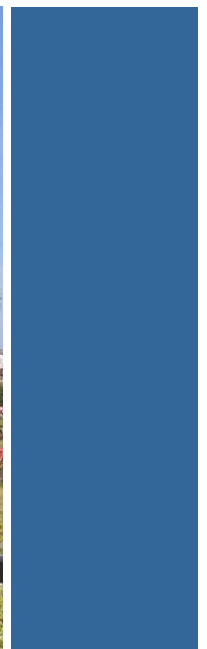


Hartlepool Borough Council

Headland Conservation Area Character Appraisal

Final Report

September 2007



Revision Schedule

Headland Conservation Area Appraisal September 2007

Rev	Date	Details	Prepared by	Reviewed by	Approved by
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Executive Summary

Conservation areas, introduced in the Civic Amenities Act 1967, are defined as '*areas of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance*'.

This concept has developed and is now enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the Act requires local planning authorities to formulate and publish a set of proposals for the preservation and enhancement of each conservation area, by way of a thorough appraisal of its character and appearance. As part of its statutory planning responsibilities Hartlepool Borough Council (HBC) has resolved to undertake such a review of the Headland Conservation Area.

At the project inception a Steering Group was formed from local organisations and key participants in the Headland who steered decisions regarding the consultation process and content of publications.

Local community involvement was recognised at the outset to be an essential part of the assessment process, both reinforcing knowledge about the area and its characteristics, and also helping to gain public support for potential policy changes and recommendations.

The appraisal process involved a desk-based study combined with fieldwork. A thorough photographic record was made and then analysed, and this enabled the project team to ascertain accurately any detrimental alterations to properties.

The Headland is the original settlement of Hartlepool, established during the seventh century as a religious centre and later becoming important as a port. The unique character of the Headland is largely derived from its peninsula location and from its predominantly Victorian residential architecture. Two-storey is the most common building height in the Headland but buildings on the sea front are three-storey, providing added grandeur. While Victorian architecture is dominant within the Headland there are also examples of later Edwardian and Georgian architecture.

There are many factors contributing to the unique make-up of the Headland. Some, such as architectural and historic features, or the ecological value of the open space, are easily analysed and measured; others, such as the spirit of the Headland, are less simple to define, but nonetheless evident.

Accordingly, this appraisal has considered the characteristics together with both positive and negative aspects of layout, public realm, significant buildings and the natural environment comprising the Conservation Area. It identifies the principal elements of those factors that define the character and establishes how the on-going alteration of these essential elements has either preserved or detracted from the overall environmental quality. Taken together with

a number of consultation events, the result is a series of recommendations for the future of the Headland Conservation Area; these recommendations are that:

- The Breakwater be included in the Conservation Area.
- The Council produce a suite of leaflets and guidance notes regarding conservation policies in the Headland and deliver them to all properties within the Headland. Also the Council should set up a dialogue with estate agents and solicitors and send them information to pass on to potential property buyers.
- Prior to any policy change regarding the use of modern materials, the Planning Department thoroughly research the types of windows and doors available and investigate whether the design and quality is suitable for the area, as it is important that the character of the Headland is not lost through inappropriate alterations.
- Using planning powers the Council can require that owners of unsightly buildings to make them secure and tidy. The Council should continue this work whilst trying to encourage owners to bring these buildings back into use. It is also recommended that the Council explore ways of communicating to the residents of the Headland on any progress regarding these buildings.
- Previous work to restore street furniture which is of an original style be continued in other parts of the Headland including Cliff Terrace, Croft Gardens, St. Hilda's Church and Sandwell Gate.
- The Highways Department of Hartlepool Borough Council explore options for incorporating some or all of the consultation suggestions.
- A Conservation Area Advisory Committee for the Headland be formed.

The appraisal provides a valuable contribution to the way in which the future development of the Headland Conservation Area can be managed in a positive manner for future generations, preserving all that is best of the character of the area, whilst allowing a sensitive evolution of the Headland in the context of modern day requirements.

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1 Introduction

As part of its statutory planning responsibilities Hartlepool Borough Council (HBC) has resolved to undertake a Character Appraisal and review of the Headland Conservation Area.

Figure 1 shows the original extent of the Headland Conservation Area, originally designated in 1969, together with subsequent extensions.

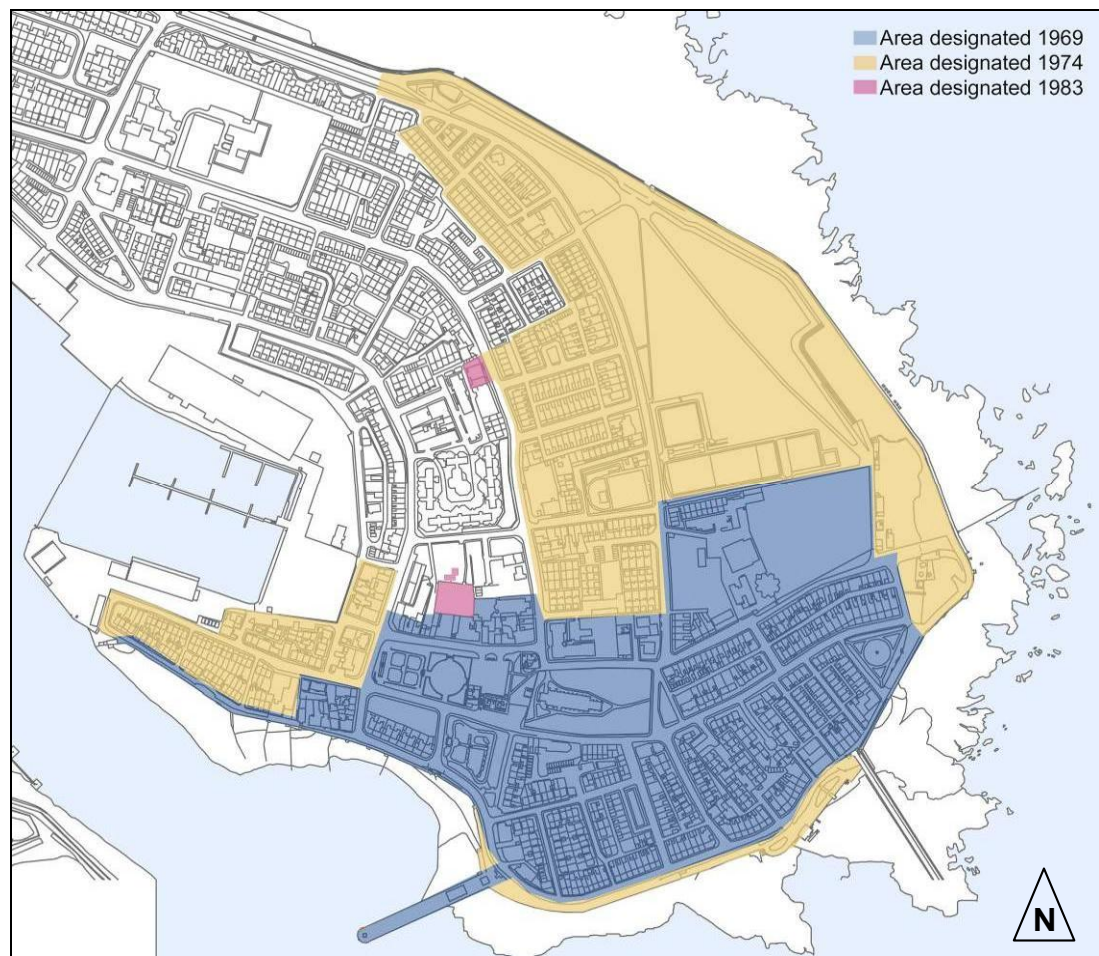


Figure 1 – The Headland Conservation Area

1.1 Purpose of the Appraisal

The designation of a conservation area is not an end in itself. Local planning authorities (LPAs) are required to review their conservation areas and, where

necessary, develop policies which clearly identify what features of the area should be preserved or enhanced. As part of this process a clear assessment of an area's special interest and the action needed to protect it, helps, amongst other things, to generate understanding of the value of a conservation area, reinforce a "pride of place" and encourage local property owners to preserve the architectural quality of the area. Such 'character appraisals' will also identify areas where enhancement through development may be desirable.

An extensive appraisal of the character of a conservation area provides a sound basis for development control and for developing programmes to continually preserve and enhance the area. A clear definition of those elements which contribute to the special architectural or historic interest of a place will aid the development of a robust policy framework for future management of that area, and against which sound planning decisions can be made.

1.2 Methodology for Appraisal

Figure 2 overleaf sets out the method followed for undertaking the character appraisal for the Headland.

1.2.1 Steering Group

At inception a Steering Group was formed from local organisations in the Headland. The group comprised:

- Mayor, Stuart Drummond
- Neighbourhood Manager HBC
- Transport Team Leader HBC
- Chair of Planning Committee, Cllr Iseley superseded by Cllr Cook
- Cllr Marshall
- Headland Residents Association
- Princess Resident Association, Ian Moore
- Headland Parish Council, Derek Lowther
- Headland Local History Group
- Rev. Goode (Parish Priest of St. Hilda's)

The Steering Group met frequently to advise on all decisions regarding the content and layout of the report and consultation events.

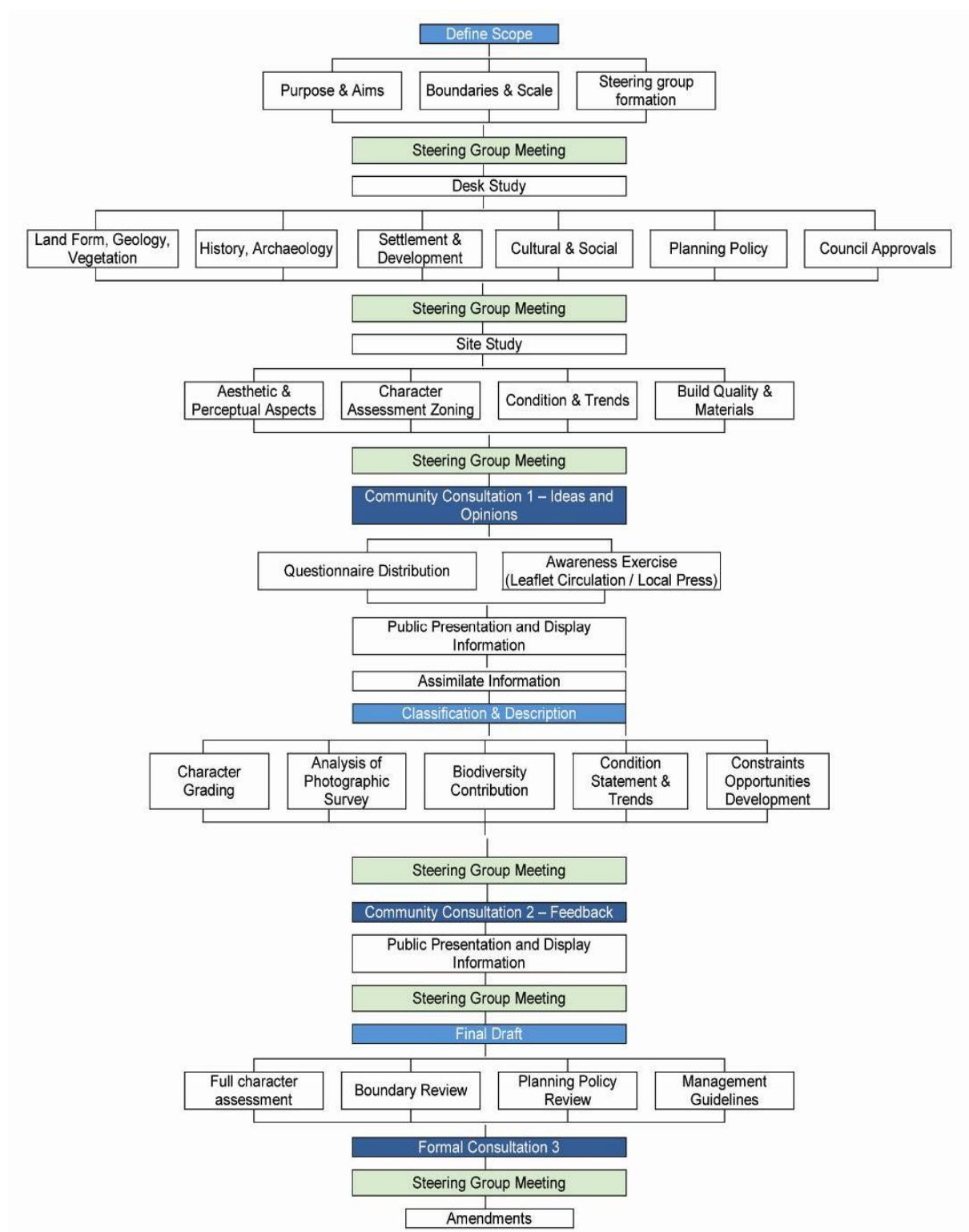


Figure 2 – Methodology for Conservation Area Appraisal

1.2.2 Public Consultation

Under the provisions of Planning and Compulsory Purchase Act 2004 the Council has been required to produce a Statement of Community Involvement (SCI), which forms part of the Local Development Framework. The SCI sets out how the Council intends to inform, consult and involve residents and stakeholders in the preparation of the planning documents prepared under the new planning system.

The Steering Group and Scott Wilson determined that a combination of questionnaires and public meetings was the most effective way of gaining the opinion of a wide range of people. Therefore, in line with the SCI, a three-stage consultation process was agreed which aimed to involve residents and stakeholders throughout the development of the document.

Scott Wilson and the Steering Group undertook an initial consultation session to establish public opinion of the Headland Conservation Area following which the report was prepared in draft form. This was made available for review throughout the development stages of the appraisal. A second session took place to discuss the more negative aspects of the Conservation Area and how these could be improved; this helped the project team draft some recommendations for the future. These draft recommendations were then the subject of a third public consultation session which gave the public the opportunity to influence the emerging recommendations.

Given the emphasis upon public consultation and involvement in the appraisal process, this report is complemented by a Companion Consultation Report that fully documents the public consultation activities and outcomes.

1.3 Conservation Areas

Conservation areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”¹. They are designated by the local planning authority using local criteria.

The character and appearance of a conservation area is a product of many factors including, but not limited to, buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping and street furniture. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These factors combine to create a locally distinctive sense of place worthy of protection.

¹ Planning (Listed Buildings & Conservation Areas) Act 1990, s69 (1) (a).

Where several periods of historical development have defined an area, the character of individual parts of the conservation area may differ. Contrasts between the appearance of the various parts and the combination of buildings of differing ages, materials and styles may contribute to the special character of that area.

Conservation area designation does not prevent development from taking place. Rather, it is aimed at managing change, and controlling the way new development and other investment reflects the character of the surroundings. The legislation underpinning conservation areas also provides control over the demolition of unlisted buildings and the felling and lopping of trees.

Local Planning Authorities may take away some permitted development rights using what is called an 'Article 4 Direction'. Directions can also be made to further protect character and appearance from 'minor' incremental changes which, over the years, can accumulate to degrade local character. These may include porch extensions, paint colour, or changing distinctive doors, windows or other architectural details. The LPA is required to give good reason for making these restrictions, and must take account of public views before doing so. The Article 4 Direction in the Headland applies only to specific parts of the Conservation Area, meaning that owners of those buildings must seek consent from the LPA before carrying out minor amendments to the exterior of their properties.

1.4 Town Planning Context

Designation remains the principal means by which LPAs can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them. Government policy in PPG15² stresses the need for local planning authorities to define and record the special interest, character and appearance of all Conservation Areas in their districts.

1.4.1 Development Plan Policies

The term 'Development Plan' describes the various planning policy documents that provide planning guidance for a particular area of the country. This covers Regional, County, and District/Borough administrative areas.

² Planning Policy Guidance Note 15: Planning & The Historic Environment

Such documents set out the Council's adopted policies and proposals for the use of land and take the form of often quite detailed publications, containing formal policies and explanatory text, together with detailed maps of the area, showing the various allocations or restrictions upon land and other pertinent information. All planning decisions have to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Hartlepool consists of three documents;

- The Regional Spatial Strategy (RSS) (currently Regional Policy Guidance 1) 2001
- The Tees Valley Structure Plan 2001
- Hartlepool Local Plan 2006

Each of the three documents making up the statutory development plan includes policies to protect and enhance historical landscapes such as the Headland.

Regional Planning Guidance (RPG1) sets out the vision for the region and includes numerous policies in favour of preserving historical landscapes and settlements. It echoes national policy, re-inforcing the message that development plans and strategies should 'seek to protect and enhance the character of historic settlements'. RPG 1 is currently being updated so it is beneficial to highlight any new policies emerging in the 2005 submission draft of Regional Spatial Strategy. RSS echoes that 'strategies, plans and programmes should seek to conserve and enhance the historic environment of the region'.

The Tees Valley Structure Plan sets out the guidelines for development in the Tees Valley. Again it reinforces the role of the LPA and its obligations to protect its historical and unique areas.

The Hartlepool Local Plan includes a Supplementary Note entitled 'Design Guidance for Development in Conservation Areas and for Works to Listed Buildings' giving guidance to potential developers undertaking works within, or in the vicinity of, conservation areas or listed buildings. The note also sets out a brief history, the general built form and the reasons for it, and the specific character relating to materials and design for all eight of Hartlepool's Conservation Areas (including the Headland).

Under the government's new planning system, the Council is working to update the Local Plan as a Local Development Framework (LDF) which is a portfolio of planning documents used to plan and control development across the borough. One of these documents, the Local Development Scheme (LDS), sets out how

and when the documents included in the LDF will be prepared. All Local Plan policies including the Supplementary Notes will be saved for three years.

Relevant development plan policies are set out in full in **Appendix A** of this document.

1.4.2 The Implications of Conservation Area Status

Within a conservation area there are additional constraints over development. In particular, the LPA can exercise control over the following:

- demolition
- minor developments
- the protection of trees.

Each is discussed in turn.

1.4.2.1 Demolition

Outside conservation areas, buildings which are not statutorily listed can be demolished without approval under the Town & Country Planning Act 1990 (as amended). Within conservation areas, the demolition of unlisted buildings requires conservation area consent. Applications for consent to totally or substantially demolish any building within a conservation area must be made to Hartlepool Borough Council as the local planning authority or, on appeal or call-in, to the Secretary of State. Procedures are basically the same as for listed building consent applications. Generally, there is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

1.4.2.2 Minor Developments

Within a conservation area, legislation³ states that there are certain cases where permission must be obtained before making alterations which would normally be permitted elsewhere. This is to ensure that any such alterations do not detract from the area's character and appearance; such cases include certain types of exterior painting and cladding, roof alterations including inserting dormer windows, and putting up satellite dishes which are visible from the street. The size of extensions to dwelling houses which can be erected without consent is also restricted to 50 cubic metres⁴.

³ Planning (Listed Buildings and Conservation) Act 1990

⁴ Town and Country Planning (General Permitted Development) Order 1997

1.4.2.3 Trees

Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the LPA. The authority can then consider the contribution the tree makes to the character of the area and, if necessary, make a tree preservation order to protect it.

2 Location and Setting

2.1 Location and Context

Hartlepool is part of the Tees Valley sub-region which encompasses the Boroughs of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton on Tees. The Headland peninsula lies to the north east of Hartlepool Town Centre. The Headland Conservation Area comprises approximately 50% of the geographical headland and covers the extreme south and east of the peninsula. See Figure 1.

The Headland is a magnesian limestone peninsula extending into the North Sea. It has been continuously settled since 640 AD when a Monastery was founded by the nun called Hieu. The Headland occupies the site of the original Hartlepool and, for many centuries, formed the natural harbour for the old fishing town.

It is located strategically at the southern end of the Durham Heritage Coast and the northern extent of the Tees Valley Coast.



Figure 3 – Headland Location

The Durham Heritage Coast stretches from Sunderland in the north to Hartlepool in the south covering a stretch of coastline rich in history, ecology and geology. The coast was heavily degraded by the mining industry during the twentieth century, but has recently been regenerated through a £10 million programme of environmental improvements. It is now worthy of Heritage Coast status, and is one of the finest coastlines in the country.

The Tees Valley Coastal Arc is the focus of a programme of economic regeneration for the Tees Valley Coast, comprising a partnership between Hartlepool and Redcar & Cleveland Borough Councils.

The Coastal Arc programme aims to develop the potential of the area's links with the sea. However, it is also a pivotal part of regeneration strategies for the North East region and the Tees Valley sub-region, including investment in strategic projects that will have a substantial impact on the economic performance of the Tees Valley Coast, creating new jobs and growth opportunities. Projects in

Hartlepool that have been funded through the Coastal Arc programme include the Headland, with a revival programme of works covering a variety of different developments and improvements.

Importantly therefore, the Headland and its conservation area forms a strategic part of significant sub-regional endeavours to secure the improvement and continuing enhancement of the north east coast.



View towards Durham Heritage Coast

2.2 General Character and Plan Form

The Headland's physical character derives from its relationship with the coast, which served over the centuries not only to bring the settlement into existence, but also to mould the form of the settlement's development along the seafront and on routes formed later by roads and rail.



The Headland looking south east

2.3 Boundary

The Headland Conservation Area was designated in 1969. It more than doubled in size in 1974 when it included the Heugh Battery, Town Moor and older areas of housing between Moor Parade and Durham Street. This extension also embraced the area west of the Town Square to include housing

along Southgate and the western section of Town Wall. In 1983 it was further extended to include the rear of the Borough Hall and the United Reformed Church on Durham Street. Since then various assessments have been carried by a number of different organisations including The Civic Trust and Newcastle University, but this is the first comprehensive formal appraisal of the Headland Conservation Area.

2.4 Landscape Setting

2.4.1 Geology

The Headland forms an extension of the flat alluvial plain upon which West Hartlepool was built. The Headland's geology is Upper Magnesian Limestone and along the seaward side of the peninsula there is an outcrop of the underlying rock which is exposed at low tide. This outcrop has been designated as a Site of Special Scientific Interest (SSSI) as it forms part of the complex of wetlands, estuarine and maritime sites supporting the internationally important population of wildfowl and waders on the Tees Estuary.

There are long sandy beaches to the north and south of the peninsula and a small sandy beach within the sheltered bay to the south.

2.4.2 Topography and Aspect

The Headland is almost entirely surrounded by the sea which has had an enormous impact on the area's development. The conservation area is on a gentle gradient which generally slopes down from east to west. The town's oldest streets are located on the sheltered western side, with St. Hilda's Church situated on the crest of slope in the most prominent position, and hence widely visible. The Town Moor is largely level, but its open position leaves it exposed to the cold northerly winds.

The promenade surrounds the conservation area on the east and south sides; it splits into two levels with a high promenade and a second at a lower level when compared with the rest of the peninsula.

The prominent Headland buildings in the old centre, including the Borough Hall, are located to the south of the peninsula; they are largely south facing and sheltered from the prevailing winds.

3 Historical Development

3.1 Development History

3.1.1 Anglo Saxon Period (410-1066)

The first inhabitants of the Headland were the Anglo-Saxons who established a small community including a monastery on the highest point of the peninsula. Whilst early Christians recognised Hartlepool as an important religious centre there is little evidence remaining from that time and little is known until the Norman period. Excavation of timber buildings of Anglo-Saxon origin at Lumley Street and Church Close provide some evidence of the monastic complex in the vicinity of the present 12th century church. This may have some initial bearing on the layout and alignment of buildings and routes on the Headland.

3.1.2 Norman Period (1066-1154)

The medieval town of Hartlepool existed by the mid 12th century as one of the earliest settlements following the Norman Conquest in 1066 AD. The settlement pattern of a central green flanked by houses could have been used in Hartlepool and may relate to the orientation of the existing street pattern.

Following the Norman Conquest much of the surrounding land was given to the wealthy Norman 'De Brus' family, who developed Hartlepool as a port for the City of Durham. As Lords of the Manor of Hart they financed the construction of the Franciscan Friarage and the rebuilding of St Hilda's church in the 13th century. St. Hilda's Church is purported to be the burial place of the De Brus family.



St. Hilda's Church

The town began to prosper following the Charter from King John. The De Brus family ordered the building of the first docks and from this the surrounding buildings began to develop. At this time both harbour and town were at separate locations with Middlegate being the primary connecting street. It is thought that two main rows of houses developed along what is now Middlegate and High Street with an open space between.

3.1.3 Middle Ages (1154-1485)

During the Middle Ages the docks were extended, changing the form of the coastline and creating the area of Southgate, a former sand spit. At this time Hartlepool had a population of several hundred people, occupying a few main streets: Southgate Street, St. Mary's Street and St Helen's Street. The Scots attacked and sacked the town in 1315 during the period when finance was being sought to build and repair the town walls. The Dromeslawer's map of 1585 illustrates the layout of the defensive walls as being in good condition though major construction work continued between 1326 and 1344. The layout of these walls provides a lasting legacy for both the configuration of the current street pattern of the Headland and many of the street names.

The building known locally as the Friarage or Manor House also dates from this period. Evidence suggests it was built on the foundations of the earlier Franciscan Friary following its dissolution in 1536.



The Manor House

During the Middle Ages the Town Moor was designated as common land to be used for pasture by local freeman. These rights were later removed and the area was designated for recreational use by local people.

3.1.4 Georgian Period (1714-1837)

The Georgian era stretches from 1714 to 1837, although the early part of the 19th Century is also called the Regency era. The Georgian era was the age of Industrial Revolution, world exploration and a new style of architecture. Many of the terraced residential streets along the Town Wall, including Regent Square, were built at this time.

3.1.5 Victorian Period (1837-1901)

At the end of the Scottish wars the local economy declined until a boom in industry in the 1830s allowed the port to thrive once again. The legacy of this boom time, with the construction of new streets and housing, forms the major part of the current character of the Headland.

A railway connection to the coalfields of south Durham allowed the exportation of coal and timber. In 1844, the construction of rival docks to the south west of the Headland began. West Hartlepool Dock Company opened in 1847 creating stiff competition for the Headland docks, and overshadowing the size of the Headland operations in a short space of time.

During the 1850s the new 'Town Corporation' began to make improvements following the cholera epidemics of 1832 and 1847. The slums of the 1830's were cleared, and in 1867 the workhouse became the town's first hospital.

In Victorian times the Headland was developed as a centre of industry and the new railway connection and docks led to a significant increase in the population. The poor were crammed together in slum conditions with closely packed terraced housing, while the middle classes lived in town houses in areas which were once open fields. In 1855 the Durham Artillery Militia Corps took up residence on the eastern side of the Headland, latterly upgraded and rebuilt as the Heugh Battery. The Borough Hall was constructed in 1866 as the administrative centre for the area, and a breakwater to protect the North Harbour was completed in 1870.



The Heugh Battery

There is much evidence of Victorian influence on the Headland and a significant number of buildings remain. In addition to those mentioned above these include: Morrison Hall, Victoria Buildings, Cosmopolitan public house on the corner of Durham Street and Middlegate, St. Mary's Church, St Andrew's Church and the United Reformed Church, and, further afield, the Throston Engine House and Carnegie Library on Northgate.

3.1.6 Twentieth century development

During the First World War, Hartlepool saw the first hostile action taken against Britain by German sea vessels in 1914. Many lives were lost and significant damage was inflicted on local buildings, some of which remained visible into the 1950's.



Memorial to the first soldier killed on British soil in WW1

During the 1930s to 1960s the Headland area was significantly re-shaped through the clearance of traditional housing and replacement with modern housing. Chapter 5 contains more detail of the location and style of twentieth century development and infill housing.

As the industrial economy declined Hartlepool once again fell into a state of deterioration. In 1967 the two towns of Hartlepool and West Hartlepool were merged under one council, and today the modern town centre is located in the old West Hartlepool.

The Headland continues to evolve and change, with new developments and additions being made. Recent works have seen the construction and opening of the Town Square and History Garden, improvements to Beaconsfield Square, the refurbishment of the community garden at Regent Square and development of the Block Sands children's play area and paddling pool.



Beaconsfield Square



Regent Square

3.1.7 Archaeology

Archaeological evidence assembled over the years demonstrates that the character of buildings and layout of streets on the Headland is related to its long historic development, the need for coastal defence, and its remaining historic and ecclesiastical buildings.

The earliest links with the past can be related to the discovery of a 7th century Saxon cemetery linked to a medieval monastery. These were exposed during house building between South Crescent and Prissick Street.



Finds from the archaeological dig

The 'Time Team' investigation in 1999 served to reinforce the need for conservation of the area's heritage. Previous investigation had identified the reconstruction of St Hilda's Church, construction of the Franciscan Friary, alignment of the Town Walls and stone-footed buildings at right angles to the streets.

In 2005 an archaeological excavation was carried out by Tees Archaeology at the new Town Square. Stone footings and foundations from the Victorian era, along with a paved yard and a number of wells were uncovered.

Elsewhere, archaeologists found medieval deposits at a depth of 0.7m, below a layer of demolition material from 1930s slum clearances.



Archaeological excavation of the Town Square

As a result of those initial finds a full archaeological excavation was undertaken at the western side of the site, and many items were found including the foundations of a number of buildings.

3.1.8 Historic Summary

The character and quality of the area is reflected in its diverse origins including fishing, commercial port developments, wars with the Scots, coastal defences, the coal industry, the legacy of two world wars and the current efforts in preserving this rich history.

The existing street pattern of the Headland Conservation Area reflects both the constraints of the local topography and the layout of the routes and building plots of the Medieval period. Historical records and archaeological evidence have increased the understanding of the process of change on the Headland and have served to reinforce the current high quality character. The historic profile of the Headland is demonstrated by the range of buildings and street names still existing from the earliest known inhabitation of the peninsula. This has provided a time line of events and artefacts, both above and below ground that has served to establish the enduring identity of the Headland.

Heritage protection is a relatively new concept in the development world and the Headland represents a prime example where Heritage protection is merited.

4 Spatial Analysis

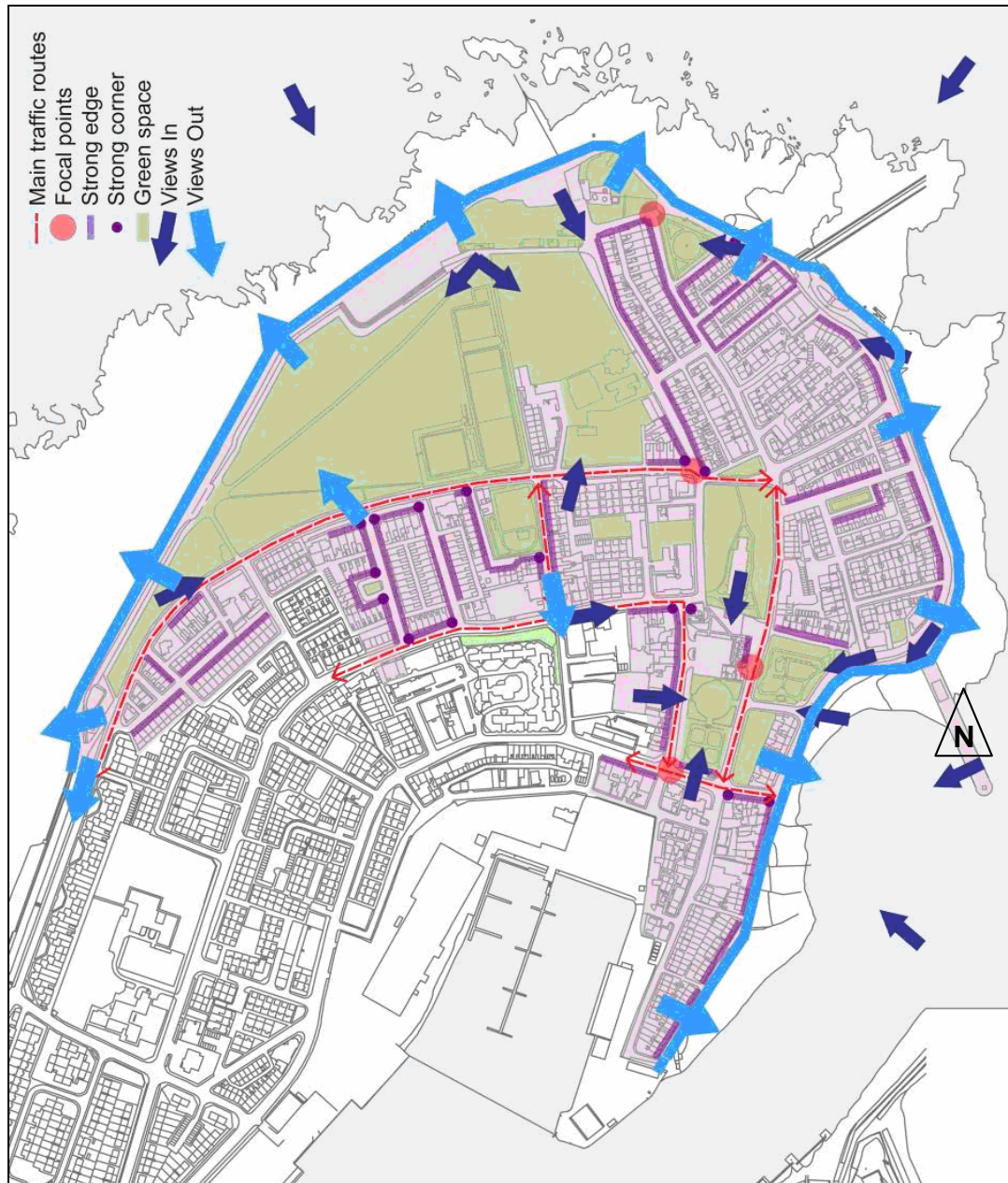


Figure 4 – Analysis of Conservation Area

4.1 The Character and Inter-relationship of Spaces within the Area

There is a contrasting variety of wide open and intimate spaces on the Headland. The exposed Town Moor, contrasts with the small enclosed urban spaces such as Beaconsfield Square. The Town Square and Croft Gardens form the centre of the Headland surrounded by landmark buildings and attractions. Whilst the larger areas attract significant numbers of users the small spaces are generally tucked away and are patronised mainly by local residents.

Within the conservation area there are three significant open spaces and many smaller incidental areas. The areas of greatest significance are:

- the central area, incorporating the Town Square, Croft Gardens and St. Hilda's Church yard, which together provide the most significant space on the Headland;
- the Town Moor, including the pitches and bowling greens, providing recreational facilities for use by locals;
- the sea front, including the Town Wall, Redheugh Gardens, the Lighthouse and Heugh Battery; this section includes a spectacular heritage walk with sea views.



Croft Gardens

All of the Headland's spaces are accessible to the general public with the exception of the bowling greens on the edge of the Town Moor which are surrounded by high hedges to afford protection from prevailing winds.

The various spaces described above provide the Headland with a valuable recreational resource and add great value to this unique area. Within the conservation area the variety of spaces influences the character of the Headland; they provide residents with places to interact, and visitors with places to explore.

4.2 Landscape Analysis

4.2.1 Circulation

The main routes into the conservation area are via Durham Street and Northgate, two parallel streets which enter the conservation area from the north west and are connected at the southern end by Middlegate to form a circular route. This is also the bus route which allows public access for residents and visitors to the area. The main point of arrival for bus passengers is located on Middlegate near the Borough Hall. Visitors arriving by car generally use the main car park in front of St. Hilda's Church, therefore achieving the same first impression as those arriving by public transport.



Northgate



Durham Street

Pedestrian routes snake out from the bus stop and nearby car park to all areas of the Headland. A popular route is along the Promenade from Sandwell Gate to the Town Moor, and back through the houses to St. Hilda's Church.

4.2.2 Focal Points

The focal points of the Headland serve to describe the urban character; they are primarily located at busy intersections where local pedestrian and traffic routes converge.

Focal points include:

- Corner of Middlegate and Northgate; (junction of commercial and municipal)
- High Street, opposite Croft Gardens; (junction of Park and Housing)

- Junction of Friarage Gardens and Victoria Place; (junction of Housing and Ecclesiastical)
- Corner of Bath Terrace and Cliff Terrace. (junction of Housing and Municipal Garden)



Focal Point, Northgate



Focal Point, High Street



Focal point, Friar Terrace



Focal point, Cliff Terrace

4.2.3 Strong Edges

Strong edges are generally defined by a terrace or row of houses with similar characteristics which provide a clearly recognisable 'firm' edge to a space. Such edges are usually characterised by strong impenetrable walls and mark the boundary of a block or area of housing. The most significant edge on the Headland is defined by the seaward facing houses on Albion Terrace and South Crescent which form an edge with the sea and the Headland itself. Other strong edges identified in the Headland Conservation Area are shown on Figure 4 on page 19.



Strong edge at Albion Terrace



Strong edge at Henry Smith Terrace

4.2.4 Strong Corners

Strong corners occur where the original style and character of a building has been retained and where it manifests itself on both sides of the corner. Strong corners are often found alongside strong edges, and reinforce a definite edge to a space, for example:



*Strong Corner on
Town Wall*

- Corner of Town Wall and Northgate
- Corner of Beaconsfield Street and Square



Strong corner on Middlegate



Strong corner on Northgate

4.2.5 Views Out of the Area

The geographical location of the Headland allows open views out of the Conservation Area in all directions. Looking eastwards across the ever changing

North Sea the view encompasses passing ships heading into Teesport and, further up the coast, to the Rivers Wear and Tyne. Smaller boats and yachts make their way into Hartlepool's marina and offer an exciting and interesting view of this area, reinforcing its strong relationship with the sea.



View towards Seaton Carew from the Town Wall

Looking south there are views to West Hartlepool, including the harbour, marina and industrial buildings of Hartlepool. Further south there are views to Seaton Carew (a Victorian Seaside resort which is itself a conservation area), the Cleveland Hills and coast and the Tees estuary.

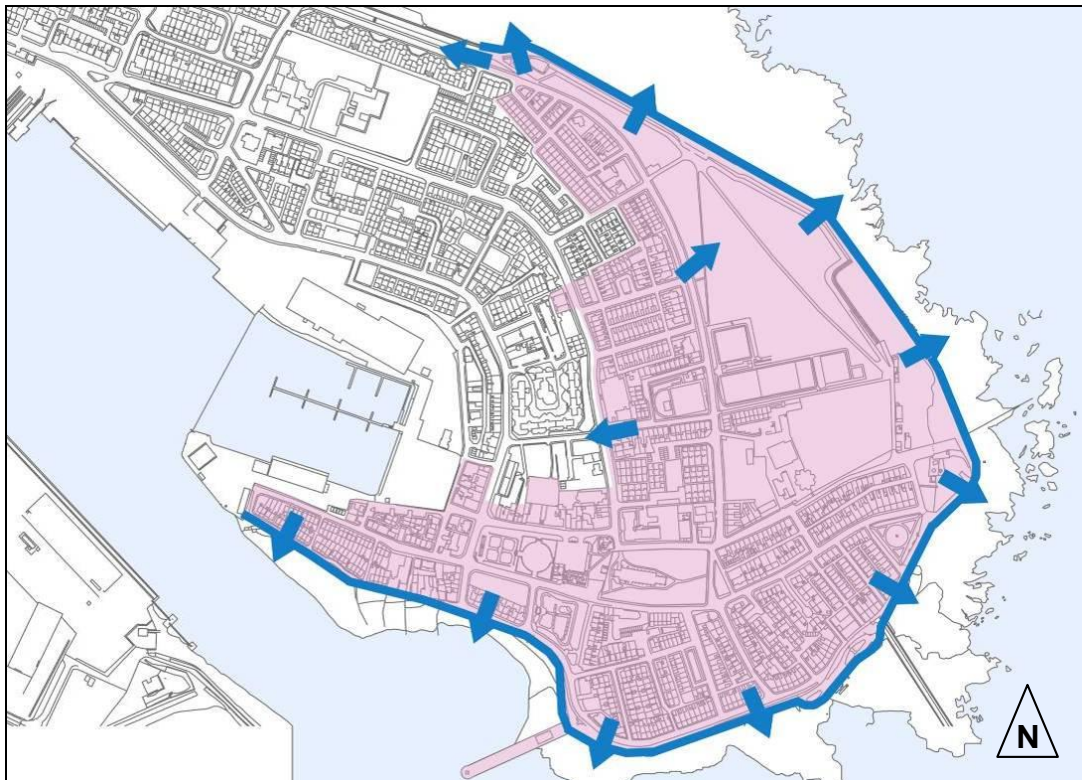


Figure 5 – Views out of the Conservation Area

Looking west across the Headland there are views towards the old docks at Victoria Harbour. Large factories and commercial buildings, together with a number of large cranes protruding into the sky are clearly visible.



Views out towards West Hartlepool from Friar Terrace and High Street

From the extreme north of the area there are views along the promenade and wide sandy beach towards Blackhall Colliery and Crimdon Dene with distant views to Sunderland. To the north-west there are views inland towards Hart Village.



View north along the coast towards Blackhall Rocks

4.2.6 Views Into and Within the Area

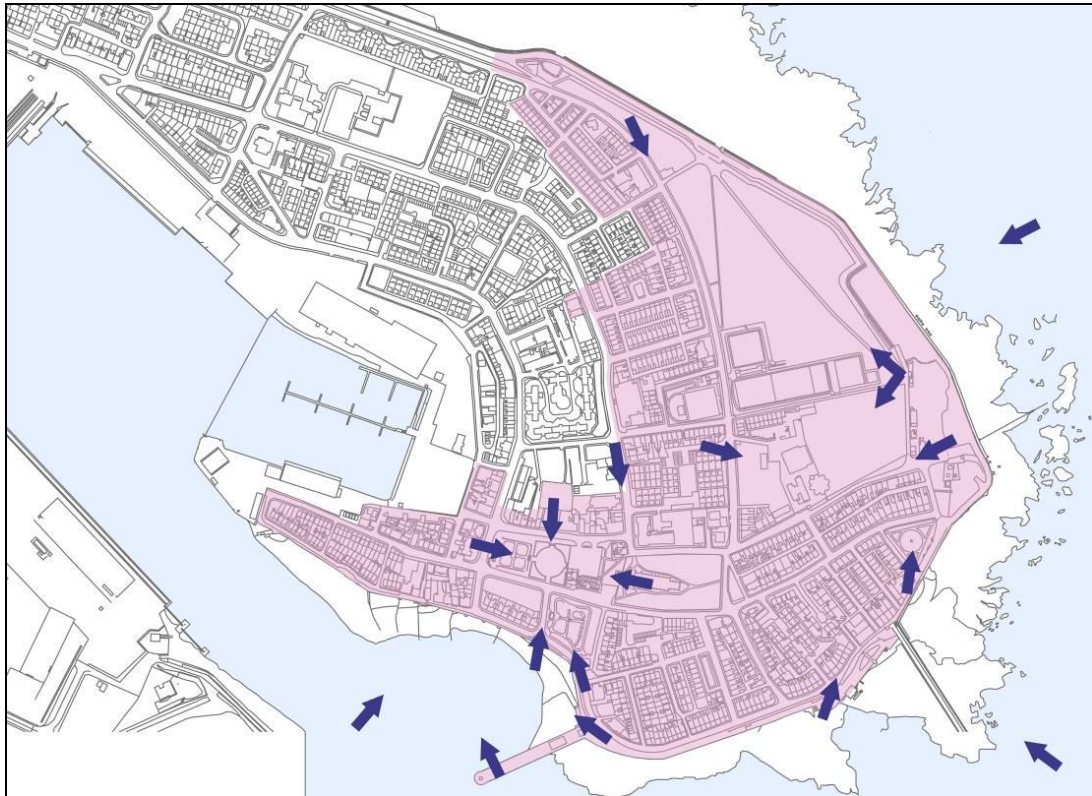


Figure 6 – Views into and within the area

A spectacular and characteristic view of the colourful town houses along the Town Wall, South Crescent and Albion Terrace can be appreciated from the Commissioner's Harbour or when approaching and departing the marina.



View of the Headland from the sea

Particularly important vistas take in St. Hilda's Church from Northgate, and also on the approach to the Town Square along Durham Street where both St. Hilda's Church and St. Mary's Church meet the skyline.

There are significant views of the Borough Hall from the Town Wall and Sandwell Gate, and also the reverse looking towards Sandwell Gate from the Borough Hall. The Old Pier gives visitors the opportunity to appreciate the colourful houses of the Town Wall and views back towards the towers of the Borough Hall and Churches. Views into and within the Conservation Area are shown on Figure 6.



View along Durham Street

The Headland's unique opportunity to embrace such extensive and varied views reflects a key characteristic of the Conservation Area.



View to St Hilda's Church



View across the Town Square

5 Character Analysis

The character of the Headland is derived from its peninsula location and the scale and detailing of the Victorian domestic residential architecture. Of particular townscape significance are the various terraces of two or three storey houses, the majority of which display homogeneity within each row.

This analysis explores in detail every key aspect of the study area and how taken together they contribute to the unique character and feel of the Headland.

5.1 Land Use

The Headland Conservation Area is predominantly residential. To the south of the area there is a cluster of community buildings which include the Borough Hall and a number of churches.

Within the central area around St. Hilda's Church there are a number of small shops which serve the local community; these include newsagents, coffee shop, and a fish and chip shop.

5.2 General Character and Form

The Headland's vernacular is dominated by Georgian and Victorian architecture. The Georgian period is loosely equivalent to the 18th century while the Victorian period is defined from the 1830s to the early 20th century.

The 18th century was a time of great urban growth, reflecting a need to pack large numbers of houses into a small space. As a consequence, terraced housing was developed, and this allowed an entire street to be given a sense of architectural completeness and integrity. Regularity of residential facades along a street was a desirable feature of Georgian town planning.

The industrial boom of the 1830s allowed the port to thrive, accompanied by development of the Victorian terraces which contribute the largest proportion of the housing stock within the Headland. These terraces continued the regular street pattern established in the Georgian period.

5.3 Prevalent and Traditional Building Materials

Within the Headland there is great contrast in age and architectural style. The building materials used on the Headland reflect the varied nature of the buildings.



Nos. 27 and 29 Middlegate



Town Wall

Traditional buildings from the 18th century can be found at 27 and 29 Middlegate. These are faced with rendered and painted stone with a clay pantile roof. The brightly painted houses of the Town Wall are also rendered stone but their roofing materials vary in style. The houses of Regent Square date from the early 19th century, as do those on South Crescent. They imitate the painted houses of the Town Wall and are faced with painted stucco and render on brick, with welsh slate roof tiles.

The majority of Georgian and Victorian terraces were made of brick, with sloping slate roofs hidden behind stone parapets. Most terraces were four stories high with the front door accessed by a short flight of stairs. Traditionally the most important rooms were designed to be on the first floor. Fenestration was almost exclusively sash-windows, made of standardized panes of glass divided by thin, delicate, wooden glazing bars. Front doors are panelled, with a small window above.

The introduction of the railways made it easier to transport different materials around the country. Hence the Victorian buildings on the Headland often have more ornate brickwork than their Georgian counterparts.

The evolution of modern day building materials has meant that there are properties within the Headland where original wooden sliding sash windows have been replaced with UPVC windows or wooden casement windows. A photographic condition survey has been carried out to identify where window changes and other alterations have been carried out. Full details of this can be found in **Appendix B**.

5.4 Prevalent and Traditional Materials in the Public Realm

Over time some traditional materials have been lost in the Conservation Area; these include original stone paving materials which have been replaced by modern concrete slabs. However, in recent years there has been a move towards restoring some of the original features particularly in and around the central area. The use of magnesian limestone reflects the historic context of the area, and creates a link

with other influential landmarks. The Town Wall is constructed from sandstone, as is the adjacent paving, which has been continued in new developments throughout the area. The wall surrounding Redheugh Gardens, the War Memorial and sculpture within Regent Square all adhere to the materials palette of the area.



War memorial



Regent's Square statue



Force 10

Many of the back lanes are paved in blue bricks or scoria blocks. These have also been used as an edging strip to some of the local roads.



Sandstone paving



Scoria blocks



Blue stone setts

Traditional materials of the Headland

5.4.1 Street Furniture

Although much of the original street furniture has been lost, more recently new bollards, railings and benches of a traditional design have been installed. This new furniture has been modelled on the original street furniture traditionally found on the Headland, but it is recognised that further work is needed to unify the area. Whilst a range of street furniture remains most is usually cast iron painted black with gold detailing, and can generally be classified as traditional and Victorian.

5.4.1.1 Railings

Although many original railings have been lost, some traditional Victorian style railings remain, particularly around the open spaces and along the promenade. The Promenade railings are robust and painted black to reflect the rest of the area's street furniture. Elsewhere, more ornamental railings have been used with a 'fleur-de-lis' finial.

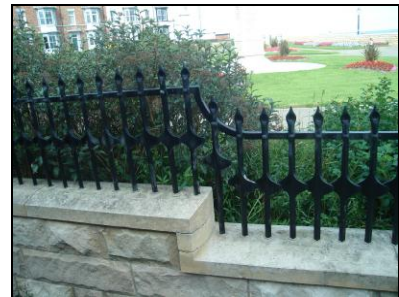
In some locations deterioration has occurred due to the effects of weathering by the North Sea.



Promenade



Lighthouse



Redheugh Gardens

Railing styles around the Headland



Boundary railings



Regent Square



Town Wall

The Borough Hall railings are similar in style to those along the promenade; they employ a spherical finial to top the railings, although the uprights are more closely spaced. This has now been reflected in the new Town Square where the wall top railings retain the same style.

5.4.1.2 Lighting

The lamp columns around the Headland are all black in colour with a traditional style luminaire at the top of a short column. The decorative curled lanterns on Middlegate are the exception, being taller and more ornamental to reflect the status of the square in front of the Borough Hall. The ornamental lantern is reflected in the Town Square where modern luminaires in a traditional style have been installed.



Rowell Street



Town Wall



Town Square



Church Walk

5.4.1.3 Bollards

Many of the original bollards in the Conservation Area have been lost. Those that remain are sympathetic replacements of a traditional Victorian style, black in colour with a rounded top. Some incorporate a high visibility strip to aid the visually impaired.



Traditional style bollards



Town Square

5.4.1.4 Benches

A number of bench styles have been used throughout the Headland, but all are in a traditional style with cast iron ends. Timber slats have been used on the promenade benches, whereas within the Town Square steel slats help reduce the potential for vandalism.



History Garden



Town Square



Promenade.

5.4.1.5 Signage

Signage on the Headland is limited. There are several public information signs around the area notably at the public car park and on the promenade. Throughout the Headland cast iron finger posts direct pedestrians towards key parts of the area. In addition Story Trail signs have recently been installed in the Headland.



Information Boards



Existing signage

5.5 Heritage Assets

The Conservation Area contains two Scheduled Ancient Monuments (SAMs) and 34 listed buildings. The Scheduled Ancient Monuments are:

- the Town Wall and Sandwell Gate, and
- the Heugh Battery, which has only recently been added to the schedule.

Of the listed buildings:

- two are Grade I, these being St. Hilda's Church, and the Town Wall and Sandwell Gate,

- one is Grade II*, and incorporates Nos. 2 and 3 Church Walk, the Duke of Cleveland's House and east extensions,
- the remainder are listed Grade II.

The listing entries note that a number of the Grade II listings are at least partly based on their group value having regard for other associated buildings or structures. The full listings can be found in **Appendix C**.

A large number of buildings on the Headland are covered by an Article 4 Direction. These buildings are afforded extra protection due to the special nature of the architectural style and historic character and as such make an important contribution to the heritage of the Headland.

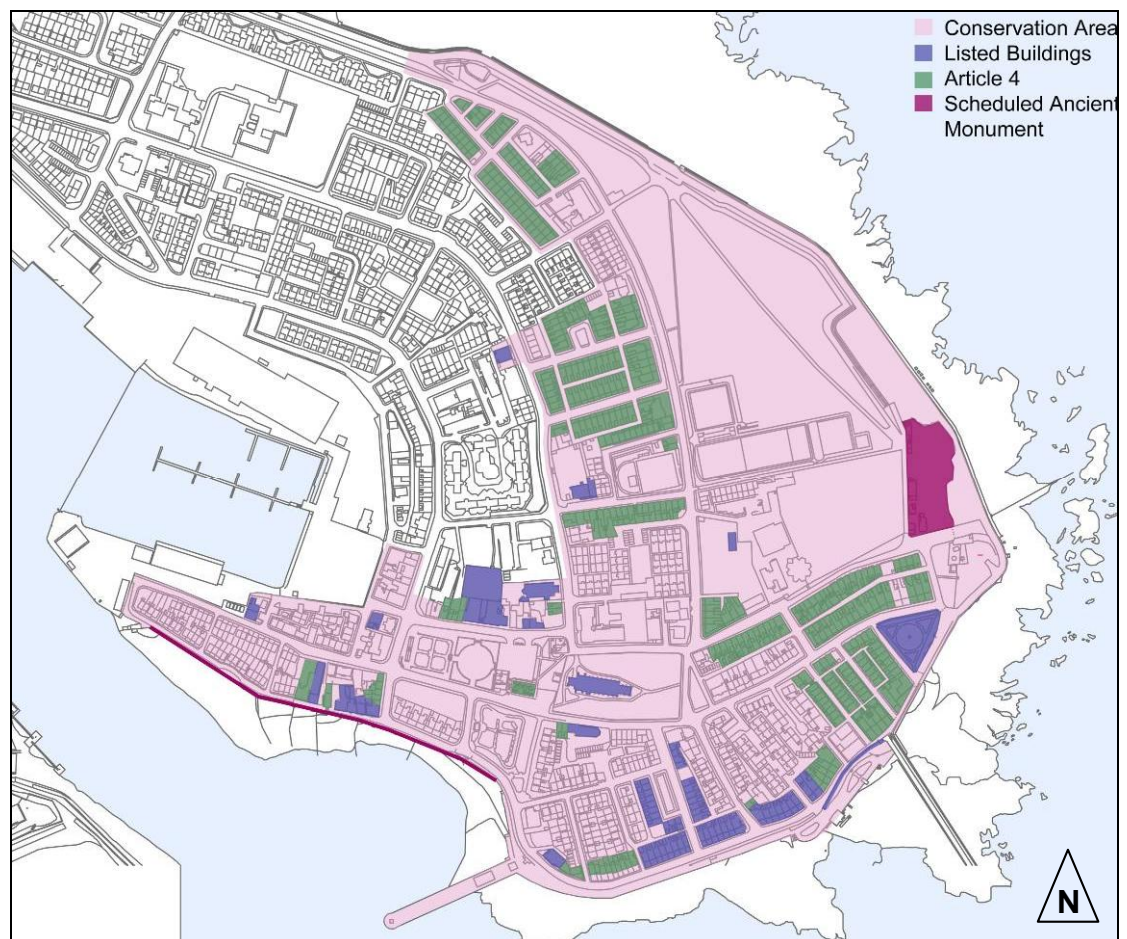


Figure 7 - Heritage designations within the Headland

5.6 Contribution of Green Spaces

Open spaces within the Headland Conservation Area are largely the preserve of public areas rather than private ownership. Many of the houses have rear gardens and yards, but owing to the terraced nature of the housing the majority of residences are without front gardens.

The public open spaces of the Headland provide quality green space for local inhabitants and visitors alike. Most are protected under Local Plan Policy GN3 Protection of Green Space Areas. They are:

- Town Square
- Beaconsfield Square
- Regent Square
- Croft Gardens
- Redheugh Gardens
- Town Moor
- Bowling Greens

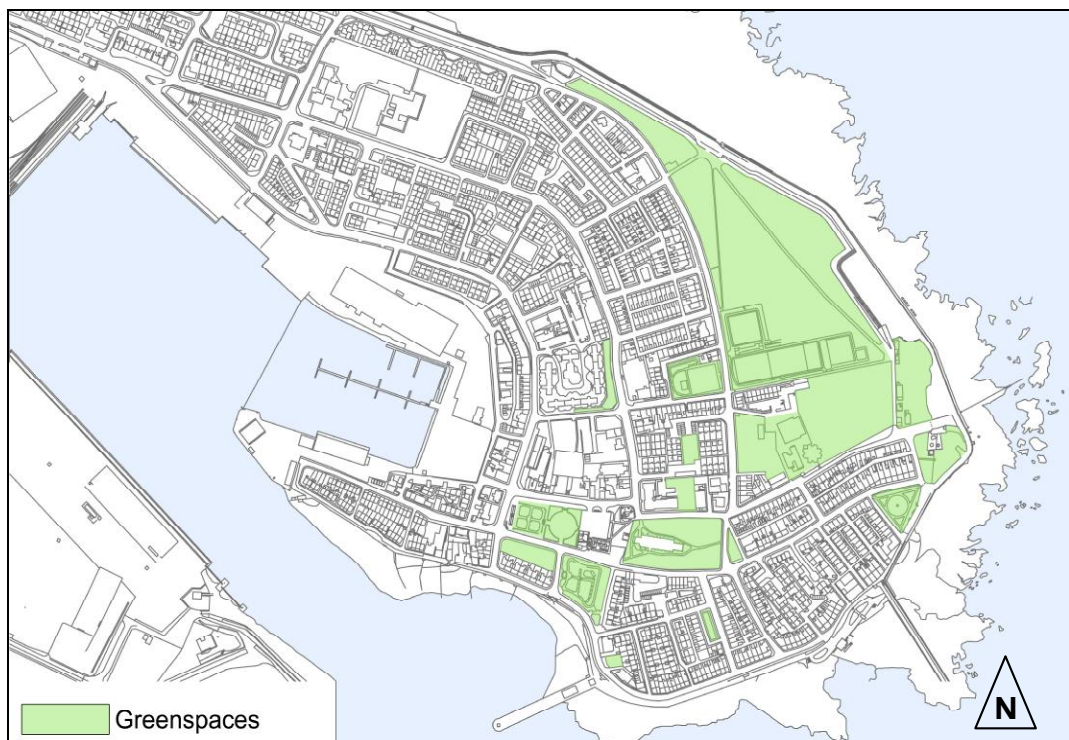


Figure 8 - Green spaces within the Conservation Area

5.7 Biodiversity

5.7.1 Ornithology

Hartlepool Headland is a nationally recognised location for bird watching. In addition to many common birds, the Headland also attracts a large number of rare species drawing birdwatchers from all over the region and, occasionally, from other parts of the country as well.

During periods of migration, particularly during adverse weather conditions, the Headland provides a first landfall for tired birds that have crossed the North Sea, with many of them seeking shelter and food in local trees and gardens. The relatively sheltered Middlegate area is particularly important, having the best concentration of mature trees, known to the region's birdwatchers, as the 'fish shop trees'. They provide a valuable sanctuary for migrant birds.

5.7.2 Vegetation

As a result of the Headland's exposed nature, a number of its green spaces comprise predominantly grassed areas with few trees and little or no shrub planting. The best of the mature trees are located in and around the Town Square and the large sycamore tree alongside Middlegate and directly opposite the Borough Hall is particularly valuable.



Vegetation in the Town Square

Following completion of the Town Square many new trees were planted to enhance the existing tree lines and create a sense of enclosure, particularly at the western end nearest to Northgate.

Shrub planting in public areas is restricted to sheltered corners, and can be found in Croft Gardens and the Redheugh Gardens. Additional shrub and hedge planting

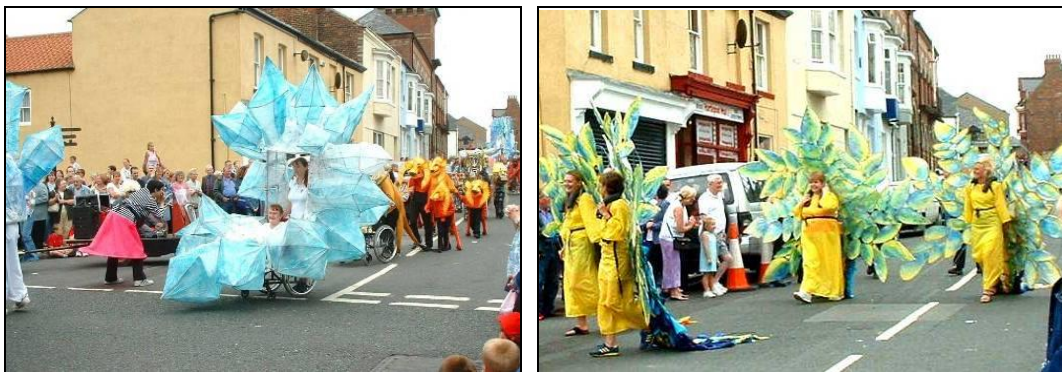
has been carried out in the Town Square and, although still immature, in future years it will further improve the biodiversity of the area.

5.8 Non-tangible Contribution to Conservation Character

5.8.1 Community Character

The Headland has a strong sense of community spirit, cited by many at the first community consultation as one of the things they like most about living in the Headland. Local residents are involved regularly in community issues with good attendance at public meetings and consultation events.

5.8.2 Community Events



Community Carnival.

Each year calendar of events brings the Headland community together. The Headland Carnival in particular involves the community at all levels over two weeks every summer. The event culminates in a Carnival Parade with dressed floats from local businesses and groups taking part. The Carnival also celebrates the crowning of a 'Carnival Queen' each year.

The Borough Hall is the principal indoor venue for events on the Headland. Each year a busy programme includes:

- Beer Festival,
- Horticultural Show,
- Hartlepool Chess Congress,
- Music performances,
- Community Theatre

- World Championship Boxing, and
- Grand Prix Snooker tournament.
- The venue has also recently hosted the BBC Question Time programme.

The Headland Heritage Day is a new annual event that commenced in 2006 and takes place each July. Following the success of the inaugural event, this year's activities expanded beyond the confines of the Borough Hall to make use of the recently opened Town Square. The Town Square will in future act as a year-round backdrop and amphitheatre for many events for all audiences. Already the Square has hosted community carol services and Christmas celebrations.

The Churches of St. Hilda and St. Mary each hold regular events such as open days and fetes. St. Hilda's Church has a dedicated visitor centre and operates seasonal opening times as well as accepting group visits. It also takes part in 'Heritage Open Days', which is a national initiative. The Heugh Gun Battery holds regular open-days which will continue thanks to successful Heritage Lottery funding (HLF) and support from the Single Regeneration Budget.

In the past few years an annual 'Charter Fishing Festival' has been revived. This is a month-long fishing competition with excellent local support which attracts competitors from far and wide.

5.9 Area Character Analysis

Defining the boundaries of character zones in what is a complex urban environment can, inevitably, be subjective, as it is based not just on architectural or historic characteristics, but on the dynamic experience of the area – how it is perceived when walking or driving through it, and a recognition of when ‘boundaries of experience’ are crossed. This includes such sensations as awareness of enclosure or openness, and degrees of noise or activity, elements which can define edges to areas just as much as map-based boundaries, or changes of use.

Variations in the layout, density and period of its development mean that within the Headland Conservation Area a number of character zones can be identified:

- Zone 1 – Central Zone
- Zone 2 – Promenade Terraces
- Zone 3 – Side Streets from Promenade
- Zone 4 – Town Moor
- Zone 5 – Northern Terraced Housing
- Zone 6 – Beaconsfield Zone
- Zone 7 – Modern Infill Housing

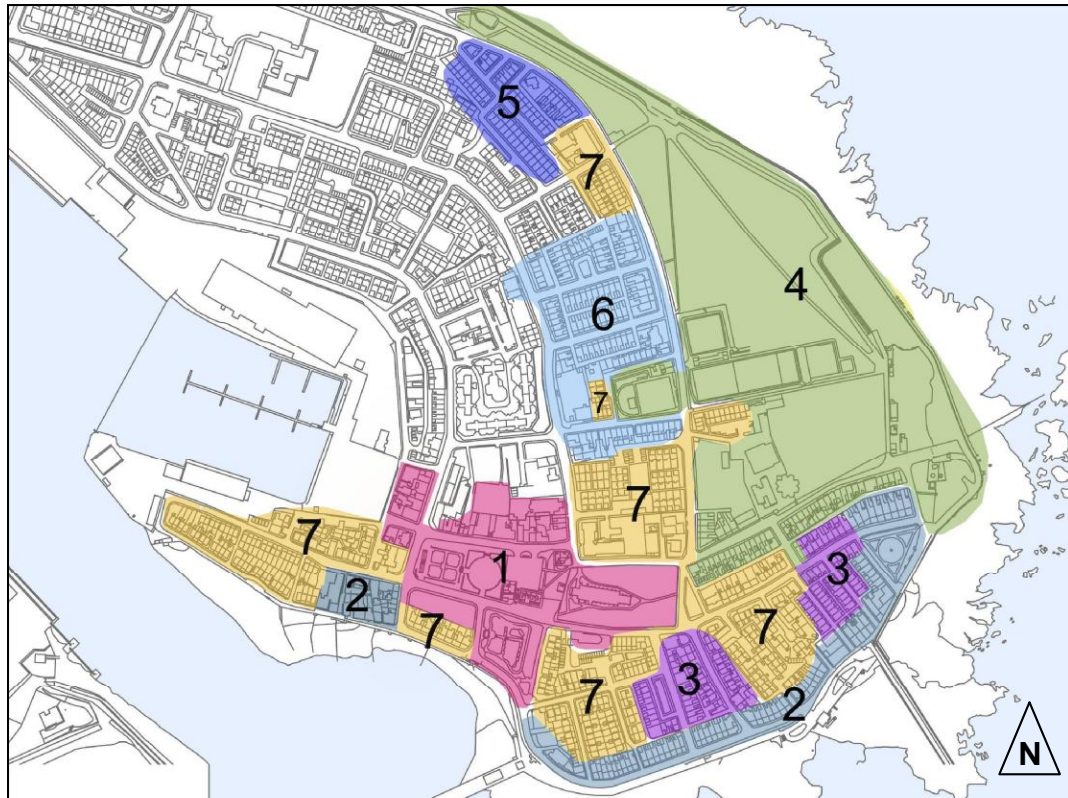


Figure 9- Character zones within the Conservation Area

5.9.1 Zone 1 - Central Zone

The central zone of the Headland is a combination of spaces, dominated by St. Hilda's Church which seems to be visible from everywhere and presides over the zone conveying the history and stature of the area. The central zone has a spacious feel, partly owing to the setting of St. Hilda's Church in its generous grounds and the fact that extensive clearances of houses closest to the church occurred from the 1930s onwards. This historic site lies at the heart of the community, and is bustling with activity. Rich and detailed architecture provides the zone with its own identity and it is a starting point for visitors on their journey of discovery. A variety of activities occur within this zone, including community uses during the Carnival, Parish Council business, sporting events and tourism. The zone also provides the Headland community with retail, office and public house venues, as well as a small amount of housing. As a result of this varying activity people from all walks of life, including visitors use this area.

The landform within this zone slopes steeply away from St. Hilda's Church and then levels towards the west. Movement across the site is varied. Main roads, one of which is a bus route, surround the square on three sides. Pedestrian movement

flows through the Town Square to St. Hilda's Church and the promenade. The zone is generally well kept and the buildings have retained their original features and are in a good state of repair.

The Town Square, Croft Gardens and St. Hilda's Churchyard are the significant open spaces which accounts for approximately 50% of the zone. The newly remodelled Town Square is an important landmark within the Headland Conservation Area. Not only does it provide a practical facility within the heart of the community, but it contributes to ecological value to the area.

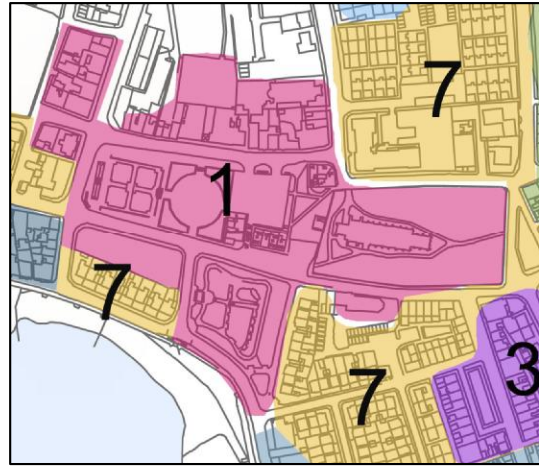


Figure 10 Zone 1 – Central Zone

Croft Gardens in its own right offers a rare expanse of planted vegetation. The perimeter walls around Croft Gardens enclose a secure, tranquil space for the local community to enjoy the outstanding sea views, and these gardens are frequently used. The zone flourishes with vegetation including a number of mature trees and shrubs.



The History Garden



The Town Square

Also within this zone the Putting Green and grassed graveyard of St. Hilda's Church make a valuable contribution to the green open spaces within the Headland.



St Hilda's Church Across Croft Gardens to Sandwell Gate

Importantly many views from the Borough Hall and Church to the Town Wall and sea beyond, present visitors with a snapshot of the Headland's history.

A number of significant listed buildings populate this zone, including the Borough Hall, St. Hilda's Church and St. Mary's Church. Other landmarks include the Old Pump, Town Wall and Sandwell Gate. A range of traditional fittings such as lamp columns, railings and benches has been added to the existing original features of the zone. Traditional street furniture (lights, seats, bollards) found within the square, provide linkages to other traditional areas within the Headland.

In summary, Zone 1, the Central Zone, provides the greatest concentration of features, landmarks and valuable buildings within the Headland Conservation Area. It has been well cared for in the past and has retained its original character and features, with very little change evident. Those changes which have occurred have been done sensitively and in keeping with the rest of the area. Consequently, Zone 1 is not only well used by the local people, but also provides an interesting and, indeed, stimulating point of arrival for visitors.

As the core part of the Conservation Area, and having suffered little degradation over time with most of the historical and architectural features surviving, Zone 1 represents the focal point and robust character around which the other zones cluster. Here is where policies aimed at protecting and enhancing the character and appearance of the Conservation Area set the standard from which there should be no departure.

5.9.2 Zone 2 – Promenade Terraces

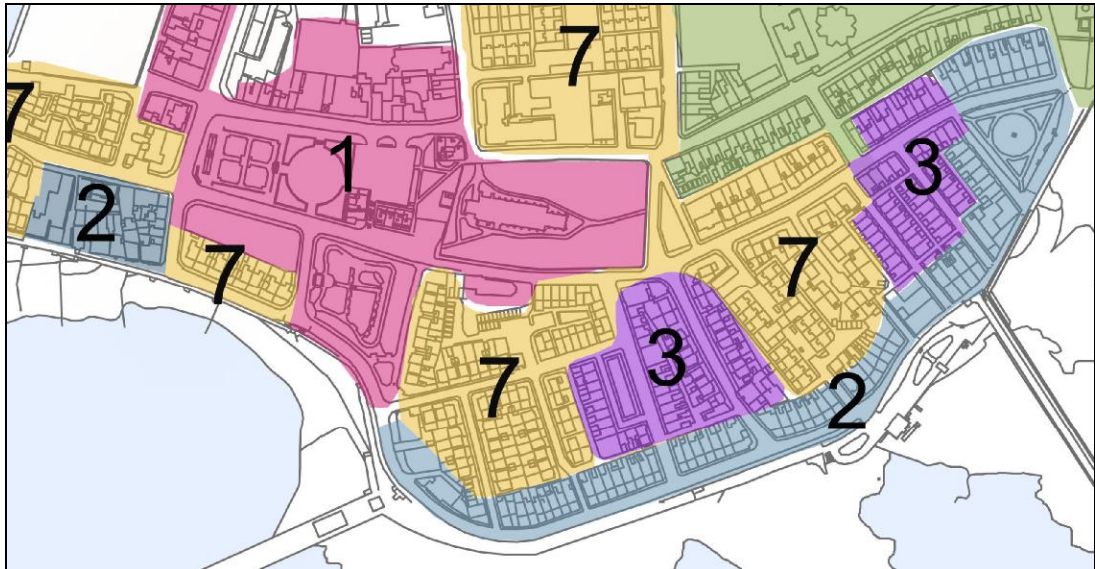


Figure 11 – Zone 2 – Promenade Terraces

The general character of this zone derives from the residential architecture and the striking views out to sea from which every property benefits. The zone overlooks the beach, breakwater and block sands which all add to the coastal character of this zone.



Colourful houses of Town Wall

Through-traffic is discouraged from parts of the area resulting in a quiet and more pedestrian friendly atmosphere. Pedestrian movement is directed predominantly along the promenade.

The overall architectural character of this well-cared for part of the Headland is varied. The historic terraced town houses of South Crescent contrast with the grand brightly-painted period houses of Town Wall. Unusually, in the eastern part of this zone a number of black painted houses with contrasting cream coloured windows illustrate a unique throwback to a period when houses were coated in bitumen to give some protection from the sea air.



Sea facing houses along the Promenade



Sea facing houses on Albion Terrace

Redheugh Gardens and the Memorial Statue provide a key visual landmark within the Headland and an important open space within this zone. On the south side a high wall which encloses the Gardens and screens them from public view. The garden's symmetrical pattern adds formality to the space, giving the impression that this area provides somewhere to reflect and appreciate on a private level. The use of sandstone as the primary

material links these spaces with other influential spaces, such as the Town Square. This is an important factor that helps to unify the Conservation Area. Vegetation is limited to Redheugh Gardens and for the most part, very well maintained residential gardens, as well as some raised shrub beds. The beach and the sea itself could also be considered open space, and they are crucial to giving this zone its very wide open feel.

Zone 2 has the highest proportion of listed buildings of any of the identified character areas. The majority of these are residential terraced properties. Some of the terraces which are not listed are protected under an Article 4 Direction. The War Memorial within Redheugh Gardens is listed.

Both the listed buildings and the streets covered by an Article 4 Direction were part of a photographic condition survey carried out by the LPA to assess the level of change to the buildings. Two of the streets, Barkers Place and Wood Street, have experienced only relatively minor changes that do not conflict with the traditional architecture of the properties. In the case of the Town Wall only one out of nine properties has been altered and this was solely to the rear. By contrast some streets have experienced considerable change. Almost three-quarters of the properties along Albion Terrace have experienced some level of alteration to both the front and rear; these changes include extensions, insensitive rendering and the introduction of UPVC windows. Radcliffe Terrace has also experienced very high levels of change. Full and detailed results of the photographic condition survey can be found in **Appendix B**.



Redheugh Gardens

There are several significant landmarks within Zone 2. These include the historic Town Wall which is a scheduled monument and the much photographed colourful terrace of houses which face out to sea. In the eastern half of Zone 2 the Town Wall continues and the Redheugh Gardens and War Memorial are located facing out to sea. This zone is abundant in traditional fittings and furniture, including sandstone paving, street lanterns, bollards and railings.



Sea facing houses in Zone 2

The Promenade zone is one of the most prominent character zones, being visible to passing traffic on the sea, including yachts and boats visiting the marina, and also from further a field at Seaton Carew. However it is also very visible to visitors who take a walk along the promenade. This location has become the face of the Headland photographs of which are regularly found in tourist publications. Recent improvements to the streetscape and block sands have provided a vital upgrade to the zone, which now appears well cared for and in good condition.

In summary, Zone 2 comprises another significantly important part of the Conservation Area, not least because of its perception as 'the face of the Headland'. However, there is a dichotomy between those areas where the many

sensitive buildings and detailed architectural features of the Conservation Area have been stoutly preserved, and locations within this zone where decision-making by both individual owners and the local planning authority have witnessed a weakening in adherence to real conservation area principles.

5.9.3 Zone 3 – Side Streets from Promenade

The side streets from the Promenade are characterised by brick terraced housing, which is sometimes rendered with colourful painted windows. Houses are directly accessible from the street with no front gardens although many residents choose to locate colourful pots and hanging baskets outside their homes. The landform slopes gently towards the sea, and streets are generally used only for access, as there are no through routes. The zone is furnished with traditional style lighting columns, bollards and fencing. Views of the sea front can be glimpsed down the streets.

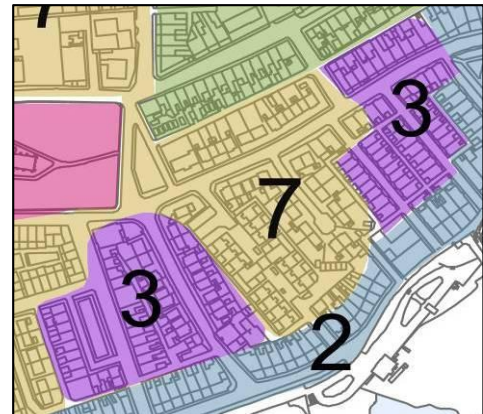


Figure 12 Zone 3 – Side streets from the Promenade

Regent Square is the only open space within this character zone. Recently redeveloped in consultation with local residents, the Square has been transformed by new paving, planting and ornamental railings to create a small, enclosed area for use by occupiers of the surrounding houses. At the heart of the square a new sandstone sculpture has been installed. These renovations have created a focal point for local residents and opened views across the zone, allowing the character of the surrounding buildings to be more fully appreciated.



Regent Square



Catherine Street



Regent Street



Regent Square

The properties along Regent Street and in Regent Square are listed as a Grade II group because they retain many original features such as sash windows and Welsh slate roof tiles. Although the other properties within the zone are not listed those along Catherine Street and Rowell Street are protected under an Article 4 Direction.

The listed buildings and the streets covered by the Article 4 Direction were part of a photographic condition survey to assess the level of change to the buildings. All of the streets have experienced considerable levels of change to both the front and the rear ranging from 45% to 75% change at the front and 73% to 100% at the rear. UPVC windows and doors appear to be the most common alterations to these buildings. Detailed results of the photographic condition survey can be found in **Appendix B**.

In summary Zone 3 makes a significant contribution to the character of the Headland Conservation Area. Although somewhat divorced from the main access routes for vehicles and pedestrians this zone is visible from the promenade. The streetscape has retained its historic features and where new work has been carried out this is in keeping with the local vernacular. By contrast many of the properties have experienced changes to material finishes that both individually and cumulatively have started to dilute the quality of this zone. Initial perceptions of the areas that are classified as Zone 3 confirm a misunderstanding of why this zone forms an integral part of the Headland Conservation Area; yet the insidious encroachment of unsympathetic materials if left unchecked could eventually undermine its *raison d'être* for Conservation Area status. This, therefore, is one of the more challenging zones in terms of future application of planning policy.

5.9.4 Zone 4 – Town Moor

Zone 4 is a largely flat section of green space used for a variety of leisure activities including a bowling green, play area, club house and playing fields. The Town Moor is exposed to the coast on its eastern expanse. Whilst to the west and south it is bound by the ridged building lines of Marine Crescent and Moor Terrace respectively. On the southern extremity of the Town Moor a lighthouse is situated.

Whilst access is provided by moderately busy roads, the area is generally pedestrian-friendly. This very expansive zone provides the community with a social entertainment-and-leisure facility, but is also particularly popular for bird watching.

Although many users come from outside the Conservation Area these spaces evoke community spirit and give the impression of togetherness.

The common pasture land of the Town Moor provides the Headland with a visually significant open space. However, being exposed to sea frets and cold north-east winds, it lacks trees and other vegetation. Nonetheless this green space adds ecological value to the Conservation Area, and is regarded as an essential ‘softscape’ within the Headland benefiting visiting birds. The Town Moor is a designated Protected Green Space by virtue of Local Plan Policy GN3a, and is also a designated Village Green which offers further protection. The highly maintained and well presented green open spaces give the impression that the zone is well cared for.

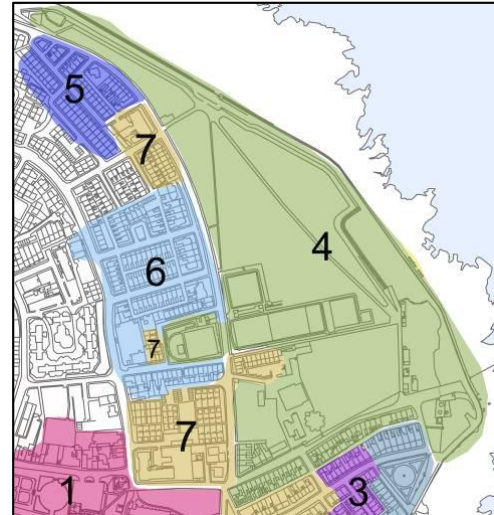


Figure 13 - Zone 4 – Town Moor



Town Moor

Friarage Field lies to the south of the Town Moor and offers another important space within the Conservation Area for informal recreation for both residents and visitors.

Views over the mouth of the River Tees and out to sea, including the Breakwater, from most parts of Zone 4, can be enjoyed. The extensive chemical/steel industry and the Power Station can also be seen in the distance.

Landmarks within this zone include the lighthouse, the enclosed Heugh Battery and the promenade. The Battery itself is a Scheduled Ancient Monument which is of national importance. The most significant landmark is the Grade II listed remains of a c.1600 manor house which was used as poor house and latterly as a wing of St. Hilda's Hospital. Unfortunately the building is now unused and falling into disrepair. A large stone tablet marks both the location where the first shell of the First World War fell and also the occasion of the first soldier's death of that war on English soil.



Manor House

Two residential streets, Moor Terrace and Victoria Place, to the very south of zone 4 are protected under an Article 4 Direction and were part of the photographic condition survey which assessed that both streets have experienced high levels of change to their front and rear facades.

Full and detailed results of the photographic condition survey can be found in **Appendix B**.

In summary, the character of zone 4 is largely based on the open feel of the Town Moor and Friarage Field looking over the North Sea. These areas are popular with residents of the Headland and visitors and provide large recreational spaces. In terms of architectural character some of the original detailing and traditional materials have been lost in the two residential streets bordering the southern boundary of Zone 4. Whilst this could have significance for the future application of planning policy in respect of residential alterations, there is no doubt that this Zone provides both a significant component and major contribution to the Conservation Area.

5.9.5 Zone 5 – Northern Terraced Housing

The landform within this zone is fairly flat, other than the promenade that leads into the sea. Whilst no specific landmarks are found within the zone views of the lighthouse and out to sea can be enjoyed by the occupiers of the houses along the seafront and by pedestrians and car users following the coastal routes.

Landscaping is limited to the small garden space found within some properties. For recreation most residents enjoy easy access to the Town Moor.

This small zone bursts with character; it appears well cared for and in keeping with the Headland's unique charm. Properties along Montague Street were restored during the 1980s, and the alternate coloured facades add to the mood of the space. Traditional painted windows, street lanterns, street signage and railings on the sea front are all important components in this zone's contribution to the character of the Conservation Area.

The photograph condition survey shows that while there have been very few modern alterations to properties along Montague Street and Nesham Road the percentage for Clarence and Pentilly Street is much higher. Full and detailed results of the photographic condition survey can be found in **Appendix B**.

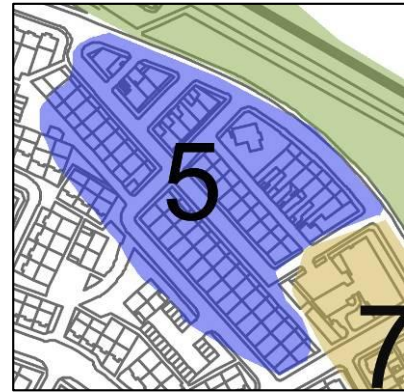


Figure 14 Zone 5 – Northern Terraced Housing



Clarence Street



Montague Street

In summary, the character of Zone 5 is similar to that of the side streets off the Promenade (Zone 3). Houses emulate the character of the Promenade with colourful frontages, and their generally well-cared for condition helps retain the overall character of the Headland. There have been some minor changes but in most cases they have been sensitively carried out with little impact on the

Conservation Area. The challenge for the future application of planning policy will be to ensure any changes do not dilute the colourful, yet sympathetic contribution that this Zone makes to the overall Conservation Area.

5.9.6 Zone 6 - Beaconsfield Zone

This zone sits at the top of the bank down to Northgate, although the zone itself is fairly flat and is home mainly to intimate Victorian terraced housing running between the Town Moor and Durham Street. Different periods of architecture can be found within this zone, as a minor number of houses are of a grander scale. The nearby central bowling green has surrounding trees that lie within zone 4 but which do have a landscape influence on zone 6. Meanwhile, the occasional mature tree can be found within the limited number of gardens.



Figure 15 - Zone 6 –
Beaconsfield Zone

From most of the streets in Zone 6 sea views across the Town Moor can be appreciated, as can the signal beacon. Looking west, the cranes and rigs of industry can be spotted. Apart from its residential nature the zone is also used by bowlers visiting the green.

Beaconsfield Square is a small square surrounded by 3 storey terraced houses and forms the heart of the Beaconsfield zone. Recently renovated, the small green contains a central sculpture of a lighthouse beacon celebrating the heritage of the Headland. The space allows the occupiers of overlooking houses to appreciate the visual contribution of green qualities.



Beaconsfield Square



United Reformed Church

There are three Grade II listed buildings in zone 6; the United Reformed Church on Durham Street and Moor House and Mayfield House, both on Friar Terrace. However, the United Reformed Church is currently in a bad state of repair and detracts from the character of the zone. The photographic condition survey of the properties covered by Article 4 Directions shows a high level of change to these buildings including installation of UPVC windows and doors, bricking up of windows and insensitive rendering of walls. Full detailed results of the photographic condition survey can be found in **Appendix B**.



Durham Street



Gladstone Street

In summary, this zone has a quiet intimate character and gives the impression of being a close-knit community. Painted windows, a well maintained bowling green and pleasant residential gardens give the impression this is a well presented zone. Nonetheless, the changes that have taken place to date to the fabric and detailing of buildings will require a review of how future policy to interpreted and applied to the Zone.

5.9.7 Zone 7 - Modern Infill Housing

The Headland Conservation Area is made up not just with purely historical features and architecture. It includes modern infill housing that for the most part replaced cleared older housing prior to designation of the Conservation Area. Generally this modern housing respected the pre-existing main street pattern.

Vegetation within the zone is limited to gardens, and small incidental grassed areas that are of little landscape value. The zone is predominately residential, with movement limited to access to properties. This zone has no landmarks but is rich in views. The Manor House, St. Mary's spire, St. Hilda's Church, Heugh Battery

and Morrison Hall can all be appreciated visually from this zone, with the sea also being visible in the distance.

Their sea front location provides houses along the Town Wall with views over the harbour and out to sea. Although they are more modern they have been built to respect the character of the Conservation Area and are a good example of how modern development can enhance an historic area without necessarily being exact replicas or using traditional materials.

In summary Zone 7 presents a strong more modern architectural contrast with the other historical parts of the Conservation Area. Nonetheless, Zone 7 not only retains its own integrity, but does so in a way that complements the overall character of the Conservation Area, and, by diligent application of extant planning policy, will continue to underpin the contributions it makes to that area.

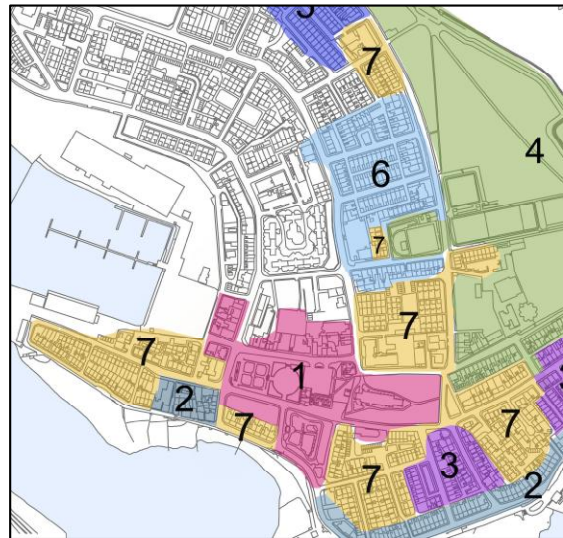


Figure 16 - Zone 7 – Modern Infill Housing



Modern infill housing on Town Wall west



Town Wall east

5.10 Recent Investment and Improvements

In recent years the Headland has been the subject of significant public investment to regenerate the area. The adopted regeneration strategy for the Headland has

been pursued via the Single Regeneration Budget funded by North Hartlepool Partnership and complementary initiatives. The strategy is based on the development of tourism through exploration of the heritage, architecture and unique maritime location of the Headland.

The Townscape Heritage Initiative was begun in 2001 and provides a fund of more than £7 million from both the Single Regeneration Budget and Heritage Lottery Fund, and is directed to four categories of work:

- Restoration of nine key buildings
- Private housing restoration - aimed at making private housing fit for habitation but also restoring the original appearance and condition
- Railing restoration
- Street environmental works

These current arrangements are the latest stage of a long-term commitment by the local authority and English Heritage to preserve and enhance the Headland Conservation Area. Some of the recent projects carried out in the area include:

- Redheugh Gardens refurbishment
- Town Wall footpath railing and street lighting improvements
- Town Wall seating area public art/sculpture project
- Blocksands Paddling Pool (refurbishment/redesign of 1930s play area)
- Durham Street environmental improvements (parking, street furniture, street lighting, boundary and elevation improvements)
- St. Hilda's Church Visitor Centre
- Croft Terrace, York Place railing restoration scheme to private properties
- Heugh Battery Restoration as key visitor attraction - phase one complete
- Redheugh Seating and Windbreak wall
- Regent Square
- Town Square and History Garden
- Croft Gardens landscape improvements
- Andy Capp Statue



Regent Square



Redheugh seating and windbreak wall

5.11 Summary of Conservation Area Character

Fundamentally the Headland Conservation Area is recognised nationally as being one of the better examples of an area of ‘special architectural or historic interest’ and, prior to changes in the legislation, was originally designated as ‘outstanding’.

This current analysis of the Conservation Area demonstrates that there are many factors contributing to the unique make-up of the Headland. Some, such as architectural and historical features, or the ecological value of the open space, are easily analysed and measured; others, such as the spirit of the Headland, are less simple to define.

The unique character of the Headland is largely derived from its peninsula location and from its predominantly Victorian residential architecture. Two-storey is the most common building height in the Headland but those buildings on the main frontages to the sea front are three storey, providing added grandeur. The majority of houses also utilise the loft and basement spaces. While Victorian architecture is dominant within the Headland there are also examples of later Edwardian and Georgian architecture. In the Headland there is a local tradition of painting external render black deriving from the earlier practice of finishing buildings in pitch to provide weather protection; something that many people considered should be encouraged and retained as far as possible.

Windows within the conservation area are generally of a vertical sliding sash style that has been eroded with modern changes. Timber doors generally being either two or four panelled are characteristic of the area.

These are some of the key historical, contextual and material characteristics that underpin the value of the Headland as a significant and highly regarded

conservation area. The evidence suggests there is an overwhelming consensus that this character should be cherished, preserved and enhanced.

6 SUMMARY OF ISSUES

6.1 Review of Consultation and Analysis Processes

Following on from the extensive consultation exercises and taking into account the fieldwork and site analysis, it is possible to review and summarise the key issues in terms of strengths, opportunities, weaknesses and treats that cascade from these processes. This is done with the SWOT analysis below.

6.2 SWOT Analysis

Following detailed analysis of the Conservation Area and information received from the community consultations, the following SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis has been developed.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Many old and valuable buildings protected by Article 4 Direction and Listed Building status. • Maintains the character of the area. • Retains the old buildings of the Headland and their historic features. • Potentially increased house prices. • Controls/guides development. • Attracts outside funding for new projects such as the Town Square. • Strong community involvement in all aspects of the Headland. 	<ul style="list-style-type: none"> • Headland suffers from a weak commercial market which is making it very difficult to secure new uses to some prominent vacant buildings. • Conservation area status not enforced by the council. • Derelict buildings within the area. • Significant loss of traditional street furniture, particularly wrought iron railings to the fronts of residential terraces. • Lack of understanding by some local residents – Conservation area status is a statutory designation. • Lack of information provided to new residents and property owners.
Opportunities	Threats
<ul style="list-style-type: none"> • Develop the area as a tourist attraction with potential new facilities and interpretation. • Encourage new business to area. • Attract new residents. • Historical and cultural trails to celebrate the history and character of the area. • Investment opportunities and local jobs. • Attract funding for future projects. • Re-instate traditional street furniture to add character to the streetscape 	<ul style="list-style-type: none"> • Exposed location results in significant damage to property. • Further damage to property due to lack of funding to make regular repairs. • Some residents do not follow the conservation area rules. • Conservation area status not enforced by the Council. • Derelict properties bought by landlords from outside the area. • Potential destruction of valuable old buildings which have not been maintained

Table 1 – SWOT Analysis of the Headland Conservation Area

7 Suggestions for Future Action

The project team has considered all the information and views from the public consultation events together with evidence from the appraisal of the Headland to devise a set of suggestions for the future development and management of the Headland Conservation Area.

7.1 Suggestions

7.1.1 Boundary Changes

The analysis of the current boundary and those buildings and spaces that fall on and in close juxtaposition with the existing boundary does not suggest any major change to the Conservation Area. However, throughout the public consultation period there was great public support for the inclusion of the Breakwater in the Conservation Area.

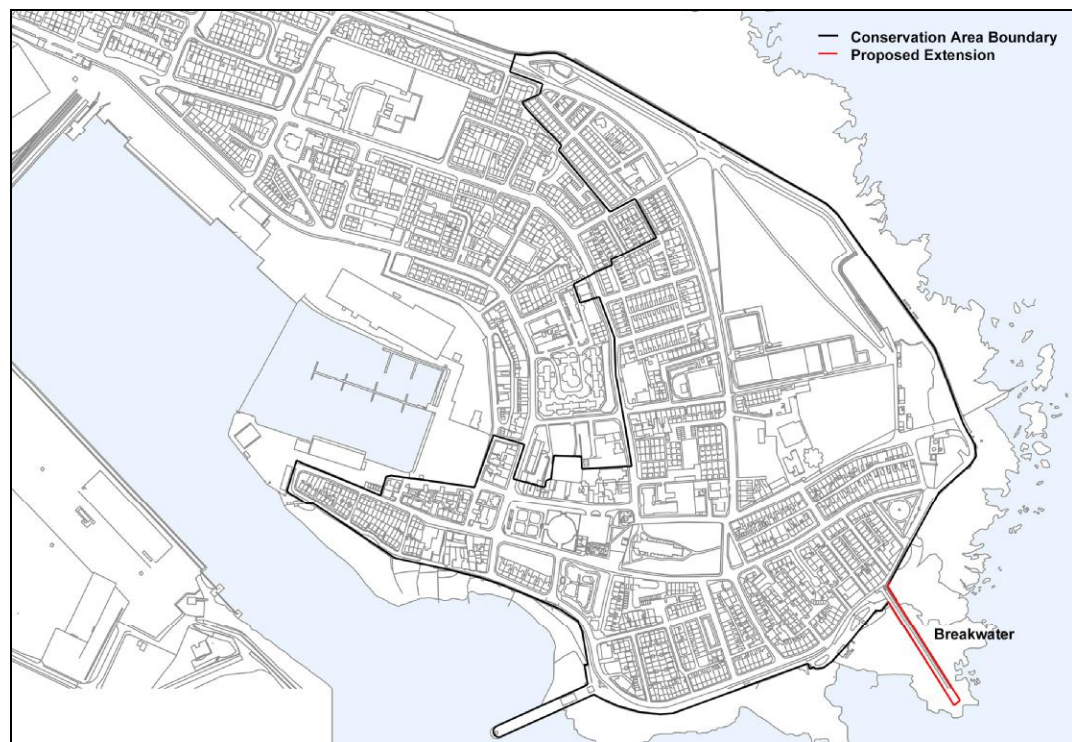


Figure 17: Suggested boundary extension

The Breakwater is one of the main landmarks of the Headland and there is concern amongst the residents that it is being left to fall into disrepair. Although

conservation area status will not offer a great level of protection, it is hoped that acknowledgement of public and professional recognition of the landmark will encourage the owner of the Breakwater to maintain the structure.

7.1.2 The Use of Modern Materials

The most debated issue throughout the consultation exercises has been the use of modern materials on buildings within the Conservation Area. However the views are quite diverse with some believing they should be able to do what they want to their properties while others wish traditional materials within the Conservation Area to be strictly preserved.

The project team has concluded that it is important that the character of the Headland is not lost through inappropriate alterations, so any modern materials used must replicate, as closely as possible, the:

- Design
- Dimensions
- Detailing
- Opening

Before any Council policy is amended it will be necessary for the Planning Department to thoroughly research the types of windows and doors available in modern materials, and investigate whether the design and quality is suitable for the Headland.

7.1.3 More Information

A common concern is that residents and businesses on the Headland have not received sufficient information about the Conservation Area, Listed Buildings or the Article 4 Direction and the implications each of these has on property owners. It is important that if policy is amended in the future property owners are properly appraised and given practical and effective advice on the implications for their properties. Accordingly the project team recommends that the Council produce a suite of leaflets and guidance notes to deliver to all properties within the Headland.

It also may be more effective to provide more information to prospective residents of the Headland. At the moment any buyer will be informed of the Conservation Area status as part of a property search but many estate agents and solicitors may not be communicating what the implications of this are for prospective purchasers. It is recommended that Hartlepool Council set up a dialogue with estate agents and solicitors and provide them with information to pass on to buyers. This is

particularly important given the governments commitment to the introduction of Homebuyers Information Packs.

7.1.4 Derelict Buildings

A number of derelict and empty Listed Buildings in the Conservation Area have a detrimental effect on the character of the Headland. The Council have been using legislation to encourage and order owners of these unsightly properties to bring the buildings into an acceptable state. Help and guidance has also been offered to the owners to explore viable new uses for the buildings. Securing a new use can be problematic where buildings are listed hence this can be a very lengthy process and does not often involve public consultation so the residents of the Headland go unaware of any on-going work.

It is recommended that the Council continue work on the derelict buildings on the Headland and where viable uses cannot be found consider recommending demolition. It is also recommended that the Council explore ways of communicating to the residents of the Headland any progress regarding these buildings.

7.1.5 Street Furniture

There has been substantial investment in street furniture in some parts of the Headland. Bollards, seats and railings have been restored to their original Victorian style along the promenade and around the Town Square.

It is recommended that this work be continued in other parts of the Headland including Cliff Terrace, Croft Gardens, St. Hilda's Church and Sandwell Gate.

7.1.6 Traffic

A common cause for concern amongst residents is parking and traffic flow on the Headland. Many suggestions were put forward at the consultation events including:

- a one way system around Durham Street and Northgate;
- extra parking bays in small areas rather than a large car park; and
- restrict on street parking.

However some residents did say that traffic was only a problem on event days or when the bowling clubs are open.

It is recommended that the Highways Department of Hartlepool Borough Council explore options for incorporating some or all of these suggestions, with an analysis of the implications in terms of cost, disruption and, of course benefits to accrue.

7.1.7 Conservation Area Advisory Committee

Hartlepool Borough Council currently operates a borough-wide Conservation Area Advisory Committee (CAAC) to debate strategic policy issues regarding the eight conservation areas in Hartlepool. The Mayor has previously agreed to the formation of a Headland CAAC which would operate independently from the borough wide committee debating issues surrounding the Headland.

It is recommended that the Headland CAAC be set up as soon as possible as it could prove to be a good mechanism for involving the community in matters affecting the Headland as well as disseminating information back to the residents.

7.2 Management

Change is an inevitable component of most conservation areas; the challenge is to manage change in ways which maintain and, if possible, strengthen an area's special qualities. The character of conservation areas is rarely static and is susceptible to incremental, as well as dramatic, change. Positive management is essential if such pressure for change, which tends to alter the very character that made the area attractive in the first place, is to be limited.

Proactively managing the Headland Conservation Area will therefore be an essential way of preserving and enhancing its character and appearance into the future. In accordance with new guidance from English Heritage, it is recommended that the Council should start a programme of Conservation Area Management Strategies for many of its conservation areas.

Management topics which could be addressed are as follows:

- enforcement and monitoring change
- buildings at risk
- site specific design guidance or development briefs
- thematic policy guidance (e.g. on windows and/or doors)
- enhancement opportunities
- trees and green spaces
- urban design and/or public realm

- regeneration issues
- decision making and community consultation
- available resources.

7.3 Sources and Further Reading

The following sources were used in the preparation of this appraisal.

Planning Policy Guidance Note 15: Planning & The Historic Environment

Regional Spatial Strategy for the North East

Regional Planning Guidance 1(RPG1)

Tees Valley Structure Plan,

Hartlepool Local Plan, Hartlepool Borough Council, 2006

Guidance on Conservation Area Appraisals, English Heritage, February 2006

www.english-heritage.org.uk

www.buildingconservation.com

www.cabe.org.uk

7.4 Further Information

For further information on the conservation area or this character appraisal, please contact:

Sarah Scarr

Landscape, Planning & Conservation Manager

Regeneration and Planning Services

Bryan Hanson House

Hanson Square

Hartlepool

TS24 7BT

Information can also be provided in other languages and alternative formats e.g. Braille, audiotape and large print. For further information please telephone 01429 266522 or email customer.service@hartlepool.gov.uk.

Appendix A – Relevant Development Plan Policies

REVELEVENT DEVELOPMENT PLAN POLICIES	
Regional Planning Guidance Note 1, November 2002	
DP1 – The Sequential Approach to Development	<p>Development Plans should adopt a sequential approach to the identification of land for development to give priority to previously-developed land and buildings in the most sustainable locations. Locations should be selected in the following priority order:</p> <ul style="list-style-type: none"> • suitable previously-developed sites and buildings within urban areas; • other suitable locations within urban areas not identified as land to be protected for nature or heritage conservation or recreational purposes; • suitable sites in locations adjoining urban areas, particularly where this involves the use of previously-developed land and buildings; and • suitable sites in settlements outside urban areas, particularly where this involves the use of previously-developed land and buildings. <p>All sites should be in locations that are, or will be, well related to homes, jobs and services by all modes of transport, in particular public transport, walking and cycling.</p>
ENV14 – Historic Landscapes	<p>Development Plans and other strategies should:</p> <ul style="list-style-type: none"> • seek to conserve the historic landscapes of the region; • seek to preserve, in situ, scheduled archaeological sites of national importance and, where appropriate, other archaeological remains of more than local importance; and • identify and give an appropriate degree of protection to historic parks and gardens, battlefields, ancient field systems, green lanes track ways, industrial monuments and other non-scheduled archaeological sites, which reflects their national or regional importance.
ENV17 – Historic Settlements	<p>Development Plans and other strategies should:</p> <ul style="list-style-type: none"> • seek to protect and enhance the character of historic settlements or individual sites in the region, and provide for necessary development in locations that do not adversely affect their character. Where large scale new development cannot be accommodated in such settlements without damage to their character, strong policies of restraint will be appropriate; and • address the overall impact of highway design standards and parking controls, along with the design and location of signage, street furniture and lighting in historic settlements, to ensure that they are fully sympathetic to the local environment.
ENV19 – Listed	<p>Development Plans and other strategies should:</p>

Buildings	<ul style="list-style-type: none"> • pay special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess; • strongly resist the demolition of listed buildings; and • set out clearly the criteria to apply to proposals to alter, extend or change the use of listed buildings.
ENV20 – Conservation Initiatives	Development Plans and other strategies should take account of the initiatives and priorities of English Heritage and other conservation bodies in the region, integrating these into regeneration proposals wherever appropriate.
ENV21 – Conservation & Environmental Improvement	<p>Development Plans and other strategies should:</p> <ul style="list-style-type: none"> • encourage the reclamation of derelict land, giving a high priority to regenerating outworn and despoiled areas; • ensure the conservation of naturalised or historically-important areas of previously developed land and facilitate their improvement and management; and • encourage the improvement of coastal areas that have been adversely affected by development.
ENV22 – Built Development	<p>Development Plans and other strategies should:</p> <ul style="list-style-type: none"> • seek to ensure a high standard of built development and design throughout the region; • seek to promote high quality contemporary architecture or local styles, where appropriate, in building design and the use of materials appropriate to the development and its location; • encourage recycling and re-use of traditional materials, where appropriate, and where the existing built environment would not be harmed; and • seek to maximise energy efficiency in new and existing buildings through appropriate design criteria and consider preparing Village Design Statements and Countryside Design Summaries, in conjunction with the local community, to assist in informing appropriate design.
Regional Spatial Strategy for the North East, Submission Draft, June 2005	
Policy 34 – Historic Environment	<p>Strategies, plans and programmes should seek to conserve and enhance the historic environment of the region by:</p> <ol style="list-style-type: none"> a) clearly identifying and assessing the significance of any heritage assets and their vulnerability to change; b) using the process of characterisation to understand their contribution to the local environment and to identify options for their sensitive management; c) encouraging the refurbishment and re-use of appropriate disused or under-used buildings and incorporating them into regeneration schemes; d) seeking to preserve, in situ, archaeological sites of national importance and, where appropriate, other archaeological remains of regional and local importance;

	<p>and</p> <p>e) recognising the opportunities for business, education and tourism.</p> <p>Strategies, plans and programmes adopt an approach of informed management to maintain and enhance the North East's built heritage by preparing Management Plans by April 2007 for all of the region's World Heritage Site designations, outlining the objectives and delivery proposals for each site.</p> <p>Local authorities should:</p> <ul style="list-style-type: none"> a) prepare, and regularly maintain registers of Grade II listed buildings 'at risk'; for their areas, and pursue policies and measures which seek to repair and remove all grades of building from 'at risk' registers through repair; b) consider preparing, and regularly maintaining, lists of locally important buildings for their areas, and set out policies in LDFs, which seek, as far as possible, their protection against inappropriate change; c) consider preparing Conservation Area Appraisals for existing and proposed conservation areas, and proceed to the preparation of Management Plans for the delivery of improvements to those areas; d) consider preparing lists of locally important registered landscapes, Historic Landscape e) Assessments and Conservation Management Plans for historic designated landscapes; and f) consider preparing urban surveys of historic towns and other substantial settlements, to improve knowledge of their entire historic fabric as a guide to ensure future development g) maximises the potential for preservation, protection and enhancement.
Tees Valley Structure Plan, February 2004	
ENV12	The character and appearance of conservation areas and listed buildings, and their settings, will be protected, maintained and enhanced. New development which preserves or, where appropriate, enhances their character will be encouraged.
Hartlepool Local Plan, 2006	
HE1 Protection and Enhancement of Conservation Areas	Proposals for development within a conservation area will be approved only where it can be demonstrated that the development will preserve or enhance the character or appearance of the area and where the development does not adversely affect the amenities of occupiers of adjoining or nearby properties. Any applications for planning permission within conservation areas should be submitted with full details.

	<p>In determining applications, particular regard will be had to the need for the following:</p> <ol style="list-style-type: none"> i. The scale and nature of the development to be appropriate to the character of the particular conservation area, ii. The design, height, orientation, massing, means of enclosure, materials, finishes, and decoration proposed to be sympathetic with those of the surrounding properties, iii. Associated landscape improvements to be incorporated, iv. Existing trees, hedgerows and landscape features on the site to be retained, v. All substantial and worthwhile original features such as walls, gateway entrances to be retained and vi. Car parking where provided, to be located, designed and landscaped in such a way as to preserve the character or appearance of the area. <p>Development in the Park, Elwick, & Greatham Conservation Areas should be appropriate to a residential area. Reference should be made to supplementary note 5 and to adopted Village Design Statements in order to reflect local distinctiveness.</p>
HE2 Environmental Improvements in Conservation Areas	The Borough council will encourage environmental improvements to enhance conservation areas (see supplementary note 5).
HE3 Developments in the Vicinity of Conservation Areas	<p>The design and materials used in new developments which would affect the setting of conservation areas should take account of the character of those neighbouring conservation areas (see supplementary note 5).</p> <p>Where there are important views into and out of the conservation area these should be preserved or enhanced.</p>
HE4 Control of Demolition in Conservation Areas	<p>Here there are controls on demolition in conservation areas, the borough council will only permit the demolition of those buildings and other features and structures if it can be demonstrated that:</p> <ul style="list-style-type: none"> - The removal would help to preserve or enhance the character or appearance of the conservation area, or - Its structural condition is such that it is beyond reasonable economic repair. <p>The borough council will require, by condition or by seeking a legal agreement, proposals for the satisfactory after-use of the site to be approved and committed before demolition is allowed to take place (see supplementary note 5).</p>
HE5 Review of Conservation Areas	The borough council will examine the potential for the designation of new conservation areas and will keep under review the limits of existing conservation areas in particular

	<p>where:</p> <ul style="list-style-type: none"> • There is new evidence or awareness of architectural or historic interest, • Where known factors are likely to pose a risk to the special character of an area, • Where there is group value of buildings and open spaces, • Where an Article 4 Direction might not be appropriate, and • Where specific enhancement schemes are brought forward.
HE6 Protection and Enhancement of Registered Parks and Gardens	<p>Developments within or in the immediate vicinity of those areas included in the register of parks and gardens of special historic interest should take account of the character of those parks and gardens. Such developments should not include the loss of features considered to form an integral part of the special character or appearance of the area. Proposals should not detract from the enjoyment, layout, design, character appearance or setting of the park or garden.</p> <p>As at March 2006 there is one historic park – Ward Jackson Park.</p> <p>The borough council will encourage environmental improvements to enhance registered parks and gardens.</p>
HE7 Control of Demolition of Listed Buildings	<p>The borough council will only consent to the demolition of a listed buildings in exceptional circumstances where it has been clearly demonstrated that:</p> <p>A) In the case of total demolition:</p> <ul style="list-style-type: none"> i. There is no appropriate use for the building, ii. The fabric of the building is beyond reasonable economic repair, iii. Preservation in some form of charitable community ownership is not possible or suitable, and iv. Redevelopment would produce substantial benefits for the community. <p>B) In the case of substantial demolition:</p> <ul style="list-style-type: none"> i. No suitable alternative use has been found. ii. The fabric of the features are beyond economic repair, and iii. The quality of the structure is insignificant to the value of the building. iv. The borough council will require that detailed proposals for the satisfactory redevelopment of the site are committed before demolition takes place.
HE8 Works to Listed Buildings	<p>Works to listed buildings (including partial demolition)</p> <p>Traditional materials and sympathetic designs should be used in works to listed buildings adjacent to listed buildings and to those buildings which affect the setting of a listed building (see supplementary note 5).</p>

	<p>These should be in keeping with the character and special interest of the buildings and should thereby preserve the integrity of the setting and that of the surrounding area.</p> <p>Internal features and fittings which comprise an integral part of the character and special interest of the building should be retained where practical.</p> <p>Alterations to part of a listed building will only be approved where it can be demonstrated that the main part of the building will be preserved and enhanced and where no significant features of special architectural or historic interest are lost.</p>
HE9 Changes of Use of Listed Buildings	<p>The change of use of a listed building which preserves its character or special interest and its setting, will only be approved where there is no significant detrimental effect on the amenities of the occupiers of adjoining or nearby properties.</p>
HE10 Developments in the Vicinity of Listed Buildings	<p>The sitting, design and materials of new developments in the vicinity of listed buildings should take account of the listed building and its setting. New development which adversely affects a listed building and its setting will not be approved.</p>
HE11 Review of Listed Buildings	<p>The borough council will keep under review those historic buildings it recommends for inclusion on the list of buildings of special architectural or historic interest.</p>
HE13 Scheduled Monuments	<p>Development proposals which adversely affect the site and setting of a scheduled monument or protected wreck will not be permitted.</p> <p>Within the Borough there are currently eight Scheduled Monuments.</p> <p>These are:-</p> <ul style="list-style-type: none"> • Claxton Medieval Moated Site, • Hartlepool Town Wall and Sandwell Gate, • Hartlepool Heugh Battery • Hart Great House, • Hart Fishponds, • Low Throston Deserted Medieval Village, • High Burntoft Medieval Farmstead and Open Field System, and • Elwick Hall Fishpond.
GN3 Protection of Green Space Areas	<p>Protection of Key Green Space Areas</p> <p>Development on the following key green space areas listed below and shown on the proposals map will be strictly controlled:</p> <ol style="list-style-type: none"> a) Parks and other formal public open space, b) The town moor and village greens, c) Churchyards and cemeteries, d) Allotments e) The verges of highways and the railway corridor, f) The coastal margins, g) Buffer areas at Golden flattes and south of Seaton Carew and

	<p>h) Open space at Clavering, and Warrior Park, Hill view, Greatham and along the western fringes of the town,</p> <p>i) Ponds, watercourses and their respective margins</p> <p>Planning permission will only be given for developments which relate to the use of land within these key green spaces as parkland or other amenity , recreational or landscaped open space, for churchyards, cemeteries or allotments , or for wildlife purposes, subject to there being no significant adverse impact on:</p> <ul style="list-style-type: none">i. The visual and amenity value of the area, orii. The character of the locality, oriii. Facilities for sport or other formal or informal recreation, oriv. The continuity of the green network and its links to the countryside, orv. Areas of wildlife interest.
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The Local Plan also contains a number of Supplementary Notes, some of which may be relevant to the Conservation Area, including:

- Supplementary Note 1 - Access Arrangements and Highway Considerations
- Supplementary Note 2 - Design Requirements for Parking
- Supplementary Note 3 - Trees and Development Guidelines
- Supplementary Note 4 - Guidelines for House Extensions
- Supplementary Note 5 - Design Guidance for Development in Conservation Areas and for Works to Listed Buildings
- Supplementary Note 6 - Greatham Village Design Statement
- Supplementary Note 7 - Crime Prevention by Planning and Design
- Supplementary Note 8 - Developer Contributions
- Supplementary Note 9 - Nature Conservation and Species Protected by Law

Appendix B – Photographic Condition Survey

Analysis of Photographic Survey

A photographic record of the Conservation Area was undertaken during the summer of 2006. The photographs have been used to assess the condition of the buildings to the front and rear of each house. The full condition survey and analysis using the Photographic Survey is included below. Following which the findings are summarised in the table and plans below.

Methodology for Analysis

Classed as a change:

Replacement wooden windows other than sash

UPVC windows (even when only 1)

Prominent bricked up windows

Roof Tiles

Structural Alterations - extensions, conservatories, removing bay windows

Inappropriate surface materials - unpainted concrete, pebbledash

Alterations to boundary materials

Not a change:

Satellite Dishes

Plastic Guttering (only as it was impossible to tell on photos)

NOTE

Durham Street North is no's 101-111

Durham Street South is no's 127,150 and 152

Character Areas	Changes to front (or visible sides and rears)	Changes to rear (not visible from main routes)
Area 1		
Durham Street (south)	0%	67% (2/3)
High Street	0%	67% (4/6)
Middlegate	75% (3/4)	100% (4/4)
St Hilda Crescent	0%	100% (3/3)
Area 2		
Albion Terrace*	69% (9/13)	77% (10/13)
Baptist Street **	50% (1/2)	100% (2/2)
Barkers Place **	0%	0%
Cliff Terrace	19% (3/16)	94% (15/16)
Radcliffe Terrace	67% (4/6)	83% (5/6)
South Crescent**	24% (4/17)	59% (10/17)
Southgate**	50% (1/2)	0% (0/2)
St Hilda Chare*	100% (2/2)	100% (2/2)
Town Wall**	0%	11% (1/9)
Wood Street	0%	0%
York Place	20% (2/10)	50% (5/10)
Area 3		
Catherine Street	75% (12/16)	81% (13/16)
McDonald Place	86% (6/7)	100% (7/7)
Regent Square*	45% (5/11)	73% (8/11)
Regent Street*	45% (5/11)	100% (11/11)
Rowell Street	68% (13/19)	100% (19/19)
Area 4		
Friarage Gardens	63% (5/8)	100% (8/8)
Moor Terrace	72% (13/18)	94% (17/18)
Queen Street	75% (3/4)	100% (4/4)
Victoria Place	55% (6/11)	73% (8/11)
Area 5		
Clarence Street	33% (1/3)	67% (2/3)
Montague Street	6% (2/31)	16% (5/31)
Nesham Road	14% (1/7)	29% (2/7)
Pentilly Street	100% (1/1)	100 (1/1)
Area 6		
Beaconsfield Square	67% (8/12)	83% (10/12)
Beaconsfield Street	31% (4/13)	69% (9/13)
Durham Street (north)	100% (5/5)	100% (5/5)
Friar Terrace **	59% (10/17)	82% (14/17)
Gladstone Street	76% (16/21)	76% (16/21)
Henry Smith Terrace	60% (3/5)	100% (6/6)
Marine Crescent	60% (3/5)	75% (3/4)
Moor Parade	57% (4/7)	86% (6/7)
Olive Street	88% (7/8)	100% (9/9)
0% changes 1- 20% changes 21- 40% changes 41- 60% changes 61- 80% changes 81%+ changes	<p>* Listed Group</p> <p>** Street contains both article 4 and listed buildings</p>	

Appendix C - Listed Buildings

NO.	LISTING	DESCRIPTION
1	<p>Listing NGR: NZ4708135017 ALBION TERRACE NZ 5233 Numbers: 1 to 7(consecutive) 19.6.79</p> <p>Grade II</p>	<p>Terrace of 8 houses in 7 builds, including No.12 Regent Street, all mid C19. Brick with Welsh slate roofs, hipped at right end. 8 brick axial stacks, that to right end being rendered. 3 storeys, 15 bays (one to No. 12 Regent Street), the 4 left-hand and 3 right-hand bays projecting slightly and being slightly higher than the 8 centre bays. Each house has a 2-storey canted bay window to left with sashes (except at No's 1 and 3 which have late C20 casements) and heavy dentilled cornice and frieze between floors. At Nos. 1,2,4,5 and 7 the cornice and frieze is continued as a hood over doorcases to right, which have simple pilasters and panelled reveals. Nos.3 and 6 have simple pilaster-and-entablature doorcases. No. 12 Regent Street has doorway in right end return. Doors of 2 vertical panels except at Nos. 3 and 4 which have mid/late C20 doors. Right-hand bays of first floors are blank except at No. 6 which has a sash window. 2nd-floor windows have mid/late C20 casements in original openings except at No. 7 which retains sashes; all have painted stone sills. Moulded timber bracketed eaves fascias (brackets missing at No's 5 and 8). Altered late C19 gabled roof dormers to Nos. 1 and 2. Right end return of No. 12 Regent Street: 3 bays; sash windows with glazing bars, painted stone sills and wedge lintels. Windows of left-hand bay blocked. Central timber pilaster-and-entablature doorcase.</p>
2	<p>Listing NGR: NZ4726134502 ALBION TERRACE NZ 5233 Numbers: 8,9,10,11,12 and 14 19.6.79</p> <p>Grade II</p>	<p>Terrace, of 7 houses, including No. 23 Regent Street, mid C19. Pease brick with Welsh slate roofs, hipped at ends. 6 brick axial ridge stacks, that between Nos. 11 and 12 rendered. 3 storeys, 13 bays (one bay to No. 23 Regent Street). Each house has a 2-storey canted bay window to left with sashes (except at No. 23 Regent Street which has mid C20 casements), and heavy dentilled cornice and frieze between floors, continued as a hood over doorcases (except at No. 10 and No. 23 Regent Street) to right, which have simple pilasters and panelled reveals. No. 10 has simple pilaster-and-entablature doorcase, No. 11 has engaged fluted Roman Doric columns in place of pilasters and No. 23 has doorway in left end return.</p>

		Doors of 2 vertical panels. Right-hand side bays of first floors are blank. 2nd floor windows have mid/late C20 casements in original openings, except at No. 12 which retains sashes; all have painted stone sills. Early C20 raking roof dormer to No. 12. Later 2-storey pent extension and mid C20 flat-roofed garage adjoining right return of No. 14 are not of interest.
3	BAPTIST STREET NZ 5233 and 5333 (east-side) Number 16A Grade 11	Wrongly shown as No. 16 Baptist Street on O.S. plan. See under Nos 1 to 6 (consecutive) South Crescent.
4	Listing NGR: NZ5292733526 BATH TERRACE NZ 5333 (off east side) 9/46 Sebastopol Gun Grade II	Field gun, late C18/early C19, of gun metal, mounted on 2-wheeled gun-carriage attached to 2 concentric-circular concrete steps. Captured from the Russian army at the siege of Sebastopol, 1854-56, and presented to Hartlepool Borough Council by Lord Panmure, 1857.
5	Listing NGR: NZ5132332716 CHURCH WALK NZ 5233 (south side) Numbers 2 and 3 (Duke of Cleveland's s House) and east extensions. 31.3.49 Grade II*	House, now Conservative Club; late C17 with early C19 extensions and late C20 porch. Dressed limestone (upper 3 courses renewed); brick extensions, rendered, and stuccoed; Welsh slate roofs have stone gable copings. 2 storeys; 4 bays to No. 2. Renewed sashes with glazing bars, stone lintels and sills. Chamfered quoins to windows and at angles. 2 end stacks. Left extension is set back, with lean-to porch in angle. Easternmost extension (No. 3) has side fronting Church Walk, having external stack with offsets and mid C20 casement window in late C19 opening cut through right-hand part of stack. Doorway cut through middle of stack. East garden front of extension is of ½-octagonal plan with 3 windows to each floor; and hipped shallow-pitched roof. South garden front has 2 windows to each floor. Ground-floor windows of extension are mid C20 fixed lights, those to first floor are late C19 sashes, all in original openings. Right-hand (west) ground-floor room of No. 2, has full-height bolection-moulded and fielded timber panelling of c.1700, incorporating dado and cornice, together with 6-panelled doors, window seats, folding shutters and fixed display cupboard having ½-glazed

		door with semi-circular head. Panelled overmantel above late C19 iron-framed grate having hood and glazed tile surround. Ballroom to first floor of No. 3 has moulded ceiling cornice and architraves to doorways and niches. Late C19 and late C20 extensions adjoining south sides are not of interest.
6	<p>Listing NGR: NZ5096132563 DURHAM STREET NZ 5233 (west side) Church of St. Mary 31.3.49</p> <p>Grade II</p>	<p>Wrongly shown on O.S. plan as Brougham Street. Roman Catholic Church, 1850, by J.A. Hansom (Preston). Dressed limestone with quoins at angles; Welsh slate roof with terracotta ridge crestings. Early English style. Disoriented, terms used are ritual. Aisled, clearstoried nave, bowed apsidal chancel, north and north-east vestries, south chapel, and west tower from which spire was removed c. 1945. Crypt below chancel now used as chapel. 4-stage tower has clasping buttresses, straight parapet, corbelled out, and vice at north-east angle. Pointed west doorway of 3 moulded orders, the middle order having nook shafts and the inner being trefoil-headed. Figure of Virgin in trefoil-headed gabled niche in west face of 2nd stage; lancets with nook shafts and hoodmoulds, to north and south faces of 2nd stage and in pairs to each face of top stage. Each face of 3rd stage has a cinquefoil. 6-bay nave has paired, chamfered, trefoil headed clearstorey windows. Single lancets, with hoodmoulds and carved stops to aisles and apse. Church interior is painted. Chamfered arcade arches on alternate round and octagonal piers. Coupled-rafter roof with 2 collar beams, wall posts, arched braces and curved angle struts to lower beam. West gallery of 1886. Stained glass to aisle and apse windows by Francis Barnett (York) 1851. Painted stone sedilia with cinquefoil head. Heavily carved and ornamented marble altar with predella, tabernacle and arcaded antependium. Alabaster communion rails and brass gates. Tessellated pavement to centre aisle.</p>
7	<p>Listing NGR: NZ5293233576 DURHAM STREET NZ 53 SW (west side) United Reformed Church (formerly listed as Independent Chapel)</p>	<p>Wrongly shown on O.S. Map as Brougham Street. Independent Chapel, now United Reformed Church, dated 1843. Dressed limestone, rendered, painted, and scored to represent ashlar. Welsh slate roof. 2 storeys and basement, 3 x 3 bays, with gabled front to Durham Street, where basement is exposed to full depth. Applied Tuscan Order, plain frieze and pediment with date and: "INDEPENDENT" on panel in</p>

	31.3.49 Grade II	tympanum. Mid C20 fixed rectangular windows in original openings, with raised surrounds and shallow gabled heads. Central doorway has double 3-panelled doors and overlight in raised surround with moulded cornice on simple consoles. Spear-headed cast iron railings around basement well. Matching windows to right (north) return. Rectangular-plan, gabled apse at west end.
8	Listing NGR: NZ4902432258 FRIAR STREET NZ 5233 (off east side) North-east wing of St. Hilda's Hospital 12.2.85 Grade II	Remains of c.1600 manor house, later used as poor house and latterly as hospital; on site of C13 monastic house. Coursed, hammer-dressed limestone; Welsh slate roof with stone gable coping and reduced end stack to right (north); crow-stepped gable to left (south). 2 storeys; 4 bays to east side, having chamfered openings with mid C20 metal casement windows, now boarded over, and continuous hoodmould. Chamfered window opening altered to doorway at first-floor level in right (north) end. Later extensions to north, south and west, are not of interest. Disused at time of survey.
9	FRIAR TERRACE NZ 5233 (north side) Moor House (formerly listed as No. 1 Moor Houses) 31.3.49 Grade II	House, early C19; stucco, with Welsh slate roof having rendered gable coping and kneeler to left, and rendered end stack to right. 3 storeys and basement, 3 bays. Doorway to left has 6-panelled door under overlight with geometric glazing bars in timber pilaster-and-entablature doorcase with deep cornice. Late C19 sashes to ground and first floors. Sashes with glazing bars to left and right bays of 2nd floor; middle window is blocked up and painted to represent a sash with glazing bars. Rendered sills; chamfered quoins at angles; and bracketed timber eaves cornice supporting moulded cast iron guttering. Formerly the house of General Seddon, Mayor of Hartlepool and friend of Duke of Wellington. Adjoining later left extension is not of interest.
10	Listing NGR: NZ5277033744 FRIAR TERRACE NZ 5233 (north side) Mayfield House 31.3.49	House, early C19, stuccoed and painted, with chamfered quoins at angles. Welsh slate roof. 3 storeys, 2 bays, having altered 2-storey polygonal bay window to right. Doorway, to left, has late C19 eight-panelled door under rectangular fanlight, within timber pilaster-and-entablature doorcase having panelled reveals. Late C19 sash window to left on first floor. 2nd-floor windows are partly blocked, having been

	Grade II	replaced by late C19 gabled timber- framed half-dormers with mid C20 pivoted windows and glazed returns. Included for group value.
11	Listing NGR: NZ4946032560 HIGH STREET NZ 5233 (north side) Churchyard boundary wall and gatepiers to Church of St. Hilda. Grade II	Boundary/retaining wall; C18 and earlier. Random limestone rubble; sandstone ashlar and dressed limestone piers; and concrete copings. Plinth to south-west corner. 3 semicircular steps at south end of west side, flanked by C18 gatepiers having chamfered cornices, ogee caps and plinths. Mid/late C19 gatepiers at west end of north wall have pyramidal caps. Included for group value.
12	Listing NGR: NZ5280333686 HIGH STREET NZ 5233 (in middle of road) Water pump, approx. 14m to south-west of No. 101 High Street. Grade II	Ornamental water pump, mid/late C19. Cast iron. Hollow octagonal shaft on ogee moulded plinth and concrete step, and having simple moulded cornice, pierced ornamental dome and ball finial. Panelled sides of the shaft have pierced guilloche and Tudor flower ornament. The water pump, originally contained within the casing, has been removed.
13	HIGH STREET NZ 5233 Church of St. Hilda Headland. (north side) - formerly listed under Church Walk 31.3.49 Grade I	Church, c.1200, incorporating remains of early C12 church, on site of C7 monastery; aisles partly rebuilt C15; restored c.1724 and mid C19 by C. Hodgson Fowler; chancel partly rebuilt c.1870 by J.B. Pritchett (Darlington) and 1925/32 by W.D. Caroe, in Early English style, when whole church was restored. Mid C13 tower, restored 1838, 1893 and 1930. Late C13 Galilee chapel restored 1928; south porch 1932. Dressed limestone with roofs of Westmorland slate; stone slates to porch. Clearstoried and aisled nave and chancel, Bruce chapel (ambulatory), south porch, west tower with north and south aisles, and Galilee chapel. 3-stage tower has angle buttresses, massive late C13 shoring walls on 3 sides and flying buttresses to south side. Vice at south-west angle is carried up as turret. Above tower aisles with renewed windows, are blind 4-bay arcades. Mid C12 west-doorway of 4 chamfered orders, flanked by earlier doorway remains: 2 orders of shafts with stiff-leaf capitals and dogtooth moulding between them. North, south and west faces of middle stage have paired lancets behind

		<p>2-bay arcades with clock faces in spandrels. East face of upper stage has 2 lancets, other faces have 2 lancets behind 4-bay arcades. Embattled parapet has crocketed angle pinnacles. Galilee chapel adjoining west side of tower has late C13 doorway of 4 chamfered orders. Buttressed 6-bay nave and 4-bay chancel have mid C13 lancet set behind partly blind 3-bay arcade in each bay of clearstories. Nave aisles have mid C19 windows. Altered early C12 round-headed south doorway of 2 lozenge-and-chevron moulded orders, those below springing moved outwards to allow 3rd order of nook shafts. 2-bay chancel aisles are spanned by flying buttresses and have paired lancets. Single-bay Bruce chapel has tall grouped lancets and octagonal angle turrets. Tower has quadripartite vaulting to lower stage and tower arches on 3 sides, that to east being shouldered and of 3 orders; others of 2 orders; all with filleted keel and roll mouldings. North arcade of nave has 5 rolled and keeled orders on compound piers with circular abaci and octagonal bases. South arcade has 5 keeled orders and compound piers, each with circular abacus and chamfered circular plinth. Round wall-shafts to clearstories. Chancel arcades similar to nave; 2 east bays rebuilt and blank but for lancets. Chancel arch of c.1200 has 4 moulded orders and compound responds of keeled and filleted round shafts with waterleaf capitals and square abaci. 3-bay lancet arcade divides Bruce chapel from chancel. Font of c.1728: scalloped marble basin and baluster shaft, with wood crown cover. Oak rood screen, 1894, by C. Hodgson Fowler. Piscina in south aisle of chancel has nailhead ornament. Late C16 brass on north aisle wall has female figure and inscription. Late C7 grave marker with runic inscription, on south wall of chancel. Worn medieval grave slab with effigy, on late C13 chest tomb in Bruce chapel. Many Saxon and medieval architectural fragments throughout church. V.C.H., Durham, Vol. 3, 1928, pp. 278-283.</p>
14	<p>Listing NGR: NZ5135432486 MIDDLEGATE NZ 5233 (north side) Numbers 27 and 29</p>	<p>House, now 2 dwellings; c.1700, altered late C19 and C20. Rendered and painted stone, with clay pantile roofs. 2 storeys, left-hand side of No. 27 being slightly lower than rest. 4 bays, asymmetrical. No. 27 has late C19 canted bay window with reeded flanking pilasters, to ground floor; paired sash window above. Doorway,</p>

	31.3.49 Grade II	to right, has late C19 reeded timber pilaster-and-entablature doorcase with panelled reveals and late C20 glazed door. No. 29 has late C19 canted bay window to left, with reeded flanking pilasters. Central doorway has late C19 reeded timber pilaster-and-entablature doorcase with panelled reveals and late C20 glazed door. No window to ground floor of right-hand bay of No. 29. All windows are late C19 sashes with glazing bars and painted stone sills. Roof hipped to right end of No. 29; rebuilt stack to right of No. 27. Mid/late C20 2-storey rear extensions are not of interest.
15	Listing NGR: NZ5034532502 MIDDLEGATE (north side) NZ 5233 Borough Buildings and Borough Hall Grade II	Municipal Buildings and former market hall, the latter now a dance hall; 1865, by C.J. Adams. Brick with stone and white brick dressings; hipped Welsh slate roofs. Italianate. 2 storeys, eleven bays, with 3-stage central tower having sprocketed pyramidal roof, square lantern, spire and metal compass/weather-vane finial. Central wide, round-headed opening in 2 planes, the inner one springing from corbels, now holding mid C20 timber panelling and doors. 2 round-headed sashed lancets to middle stage of tower, with plaque in spandrel, bearing civic arms and names of civic leaders. 2 tall blocked lancets to upper stage above remains of balcony on corbels. Eaves cornice on stepped brackets. Other bays have round-headed windows, those to ground floor having timber mullions, transoms and radiating glazing bars. Paired first-floor windows separated by round shafts with ornate capitals. Relieving arches above have incised geometric patterns in the tympana. Double 4-panelled doors to 9th bay under late C19 cast iron balcony. Continuous moulded sills, impost bands and hoodmoulds. Contemporary single-storey 3-bay extension to right and former market hall (converted to dance hall 1926) adjoining rear. Moulded and coved cornices and panelled ceilings to first-floor rooms of Municipal Buildings; and 6 original lock-up cells in rear (west) wing. Hall has Art Deco interior: quasi Ionic columns supporting continuous gallery on 3 sides, having panelled parapet ornamented with classical motifs. Colonnade above gallery has Egyptian-bell capitals. Guilloche moulding to flat proscenium arch.
16	Listing NGR:	Memorial to civilians and servicemen killed in World

	NZ5038232195 RADCLIFFE TERRACE NZ 5333 (off north-east side) 9/94 War Memorial, in Redheugh Gardens. Grade II	War I; 1921, by Philip B. Bennison. Limestone, ashlar and rockfaced. Raked, stepped plinth to square, coursed, rockfaced pedestal with ashlar quoins at angles, roll-moulding at base and chamfered cornice. Square shaft supports a further pedestal, with chamfered plinth and cornice, surmounted by a draped bronze figure of Winged Victory. The four faces of the uppermost pedestal bear sculptured bronze achievements of arms, the seal of Hartlepool and a cartouche dated 1914. The east face of the shaft is inscribed: "FOR US THEY DIED"; west face: "LIVE THOU FOR ENGLAND".
17	Listing NGR: NZ4882532212 REGENT STREET NZ 5233 (east side) Numbers 1 to 7 (odd) (No 7-19.6.79) Grade II	Terrace of 4 dwellings; early C19; painted stucco and render on brick; Welsh slate roofs with 4 brick ridge stacks. 2 storeys; each dwelling of 2 bays, having round-headed doorway to left, that to No.1 with architrave and faceted key. Canted first-floor oriel window to right-hand bay of each, that to No. 7 flanked by simple timber pilasters. All windows and doors altered mid/late C20 within original openings, except at No. 7 where ground-floor openings are altered. Painted stone sills and wedge lintels. Rear wings and extensions are not of interest. Included for group value.
18	Listing NGR: NZ5315233729 REGENT STREET NZ 5233 (east side) Numbers: 9 to 21 (odd) 31.3.49 Grade II	Terrace of 7 dwellings; early C19; painted stucco and render on brick. Welsh slate roofs with 7 brick ridge stacks, that to No. 9 truncated. 2 storeys, with basements to Nos. 9 to 15; each dwelling of 2 bays, having round-headed doorways to left of Nos. 9, 11, 17, 19 and 21. Nos. 9 and 11 have wood pilaster-and-entablature doorcases; Nos. 13 and 15 have late C19 wood pilaster-and-entablature doorcases with panelled reveals, and overlights. Panelled doors to Nos. 9 and 21; fanlights to Nos. 9, 11, 17, 19 and 21, that to No. 9 with geometric glazing bars. Canted first-floor oriel window to right-hand bay of each dwelling. Late C19 sashes to Nos. 15, 19 and 21; all other windows altered mid/late C20 within original openings. Painted stone lintels and wedge lintels. Late C19 canted and hipped roof dormers to Nos. 13 and 15. Nos. 9 to 15 have basement windows with iron grilles. Rear wings and extensions are not of interest. Included for group value.
19	Listing NGR:	Terraced house, early/mid C19, painted stucco on

	NZ5292033543 REGENT STREET NZ 5233 (west side) Number 10 (Archway Cottage) 19.6.79 Grade II	brick. Welsh slate roof with truncated brick end stacks. 2 storeys, 2 bays, with central round-headed doorway having 6-panelled door and fanlight with glazing bars. Basket-arched carriage passage to left; canted first-floor oriel windows with entablature and flanked by pilasters. All windows renewed sashes with glazing bars. Stone sills; wedge lintel to ground floor window.
20	Listing NGR: NZ5056333000 REGENT SQUARE NZ 5233 (west side) No's 1 to 8 (consecutive) Grade II	Terrace of 8 dwellings; early C19; painted stucco and render on brick. Welsh slate roofs: hipped at right end, with 8 brick ridge stacks, some rendered, those to Nos. 3, 4 and 5 truncated. Terrace is stepped down gradually in 4 steps from right to left. 2 storeys; each dwelling of 2 bays, with single-bay return to No. 1. Each has round-headed doorway to left; wood pilaster-and-entablature doorcases to Nos. 4 to 7, panelled doors to No's 6, 7 and 8. Canted first-floor oriel window with moulded entablature and flanking simple pilasters, to right-hand bay of each. Renewed sashes to Nos. 1, 2 and 3; late C19 sashes to No.4; all other windows and doors altered mid/late C20 within original openings. Painted stone sills and some wedge lintels. Rear wings and extensions are not of interest.
21	Listing NGR: NZ5079232652 REGENT SQUARE NZ 5233 (south side) Numbers 9,10 and 11 31.3.49 Grade II	Terrace of 3 dwellings; early C19; painted stucco and render on brick. Welsh slate roofs: hipped at left end; with 2 brick stacks. 2 storeys; each of 2 bays, with 2-bay left return to No.II. Nos.9 and 10 have round-headed doorways to left and right respectively, with fanlights. Canted first-floor oriel window to right and left bays respectively; mid/late C19 sashes with margin-pine glazing, to first floor of No. 10. All other windows altered mid/late C20 in original openings. No. 11 has timber pilaster-and-entablature doorcase to right; mid C20 casement window in place of canted bay to left and altered first-floor windows in original openings. East return has 2-storey canted bay window to right; all windows having altered mid/late C20 glazing in original openings. Painted stone sills and wedge lintels generally. Rear wings and extensions are not of interest. Included for group value.
22	Listing NGR: NZ5292233538	Includes No. 16A Baptist Street (rear part of No. 1 South Crescent) and No.32 (Piercliffe) St. Hilda's

	<p>SOUTH CRESCENT NZ 5233 & 5333 Numbers: 1 to 6 (consecutive) 31.3.49</p> <p>Grade II</p>	<p>Chare. Terrace of 7 houses, early/mid C19. Stucco on brick, except for exposed brick frontage of No.1. Painted stone dressings and chamfered quoins at angles. Welsh slate roofs. Gently curved convex plan. 3 storeys. No.1 has pilaster-and-entablature doorcase to left, below late C19 sash window with painted sill and wedge lintel; 2-storey mid C20 segmental-plan bay window to right; and three 2nd floor windows with mid C20 casements, wedge lintels and sill bands. Nos.2 to 6 have wood pilaster-and-entablature doorcases to right. Nos. 2,3,4,6 and 32, have 2-storey canted bay windows flanked by pilasters. No. 5 has similar ground-floor bay window and 2 first-floor windows with cambered heads. Nos. 2 to 6 and 32 each have two 2nd floor windows with continuous sill bands. Nos. 2 to 5 have late C19 sashes; others have mid/late C20 altered glazing; all doors renewed mid/late C20. Nos. 3 to 6 and 32 have narrow blocking course at eaves; narrow blocking course and moulded eaves cornice to Nos. 1 and 2 and both end returns. Continuous roof, hipped at ends and concealed behind shallow parapet. 6 brick ridge stacks; gabled roof dormer to No. 3. Left return has 2 windows to ground and first floors, those to left being mid C20 casements in enlarged openings, sashes to right. 3 second-floor openings, that to centre having mid C20 casement, others blocked. Right-hand return (No. 32) of 3 bays with round-headed central doorway; mid C20 casement windows in original openings to centre and right-hand bay; blocked openings to left-hand bay. Later extensions to rear are not of interest.</p>
23	<p>Listing NGR: NZ5114432568 SOUTH CRESCENT NZ 5333 (south-east side) Remains of Town Wall</p> <p>Grade II</p>	<p>Remains of town fortifications/retaining wall, acting as sea defence; early C14. Roughly dressed and coursed limestone and random rubble limestone, repaired spasmodically in brick in C18 and C19. Approximately 6m. high and 100m. long.</p>
24	<p>Listing NGR: NZ5094932126 SOUTH CRESCENT NZ 5333 (north-west side)</p>	<p>Includes No. 33 (Rockhurst) St. Hilda's Chare. Pair of terraced houses, early/mid C19. Stuccoed and rendered brick, with Welsh slate roof. 3 storeys; No. 7, of 2 bays has 4-panelled door to left, under overlight, and quasi Ionic pilaster-and-entablature doorcase with</p>

	<p>Number 7</p> <p>Grade II</p>	<p>panelled reveals. 2-storey canted bay window, to right, has entablatures and slender flanking pilasters. 2nd-floor sill band. All windows have mid/late C20 top-hung casements in original openings. No. 33 (adjoining left) has 2-storey mid C20 bay window and 2 second-floor openings with mid C20 casements and sill band. Chamfered quoins to angle. Left return to No. 33 has 2 bays to left-hand side with round-headed doorway to right, within quasi Tuscan pilaster-and-entablature doorcase. Windows have mid C20 top-hung casements, painted sills and 2nd-floor sill band. Roof to Nos. 7 and 33 is hipped to left, with 2 axial ridge and end stacks. Later extensions adjoining rear are not of interest. Included for group value.</p>
25	<p>Listing NGR: NZ5308833595 SOUTHGATE NZ 5233 (south side) Boundary wall, railings and gates enclosing south, east and west sides of No. 62</p> <p>Grade II</p>	<p>Incorporates boundary wall, railings and gates enclosing south, east and west sides of No. 31 Town Wall. Mid/late C19; cast iron, brick and stone. Ornamental railings and gates, with spear-head ornament to east side of No. 62 and rear wings. Early C20 boundary wall with chamfered copings, to south of rear extension. Included for group value.</p>
26	<p>Listing NGR: NZ5305633579 SOUTHGATE NZ 5233 (south side) No. 62</p> <p>Grade II</p>	<p>Incorporates No. 31 Town Wall. Bank, now a house and warehouse; mid/late C19. Painted brick with sandstone dressings and Welsh slate roof. 3 storeys and basement; 3 bays. Left-hand bay has panelled double doors in round-headed architrave under plain frieze and cornice. Round-headed ground floor windows have similar surrounds and sills on carved consoles which flank panelled aprons above continuous moulded plinth. Ground-floor entablature. Segmental-headed first-floor windows have stilted-arched architraves on Tuscan pilasters, under similar friezes and cornices. Segmental-headed 2nd-floor windows have eared and shouldered architraves, keystones, and sill string. Bracketed top entablature with overhanging cornice. All windows contain early/mid C20 casements; 2nd-floor windows have geometric-pattern ornamental ferramenta. Hipped and gabled roof with 2 corniced and banded stacks. 2-bay</p>

		left return has round-headed ground-floor windows with sills and keys, and blocked segmental-headed upper-floor windows with sill bands. Chamfered quoins at angles. Contemporary 4-bay rear wing has segmental-headed sash windows with glazing bars and upper-floor sill bands. 2nd bay from left, has Gibbs surround to doorway reached by 4 stone steps. Early C20 single-storey rear extension : No. 31 Town Wall (north-side); with canted bay window, moulded eaves cornice and parapet supporting balustrade of horizontal rails, enclosing flat sun-deck roof. Tall brick stack to west side of roof.
27	Listing NGR: NZ5086432571 SOUTHGATE NZ 5233 (north side) Union House. Grade II	Tavern, now a private dwelling; of c.1840. Rendered and painted, with Welsh slate roof, rendered end stack to left and rebuilt right-hand brick end stack and gable end. 3 storeys; 3 bays. Remains of public-house frontage to ground floor, comprising 2 pairs of attached fluted Roman Doric columns on square plinths and supporting continuous entablature. Mid/late C20 fixed windows and central double 3-panelled doors under rectangular fanlight and with panelled reveals. Upper-floor windows : sashes with glazing bars, architraves, plain sills continued as bands. Chamfered rusticated quoins to left-hand angle.
28	Listing NGR: NZ5088631993 TOWN WALL NZ 5233 (south side) Town Wall and Sandwell Gate. 31.3.49 Grade I	Town fortifications/retaining wall, fronting onto Commissioners' Harbour; early C14. Roughly-dressed and coursed limestone and random rubble limestone. Between 4m and 6m high; between 2m and 3m thick; approximately 380m long, including Sandwell Gate. Battered buttresses to seaward side; rampart walk above road level on landward side, behind parapet. Incorporating late C14 pointed-arched gateway, Sandwell Gate, on seaward side: arch of 2 chamfered orders, flanked by cut-water-like buttresses continued up to full height of parapet above string course. Within the arch a segmental barrel vault with chamfered ribs. Shallow triangular arch to landward side. Scheduled Ancient Monument No. 24.
29	TOWN WALL NZ 5233 (north-side) Number 33	House; late C18; brick, rendered and scored to represent ashlar. Mid C20 concrete tiled roof with ridge stack. 2 storeys and basement. 2 bays and off-centre (left) 6-panelled door, overlight and flat painted

	31.3.49 Grade II	stone surround, under plain frieze and pediment. To left : renewed sash window with glazing bars, below renewed paired first-floor sash window with glazing bars. To right: mid C19 canted oriel window with sashes, on inverted tent-shaped corbel, above 2 renewed ground-floor sash windows with glazing bars. 3-storey rear wing (No 33A) is too much altered to be of interest. Included for group value.
30	Listing NGR: NZ5246133698 TOWN WALL NZ 5233 (north-side) Number 34 31.3.49 Grade II	House; late C18; rendered stone; mid. C20 concrete tiled roof with end stacks, that to left rebuilt. 3 storeys and basement; 2 bays with central 6-panelled door, overlight with patterned glazing bars, and painted stone architrave, under floating pediment. Renewed ground-floor sash window with glazing bars to left-hand bay. All other windows renewed tripartite sashes with glazing bars. Painted stone sills. Tall stair window to rear, sashed with glazing bars. Interior has fluted staircase arch; altered flying staircase with ramped handrail, turned newels and stick balusters. 6-panelled doors in reeded architraves and ceiling cornice with leaf moulding to ground-floor room (left). Later flat-roofed rear extension is not of interest.
31	Listing NGR: NZ5080032500 TOWN WALL NZ 5233 (north-side) Numbers 35. Grade II	House; mid/late C18; painted stucco, scored to represent ashlar, with chamfered angle quoins. Mid C20 concrete tiled roof with rendered left end stack and stone gable coping with shaped kneeler. 3 storeys and basement. 3 windows to ground and 2nd floors, 2 to first floor. Flight of 5 stone steps to central renewed 6-panelled door and overlight within renewed architrave and panelled reveals under narrow frieze and pediment. Renewed sashes with glazing bars and painted stone sills. Wrought iron area railings and renewed wrought iron handrails.
32	Listing NGR: NZ5259433659 TOWN WALL NZ 5233 (north-side) Numbers 36 and 36A 31.3.49 Grade II	House, now 2 dwellings; late C18; painted render with chamfered angle quoins; hipped and gabled roof of mid C20 concrete tiles, with 2 end stacks rear and left, and brick lateral stack to right side. 3 storeys and basement; 3 windows to ground and 2nd floors, and 2 to first floor. String course between ground floor and basement. Flight of 5 stone steps to central renewed 6-panelled door and overlight with glazing bars, within Gibbs surround under triple keystone superimposed on pulvinated frieze, and pediment. Sashed basement window to left bay. Renewed tripartite sash windows

		with glazing bars, to ground and first floors. Renewed sashes with glazing bars to 2nd floor. Painted stone sills, and wedge lintels with triple keystones. Shallow parapet with moulded copings. Right return: renewed stair sash window with glazing bars, between 2 altered doorways; renewed paired sash windows with glazing bars to upper floors. Renewed wrought iron area railings with ornamental spear and vase finials.
33	VICTORIA STREET NZ 52 33 Victoria Buildings and 2 Middlegate Grade II	Former offices and shops. 1853. Red brick, with white brick and ashlar dressings. Slate roofs. Gothic Revival style. Bracketed eaves, white brick quoins. Victoria Street front has central 4-light shop window, flanked by single pointed arch doorways with double glazed panel doors and overlights in white brick surrounds with carved ashlar capitals. Either side are single triangular shaped shop fronts, each 3-light with white brick surrounds and ashlar carved capitals. Above 2 white brick painted panels. Above again 7 windows arranged 2:1:2:1:1, all within pointed white brick surrounds with ashlar carved impost blocks, all with 2-light wooden Gothic casements. Curved street corner to left has a doorway with curved ashlar hood. Middle gate front, has to left a wooden shop front with glazed door, to the right a further shop front with triangular headed white brick surround, and a 4-panel door. Beyond to right a single window with similar surround. Above a painted white brick panel and 5 pointed arch windows arranged 2:1:2 all with 2-light Gothic casements.
34	Listing NGR: NZ5119432556 YORK PLACE NZ 5233 (north side) Church of St. Andrew. Grade II	Chapel-of-ease; 1886; brick with sandstone dressings; Welsh slate roof. Terms used are ritual. Nave with north aisle; chancel; later porch adjoins west end. 3-bay nave and 2-bay chancel, divided externally by gabled buttress with offsets. Rectangular, hollow-chamfered window openings with perpendicular tracery. Blocked, pointed, chamfered arch in west gable, with later pointed window in middle of blocking. Diminutive porch has chamfered south doorway with quoin surround. Interior has been altered and all fittings removed; now used as parish hall.

