to the exterior of the property could be an indication that there are structural issues with the building. There is not a long term plan for the re-use of the property. The longer the property remains empty the more likely it will be that it deteriorates. Further to this the accumulation of vacant buildings within conservation areas, such as Church Street is experiencing, can have a negative impact on the area as a whole.

Previous uses of the building i.e. banking and those approved through the planning system (antiques centre and art gallery or general retail) would be acceptable. Alternatively the structure may be used for a commercial use similar to those found in the vicinity.

Associated Documents and other information

The building is available to let for uses which would not require structural alterations to the property. Interested parties should contact the council's conservation section on 01429 523275 or email landscape.planning@hartlepool.gov.uk.

Former Conservative Club, Church Walk



Designation *Grade II**

Conservation Area *Headland*

Condition *Fair*

Priority *F (Repair scheme in progress)*

Occupancy *Vacant*

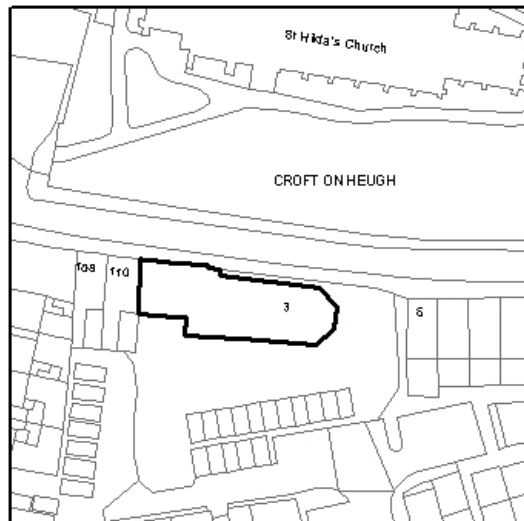
Availability *Unknown*

Recent Planning History

H/2012/0320 – Listed Building Consent application for demolition of ground floor toilet extension and erection of two storey extension to provide, kitchen, toilets and entrance foyer. (Approved)

H/2012/0319 – Planning Application associated with the above listed building consent application. (Approved)

HLBC/0000/0168 – Listed building consent for internal alterations to provide a first floor lounge, ground floor committee room secretary's office and crate store (Approved).



Description

Previously known as the Duke of Cleveland's House, Nos. 2 & 3 Church Walk is a late 17th century house with early 19th century extensions and a late 20th century porch. It is located opposite St Hilda's Church in the centre of the Headland Conservation Area. Part of a short terrace, it adjoins two terraced houses dating from the late 1800s. To the rear of the property is rough, unmade ground which provides access to a number of garages.

Standing two storeys high, with a pitched slate roof over, this is a dominant building in the streetscape. Developed in two parts the earlier section of the building stands two storeys high with four multi-paned timber sash windows to both the ground and first floor. Original joinery in the form of shutters can be seen through the ground floor windows. The building is dressed limestone with a slate roof over. To the side of this building is a small, square porch which provides access to the property via a short flight of steps. The later extension to the property is again two storeys high, the end of which is half-octagonal in plan each side having a multi-paned sash window at ground and first floor level. There are no windows to this part of the building on to Church Walk. To the rear are a number of windows and access doors to the land behind it. A number of single storey modern extensions have been erected which are of little significance. The building is listed.

The whole of the building was most recently a social club however it is not in regular use at the moment.

Reason for Risk

A change of ownership has occurred with the new owners implementing a scheme of alterations to the building (based on the consents detailed) to create improved kitchen and toilet facilities and greater utilisation of the building internally. As part of the scheme, work to the building is to be undertaken to address the backlog of maintenance, including render repairs, replacement of guttering and downpipes, repairs to windows and decoration. The intention is to still use the building as a social club as before, but to extend the use to wedding receptions, training events and conferences.

Associated Documents and other information

None.

Beacon Tower at East End of North Pier of West Harbour



Designation *Grade II*

Conservation Area *N/A*

Condition *Poor*

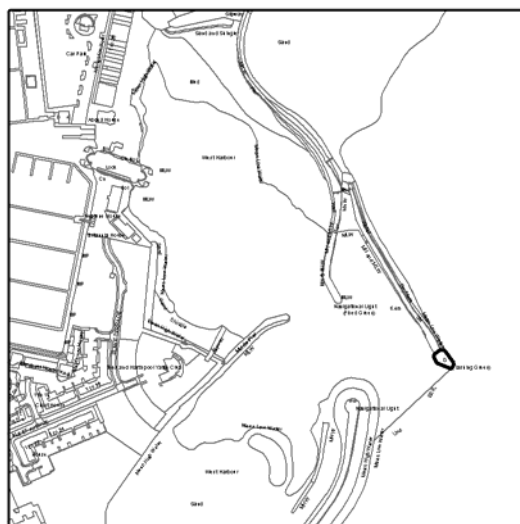
Priority *C (Slow decay no solution agreed)*

Occupancy *N/A*

Availability *N/A*

Recent Planning History

None



Description

Described in the listing as, 'Beacon Tower, c.1850 probably by Thomas Casebourne (engineer) for Hartlepool West Harbour and Dock Company. Cast iron column and lantern; sandstone ashlar plinth. Fluted Doric column with square abacus, supports octagonal pedestal-shaped lantern with rectangular-shaped opening in each face...Originally used as navigation light at entrance to West Harbour; now disused and dilapidated.'

There appears to have been little change to the Tower since it's listing in 1987. It is unclear if it is currently serving any purpose.

Reason for Risk

The nature of the structure means that it is isolated and not readily accessible. The light does not appear to be maintained and shows signs of deterioration in the form of rusting to the main column. The sandstone plinth is also in a poor state of repair with the edges of the stonework badly damaged.

Due to the remote location of this listed building and with no formal, regular maintenance in place it would appear that the structure will continue to slowly deteriorate.

Associated Documents and other information

None.

Manor House Farm, Dalton Piercy Village



Designation *Grade II*

Conservation Area *N/A*

Condition *Poor*

Priority *F (Repair scheme in progress)*

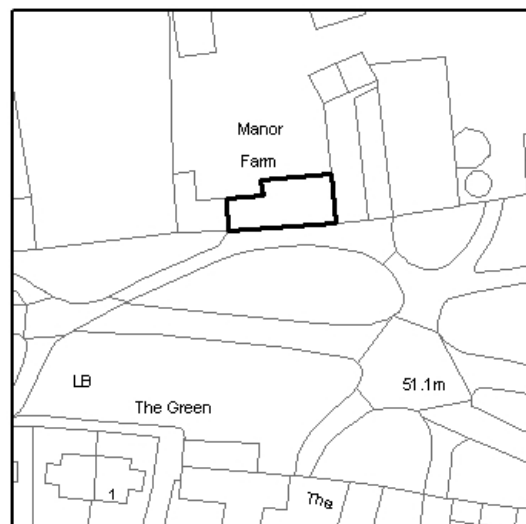
Occupancy *Vacant*

Availability *Unknown*

Recent Planning History

H/2012/0192 – Demolition of detached farm buildings, conservatory and store and subdivision of the house to two dwellings and erection of extensions.

H/2013/0193 – Listed building consent for the above.



Description

Located on the edge of the village green in Dalton Piercy this property is four miles from Hartlepool. Constructed in the early 19th century the property was a working farm that remained in the hands of one family until 2004.

The site comprises the main farm house standing at two storeys high, it is rendered with a pantile roof over. The property is accessed through a central door, which is flanked on either side by sash windows, a similar window arrangement can be found at first floor level. An adjacent cottage is a more subservient building of similar detailing to the farm house with a single door to the side of the property and a single sash window at both ground and first floors. Much of the original interior is retained inside the farm house and cottage. To the side of these properties is a further building which has an original pantiled roof, standing just a single storey high it has a door access but no windows. A number of small barns associated with the main property including a gin-gang can be found around the farm yard to the rear of the building. A large modern barn is located to the rear of the site which is not of interest. The house is listed and was described at the time as follows,

'Farmhouse and cottage, now one dwelling, Early C19. Roughcast on rubble, with mid C20 concrete tile roof, brick end stacks, stone gable copings and kneelers. 2 storeys, 2 windows, symmetrical; central doorway with narrow timber pilaster-and-entablature surround, door of 2 long panels, and overlight with glazing bars. Sash windows with glazing bars, painted stone sills and lintels. Dentilled brick eaves cornice. Slightly later rear pent extension forms a cat-slide with main roof. Lower, 2-storey cottage adjoining left gable, has door of 3 long panels to right, and one sash window with painted stone sill, to each floor to left. Single- storey outhouse, adjoining left gable of cottage, has boarded door. Extensions to right gable of farmhouse are not of interest.'

Planning permission and listed building consent were granted in June 2012 to convert the building into two houses. The majority of the main farm house will remain as a single property with the kitchen and a bedroom above being separated off, along with a small barn to create a second house.

Reason for Risk

Work is underway on site to implement the permission however the building will remain on the 'At Risk' list until all work has been completed and the houses are occupied.

Associated Documents and other information

None

Former Durham Street United Reformed Church and Sunday School



Designation *Grade II*

Conservation Area *Headland*

Condition *Poor*

Priority *F (Repair scheme in progress)*

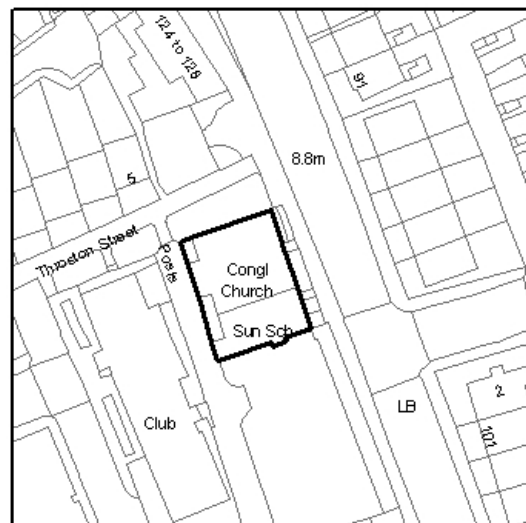
Occupancy *Unknown*

Availability *Not for sale*

Recent Planning History

H/2005/599 - Listed building consent for alterations and conversion to form 10 self-contained flats (Approved)

H/2005/5698 - Alteration and conversion to form 10 self-contained flats (Approved on appeal)



Description

The property is located on Durham Road just inside the Headland Conservation Area. With public space on one side and a vacant site on the other this is a striking building when viewed from the immediate surrounding area.

Dating from 1843 this was built as an independent church in dressed limestone and subsequently rendered. The property stands three storeys high, only two of which can be seen from street level, the basement being hidden away in a well. On the east side is a Sunday School built in brick with Dutch gables, but not specifically listed. This stands four storeys high, again with a basement to a well at the front of the building. To the east of the Sunday School is a vacant site which previously contained a tenement block. Both buildings can be accessed independently but are also linked internally. Recent work to the building included structural work to make it sound, roofing works to ensure it is watertight and replacement windows throughout the property. The building is grade II listed.

The whole of the property has permission to be converted into ten self contained apartments. Work is underway to convert the buildings to apartments although this has been a prolonged process. Work to the exterior of the property is complete however the work inside has been carried out on a piecemeal basis.

Reason for Risk

Conversion of the attached Sunday School to apartments, implementing the outstanding consent, has largely been completed with occupation by tenants. The School has recently been sold to a new owner. Some work remains to be undertaken to windows and doors.

Works to the Church however have been sporadic. Some of the external works have been completed consisting of window replacement and the creation of new window openings as part of the consent. The internal conversion works to form the apartments is largely incomplete. However the ownership of the building has recently changed. The Church will still be vulnerable and its future uncertain until the intentions of the new owner are clear and the outstanding consent fully implemented with all the apartments largely occupied.

Associated Documents and other information

None

The flats may available for occupation / purchase

Friarage Manor House, Friar Street



Designation *Grade II*

Conservation Area *Headland*

Condition *Poor*

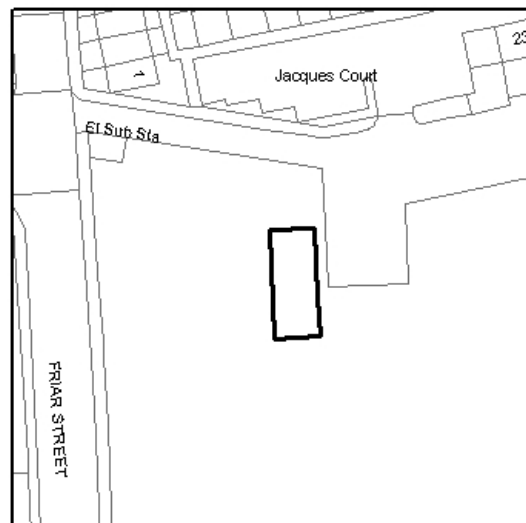
Priority *C (Slow decay no solution agreed)*

Occupancy *Vacant*

Availability *Not for sale*

Recent Planning History

No recent applications



Description

To the east of the site is the Heugh Gun Battery, a Scheduled Ancient Monument which opens as a visitor centre. To the north of the site is a small area of modern housing known as Jacques Court. These are, however, some distance away as the building is surrounded by a large area of open space part of which is used for recreational purposes.

What remains of the manor house dates from the 16th century and is built on the remnants of the precinct of a 13th century Friarage. The Headland was the site of the first Hartlepool settlement – a monastery established by Abbess Heiu founded in c. 647. The Friarage was most recently used as a poor house and hospital up until 1984 when the latter was demolished. It is a limestone building which stands two storeys high. Over this is a pitched roof in slate. Windows and doors have been removed from the property and these openings bricked up to secure the building. The buildings is grade II listed.

The building has been vacant for a substantial period of time with no clear solution for the site.

Reason for Risk

The building has been vacant for approximately 25 years without any clear plan in place for its re-use

The building itself is secure and appears to be sound although does not benefit from a regular programme of maintenance. Until a clear plan is in place, outlining the future of the building and surrounding area, this property remains vulnerable.

Part of the difficulty in find an alternative use for the property has been the complex ownership on this site. The building and the surrounding land are owned by separate charitable trusts and the disposal of the site would require the agreement of both. There are talks continuing between the two trusts to find a viable future for the site however these are far from concluding at the moment, with a number of issues still to be resolved.

Associated Documents and other information

Feasibility and Option Study by Rix Regeneration and IWA Architects, June 2007

The Friarage Manor House, Archaeology Evaluation by Archaeological Services, University of Durham, May 2007.

Land at the Friarage, Planning Development Brief, October 2011

For further information on the site please contact Rob Smith, Senior Regeneration Officer
01429 523531

Market Hotel, Lynn Street



Designation *Grade II*

Conservation Area *N/A*

Condition *Poor*

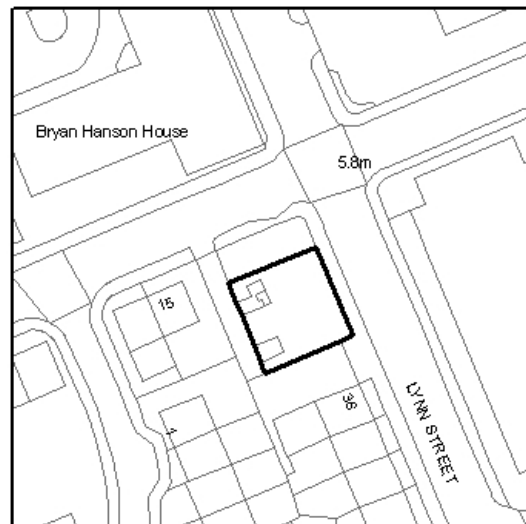
Priority *D (Slow decay; solution agreed but not yet implemented)*

Occupancy *Vacant*

Availability *Not sale*

Recent Planning History

H/2013/0151 & H/2013/0152 – Conversion of the ground and first floor of the property to create seven flats and reconfiguration of two flats on the second floor.



Description

The Market Hotel, which was listed in 1985, is described in the listing as a mid to late 19th Century public house with living accommodation above. The property stands as a substantial 3 storey detached building although it was originally contained within a terrace of similar buildings until the 1960s, when the majority of the original properties in the Lynn Street area were acquired under a Compulsory Purchase Order and subsequently demolished. It is likely that this building, together with other pubs in the area survived this demolition programme as they were currently licensed, in use and viable at that time.

A number of applications for planning permission and listed building consent have been granted since the building was listed. These include use as a licensed hotel (The New Market Hotel) and as an Indian restaurant (The MAS Agraa) with living accommodation above. The most recent application on the building was in 2005 for the creation of an office at ground floor and three self-contained flats at first floor level. The building has been vacant since 2007 when the restaurant closed.

The building is owned by the local authority. Planning permission and listed building consent have been granted to convert the property to a residential use. The work will be partly funded through a grant provided by the Homes and Communities Agency.

Reason for Risk

Despite being vacant for a number of years the building is secure and is considered to be in a reasonable state of repair.

All of the windows have been boarded up to ensure that the building is watertight and secure. The property is rendered but this has been removed from the elevation facing Surtees Street leaving the brickwork exposed after an area of render was deemed to be of concern. To the front of the property the faience has been painted but this has begun to peel off revealing the tiles below. Although the tiling appears to be in good condition, with minor repairs required, the peeling paintwork is unsightly.

Until work is completed to convert the property for a residential use the building remains at risk.

Associated Documents and other information

Planning Development Brief June 2011

Throston Engine House, Old Cemetery Road



Designation *Grade II*

Conservation Area *NA*

Condition *Very Bad*

Priority *A (Immediate risk of further rapid deterioration / loss of fabric, no solution agreed)*

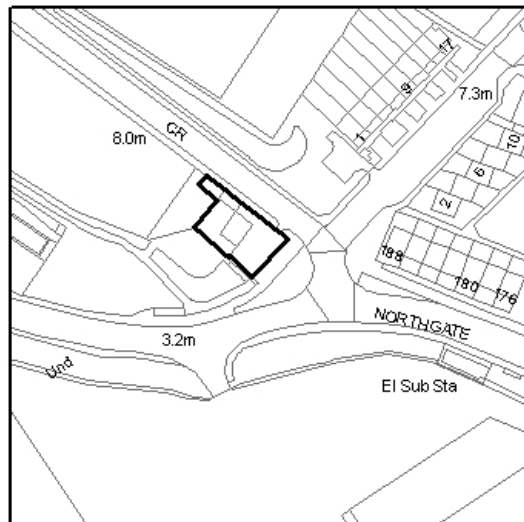
Occupancy *Vacant*

Availability *For sale*

Recent Planning History

H/2005/5162 – Conversion of derelict Engine House to 3 storey dwelling house (Approved)

H/2005/5163 – Listed building consent for conversion of derelict engine house to 3 storey dwelling house (Approved)



Description

Throston Engine House is located on a small site at the junction of Cemetery Road, Northgate and Thorpe Street. To the rear of the building is a large area of open space once the location of railway lines transporting goods to and from the docks. The property is quite isolated as a result of its elevated position and the open areas of land and busy roads which bound the site.

The building was constructed c.1830 to house the hauling engine which drew coal wagons up the incline to the top of the staithes, where they were unloaded into colliers bound for London and abroad. The engine house was only used for a decade, until it was rendered redundant by the creation of the new docks in West Hartlepool in the 1840's. Since this time the building has remained vacant and continued declining to a derelict state. The building has a roof but for the most part is open to the elements.

Standing a single storey above a basement this building is constructed in limestone with a gabled slate roof over. Two sides of it are set into the railway embankment to the rear of the structure so the full height can only be appreciated when viewing from a south east/west vantage. On each of these elevations are three tall windows with arched heads, two of which have been sealed using block work but the rest remain open to the elements.

Reason for Risk

The Throston Engine House is located on an isolated site at the end of a defunct railway line from Durham, with very little in the way of surrounding supporting development. Its physical isolation has been a discouragement to any potential re-use of the building.

A long term structural crack evident on the south-east elevation has widened, necessitating a supporting scaffold to the east corner of the building to prevent a potential collapse. On the opposite corner of the building vandalism damage (consisting of area stonework being removed) has been re-built in a concrete block. Overall the structural integrity of the building is under threat.

The ownership of the building has changed recently. Until the intention of the new owners becomes clear and a firm commitment is made to addressing the structural condition of the building, its exposure to the weather and lack of complete security, places the long term future of this listed building in doubt.

Associated Documents and other information

None

Tunstall Court, The Parade



Designation *Locally Listed Building*

Conservation Area *Park*

Condition *Very Bad*

Priority *A (Immediate risk of further rapid deterioration / loss of fabric; no solution agreed)*

Occupancy *Vacant*

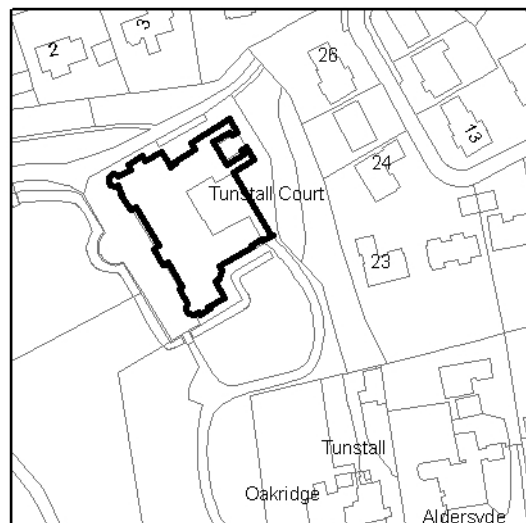
Availability *Unknown*

Recent Planning History

H/2010/0561 – Part demolition, extension and redevelopment of Tunstall Court to provide 21 dwellings and erection of 12 detached dwellings with associated landscaping and formation of new access (Approved)

H/2008/0480 – Change of use, alterations, partial demolition of building, extensions and new buildings to provide 84 apartments, ancillary accommodation and communal facilities to provide a care community for the elderly (C2 use class) (Approved)

H/FUL/1029/04 - Conversion and extension to provide 24 apartments, erection of new apartment block to provide 10 units and erection of 5 detached dwellings with associated roads and sewers (Approved)



Description

The original access to this building on The Parade has two small lodge houses located either side of the entrance. They are sited to the bottom of a driveway which leads up to this substantial house through a heavily wooded area. Much of the land associated with the property has been developed and to the rear is a larger modern housing estate. The grounds to the front of the house do remain but in their overgrown state it is difficult to identify the gardens which may have originally been present.

The building is in red brick with stone dressings and a slate roof with red clay ridge tiles and finials. It is two storeys with two wings to the rear of the main building, one single storey (forming the ball room) the other two storeys rising to three. The main doorway to the building is through a central portico of 5 segmental arches supported on columns with stone pedestals.

The building and its grounds were the home of the Furness family during the late nineteenth and early twentieth centuries. The area has strong connections with the heyday of Hartlepool's industrial development. The building was acquired in 1948 by the Borough Council and used as educational base until the mid 1980's after which it was taken over as a training centre, until 2003.

The property was bought by a private developer with a planning permission in place for residential development on the site. Work did not start on this permission and the property changed hands. A further application for residential use on the site has been approved.

Reason for Risk

The building has been vacant for a prolonged period of time and is the focus of anti-social behaviour in the area.

It has been subject to a number of arson attacks along with vandalism both inside and outside the building. An area to the rear of the building (the original ballroom) has been taken down after a fire rendered it unsafe. Efforts have been made to secure the building by putting block work in openings and boarding up windows however it remains vulnerable and continues to be the focus of anti-social behaviour.

Planning permission has been granted on the site for a number of alternative uses including residential and a care facility for the elderly. Both uses required substantial work to the main building and the development of new properties within the grounds.

Associated Documents and other information

Tunstall Court Development Brief March 2003, HBC

Park Conservation Area Character Appraisal 2008, HBC

The building is currently for sale with Curtis & Bains, 245 Deansgatester, M3 4EN, Tel 0161 832 1900, email info@curtisanbains.co.uk, www.curtisandbains.co.uk

Former Odeon Cinema and 81 – 87 Raby Road



Designation *Grade II*

Conservation Area *NA*

Condition *Poor*

Priority *C (Slow decay, no solution agreed)*

Occupancy *Vacant*

Availability *For sale*

Recent Planning History

HLBC/1993/0585 – Listed Building Consent for internal alterations and alterations to provide additional cabaret/VIP seating area on second floor (Approved).

HFUL/1993/0584 – Alterations to and use of second floor (approved as cinema) as additional cabaret/VIP seating area for use in connection with nightclub (Approved).

H/LBC/0050/89 - Listed building consent for alterations to provide ground floor snooker hall, bar and cabaret facilities and lounge area and cinemas on first floor (Approved)

H/FUL/0461/88 - Change of use of vacant cinema to provide snooker hall, bar and cabaret facilities and lounge and cinema facilities on first floor (Approved)

H/0094/82 - Change of use of cinema to snooker hall (Approved)



Description

The former Odeon Cinema is prominently located on the edge of Hartlepool Town Centre on the junction of two major roads Raby Road and York Road. Directly over the road from it is the Mill House Leisure Centre however the rest of the area is predominantly residential in nature.

The design of the building is typical of many substantial cinemas erected across the UK in the inter-war period. It was built in the Art Deco style; constructed in steel and concrete it is clad mainly in brick with elevations of up to four storeys. The building has a single storey extension on the Raby Road frontage accommodating three small retail units. The most striking feature is the frieze to the front of the building with over-life-size figures of athletic dancers on an Art Deco background. The curve of the building is emphasised by the bands of bricks running horizontally across the length of the front of the building. To the rear of the property the building is of a simpler design. The property is grade II listed.

As with so many cinemas from this date it is no longer in operation. A new use was found temporarily as a night-club, but this too has now ceased and the adjoining shop units are empty.

Reason for Risk

The building has been vacant for over ten years with no clear future use. The size of the building and its specialised initial use, make finding a new use and adapting the building problematic. There is little evidence that maintenance has been carried out to the structure over the years and it is therefore a very poor state of repair.

Work has been carried out by Hartlepool Council, using powers to protect public safety, to make the building safe in the medium term; however the nature of the construction means that there could be further issues in the future.

The Council has advertised for a development partner who has a viable use for the building with the intention that the Council would use its legal powers to acquire the building followed by “back to back deal” with a new potential owner and developer. Despite some initial interest this has not been successful. There is potential flexibility for conversion to a variety of uses, including Use classes D1 & D2 (excluding night clubs) that suit the significance of the listed building together with retail, offices, residential and commercial uses (falling within classes A1, A2, A3, B1), subject to them satisfying the site specific criteria.

Associated Documents and other information

Development Brief – August 2011

A strategy to secure a future use for the former Odeon Cinema Draft – August 2011

Feasibility and Options Study, Rix Regeneration with IWA Architects Ltd, November 2006

The local authority is seeking a suitable development partner who can deliver a sustainable and viable scheme through a back to back deal that will lead to the renovation and re-use of this property. For further information please contact Andy Golightly 01429 284009

Town Wall and Sandwell Gate



Designation *SAM*

Conservation Area *Headland*

Condition *Optimal*

Priority *Stable*

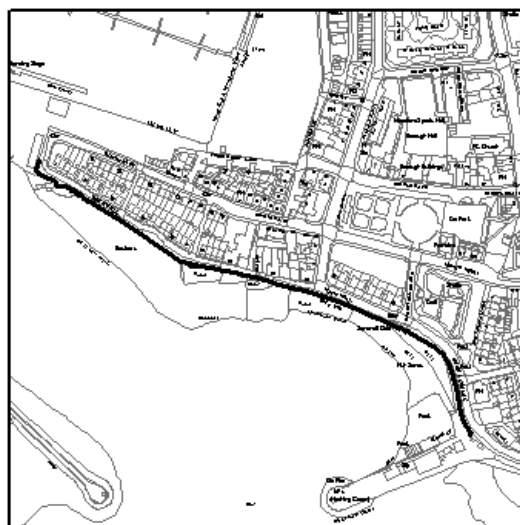
Occupancy *N/A*

Availability *N/A*

Recent Planning History

H/2012/0015 – Restoration and re-establishment of groynes to front of Town Wall (Approved)

H/2009/0364 – Request for scoping opinion for sea defence options for the future of Hartlepool Town Wall



Description

The Town Wall is the remains of the town fortifications/retaining wall, acting as a sea defence dating from the early 14th century it protects infrastructure and properties from coastal erosion and sea flooding. It is roughly dressed and coursed limestone and random rubble limestone. The wall varies in height along its length (approx 389m) and is between 4m to 6m high and between 2m and 3 m thick. The wall has buttresses to the seaward side and a rampart walk above road level on the landward side.

It incorporates a 14th century pointed-arched gateway, Sandwell Gate, on the seaward side. To the landward side is a shallow, triangular arch.

Reason for Risk

The main fabric of the wall is currently in good condition due to a regular programme of maintenance carried out by one of the owners. Concern exists in respect of lowering of beach levels exposing the wall foundation and wave damage to the parapet wall. Currently these risks are managed however it is clear that without constant vigilance it could deteriorate quickly due to the impact of natural elements.

The Town Wall is to be subject to a scheme of coastal defence works. Some of these works consisting of toe protection and installation of groins have already been completed. Toe protection is to the base of the Wall preventing the foundations being undermined by wave action while the groins allow sand etc to accumulate in front of the Wall, giving further protection. Other coastal defence works are being considered including works to the parapet wall, a set back wall to the rear of the Town Wall and drainage to manage potential flooding from over topping.

Inclusion on this list highlights the regular attention that is required and the need to manage the risk to ensure that there is not a decline in the condition of the wall.

Associated Documents and other information

Hartlepool Town Wall Coastal Model Study – Stage A: Condition and Performance Assessment.

Hartlepool Town Wall Coastal Model Study – Stage B: Technical and Environmental Assessment.

Hartlepool Town Wall Coastal Model Study – Stage C: Project Appraisal Report

Former Wesley Methodist Church, Victoria Road



Designation *Grade II*

Conservation Area *Church Street*

Condition *Fair*

Priority *C (Slow decay, no solution agreed)*

Occupancy *Vacant*

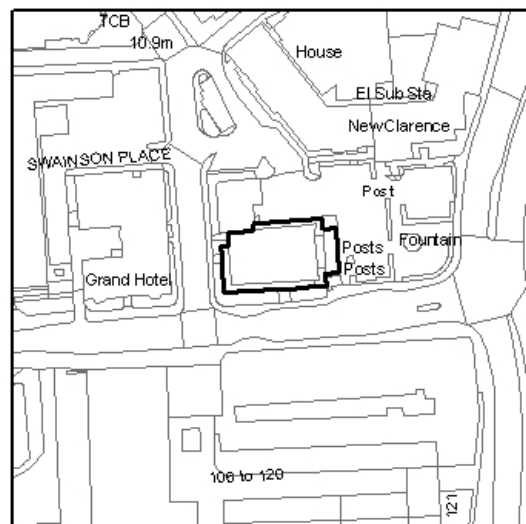
Availability *Unknown*

Recent Planning History

H/2012/0312 Listed Building Consent for alterations and change of use of vacant night club to hotel and lower ground floor to bar/bistro/restaurant. (Approved)

H/2012/0311 Planning Application associated to the above Listed Building Consent Application (Approved)

H/2009/0583 & H/2009/0472 – Listed Building Consent and Planning Permission for alterations and change of use of vacant nightclub to hotel and licensed bar/bistro/restaurant (Approved).



Description

Church dating from 1871 by architects Hill and Swan. It is located in the centre of Hartlepool on the junction of Stockton Street and Victoria Street. To the front of the building is a car park. To the north of the property is a modern office development.

Brick with stone dressings and a hipped slate roof over. Sandstone ashlar facing to principal east front which is dominated by a flight of 12 stone steps up to the main entrance under a portico. Round headed window and door openings to this elevation and others. There is a later hall which adjoins the property with its principal elevation facing Swainson Street. Built in red brick, with a slate roof over, and standing two storeys, the detailing to the building echoes that of the main church. The whole site is surrounded by a low boundary wall with railings, gates and gate piers all of which is separately listed. The buildings is listed grade II.

Considerable restoration work was carried out on the building a number of years ago to convert it to its current use. The property was recently used as a pub to the lower ground floor and nightclub to the upper floors. These uses ceased some time ago, initially with the closure of the nightclub which was eventually followed by the public house. The adjoining hall was used as a gym including a swimming pool but this closed a number of years ago.

Reason for Risk

The majority of the building has been vacant for a significant period. The building has suffered from low level vandalism consisting of broken glass to windows and occasional break-ins. There has been little maintenance carried out to the exterior of the building with vegetation growing in the guttering at points around the building causing overflows and wetting of the walls. Vegetation is also growing at points in the walls. Approaches by the Council to the owner to board windows and clear vegetation have largely been acted upon, however vandalism damage is still occurring (in the form of lead theft) and vegetation growth continues in places. Overall the main fabric of the building seems sound, including the roof which appears water tight.

Some recent work is evident by the owner to clear out furniture and non -significant fabric, possibly prior to implementing the most recent consents to convert the building to a hotel and restaurant, although this seems to be proceeding slowly. The town centre location of the building could make the right commercial use attractive and viable; however the size and scale of the building make any investment considerable. Until there appears to be a firmer intention to implement the most recent consents, the future of this listed building must be questionable.

Associated Documents and other information

None

Low Throston Deserted Medieval Village



Designation *Scheduled Monument (No. HO30)*

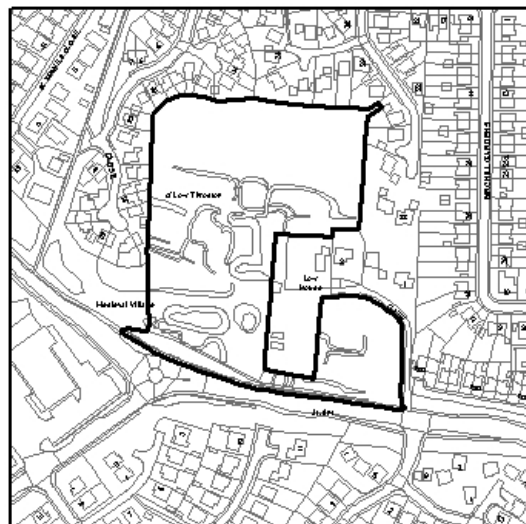
Conservation Area *N/A*

Condition *Generally satisfactory but with significant localised problems*

Principal Vulnerability: *Deterioration – in need of management*

Trend *Declining*

Ownership *Private*



Medieval Farmstead and irregular open field system at High Bruntoft Farm, Elwick



Designation *Scheduled Monument (No. 1015207)*

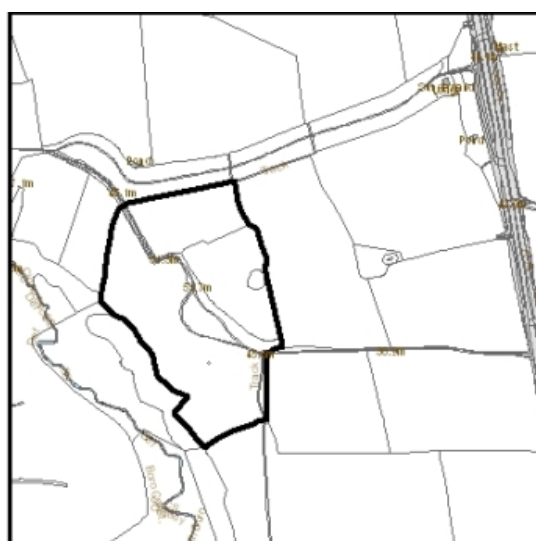
Conservation Area *N/A*

Condition *Generally unsatisfactory with major localised problems*

Principal Vulnerability: *Extensive vehicle damage/erosion*

Trend *Declining*

Ownership *Private*



Church of St Hilda, High Street, Headland



Designation *Grade I*

Conservation Area *Headland*

Condition *Poor*

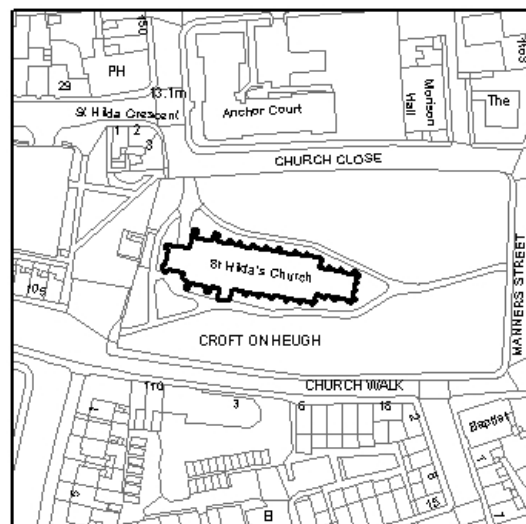
Priority *C*

Occupancy *Religious*

Availability *N/A*

Description

Built around 1200 on the site of a C7 monastery, incorporating the remains of an early C12 church. Many Saxon and medieval architectural fragments throughout the church, which has undergone several re-designs and was fully restored between 1925 and 1932. The church is on an exposed site near the sea and the parapets (and other masonry) are open-jointed. In addition to having a spalling roof, the tower has structural issues that are currently under investigation. The building has also been the subject of heritage crime.



Church of the Holy Trinity, Church Street, Seaton Carew



Designation *Grade II*

Conservation Area *Seaton Carew*

Condition *Very bad*

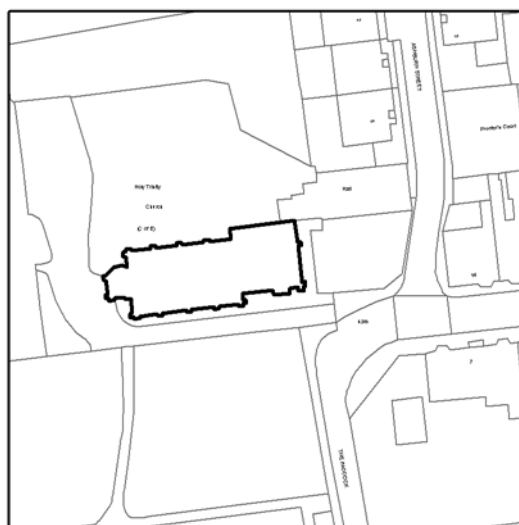
Priority *A*

Occupancy *Religious*

Availability *N/A*

Description

Originally built as a chapel within the parish of Stranton, Holy Trinity was consecrated in 1831. Seaton Carew became a parish in its own right in 1841 and the church was extended, with a chancel and gallery built. Further alterations continued to be made to the building but some relatively recent repairs, using hard cement pointing, have accelerated the erosion of the stonework. Significantly repairs are now required to the roof structure, masonry and rainwater goods. A Heritage Lottery Fund grant was offered in March 2012 towards a project development and repair programme.



Conservation Areas at Risk in Hartlepool

Conservation Area	<i>Headland</i>	Condition	<i>Very bad</i>
Vulnerability	<i>Low</i>	Trend	<i>Deteriorating</i>
<p>In recent years this conservation has seen much enhancement in particular focused on public realm works and attempts to bring vacant buildings back into use through a Townscape Heritage Initiative Scheme (THI).</p> <p>In recent years there have been numerous minor alterations to properties, some with the benefit of planning consent, some without. The cumulative effect of this in some streets has been significant. It has altered the character of these particular parts of the area.</p> <p>Residents have started work on a Neighbourhood Plan for the area and as part of this they are looking at historic environment issues which could provide positive change.</p>			

Conservation Area	<i>Seaton Carew</i>	Condition	<i>Poor</i>
Vulnerability	<i>Low</i>	Trend	<i>Deteriorating significantly</i>
<p>The deterioration within this conservation area is focused on the commercial area of The Front. Alterations to shop fronts, an abundance of signage and general alterations to windows and doors have resulted in a major change to the character of the conservation area.</p>			

Heritage Asset Removed from the 2012 list

62 Southgate

June 2011



July 2013



Designation *Grade II*

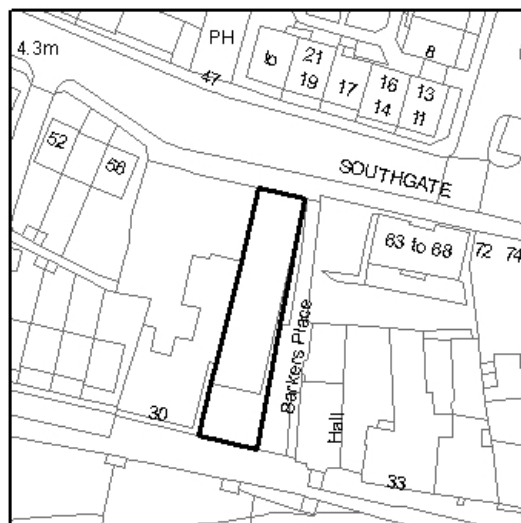
Conservation Area *Headland*

Condition *Fair*

Priority *N/A*

Occupancy *Occupied*

Availability *N/A*



Description

Located in the Headland Conservation Area. This building was constructed as a bank during the second half of the nineteenth century. It stood as part of a street of properties but those immediately adjacent on Southgate have been demolished and as a result it stands alone on the street with no buildings immediately adjacent. The rear stretches as far back as Town Wall with a single storey element (No. 31 Town Wall) which sits side by side with more traditional streetscape.

It is three storeys with basement to the front facing on to Southgate but to the rear it has a single storey element. The exterior of the property is rendered with a slate roof over. Traditional joinery in the form of sash windows and doors can be seen throughout. To the frontage on to Southgate at the ground floor is a single door with two window openings with arched heads at the side. On the first floor are three window openings similar to those on ground floor. The third floor has shorter openings reflecting the lower head heights at this level of the building. One side elevation is blank where a property was previously attached however to the other side this is enlivened by windows, to match those on the front elevation. The building and boundary railings are listed and described as follows,

Reason the property is no longer considered to be 'At Risk'

The property had been vacant for a number of years without any clear plan for the future. Work had started on site to convert the building to apartments however this stalled and the building was vacant for a period of time and therefore considered to be at risk.

The ownership of the property changed and the current owner has carried out works to repair the exterior of the building, although work remains to be completed on the front of the building. The condition of the property now appears to be stable. Further to this the building is partly occupied suggesting that there is now a viable future for the property as apartments.

Appendix 1 Useful information and contact details

Conservation

To discuss any of the buildings featured in this document please contact,

Sarah Scarr, Tel 01429 523275, email sarah.scarr@hartlepool.gov.uk
Peter Graves, Tel, 01429 523275, email peter.graves@hartlepool.gov.uk

Council owned buildings

For further information on Council owned buildings please contact,

Philip Timmins, Tel 01429 523228, email philip.timmins@hartlepool.gov.uk

Planning Applications

Information on planning applications can be found at www.hartlepool.gov.uk.
The 'planning' pages provide information on previous consents. Should you require further information please contact planning services directly on 01429 523741.

Further information

The national Heritage at Risk register can be consulted at www.english-heritage.org.uk/risk

Vacant Historic Buildings, An owner's guide to temporary uses, maintenance and mothballing (English Heritage, published October 2011)

Vacant Historic Buildings, An owner's guide to temporary uses, maintenance and mothballing - Summary (English Heritage, published October 2011)

Stopping the Rot, A Guide to Enforcement Action to Save Historic Buildings (English Heritage, published October 2011)

Appendix 2 Glossary

Conservation Area

A conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Heritage Asset

A building, monument, site, place, or area of landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment.

Listed Building

These are buildings of special architectural or historic interest. The protection afforded to a listed building includes its interior and any historic fixtures and fittings (e.g. memorials where fixed to the building). Objects or structures within the curtilage of a listed building, unless constructed after 1st July 1948, are also protected.

Locally Listed Building

Locally listed buildings are buildings, structures, parks, gardens and open spaces in Hartlepool which are thought to be of special local architectural or historic interest.

Place of Worship

Places of worship considered for inclusion on the English Heritage at risk register are grade I, II* or II listed buildings used as a public place of worship at least six times a year.

Scheduled Ancient Monument (SAM)

These are designated under the Ancient Monuments and Archaeological Areas Act 1979 by the Secretary of State for their national importance. They include buildings (usually not in use), ruins and archaeological remains, such as field monuments. They also include buried sites, sometimes built over by later development.