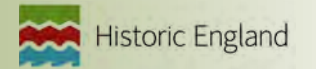


HARTLEPOOL HEADLAND
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
ISSUE 08
OCTOBER 2024



Bev Kerr

On behalf of Purcell ®

The Liquor Store, The Chocolate Works, Bishopthorpe Road, York, YO23 1FT

beverley.kerr@purcelluk.com

www.purcelluk.com

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell® is the trading name of Purcell Architecture Ltd.

© Purcell 2024

Issue 01

November 2022

Hartlepool Borough Council

Issue 02

March 2023

Hartlepool Borough Council

Issue 03

July 2023

Hartlepool Borough Council

Issue 04

September 2023

Hartlepool Borough Council

Issue 05

October 2023

Hartlepool Borough Council

Issue 06

February 2024

Hartlepool Borough Council

Issue 07

April 2024

Hartlepool Borough Council

Issue 08

October 2024

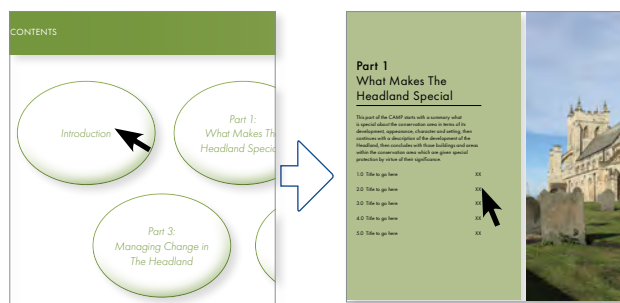
Hartlepool Borough Council



For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the different sections. To use these features, please ensure the PDF is downloaded onto your device.

CONTENTS

The contents page allows you to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

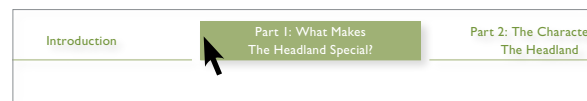


3.1 INTRODUCTION

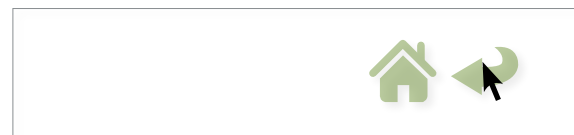
The Headland Conservation Area, a heritage asset in its own right (see information box), contains numerous individual heritage assets, including both designated and non-designated buildings, structures and areas which make a positive contribution to its character and appearance.

NAVIGATION

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents or back to the page you were previously on.



There are also clickable links within the text to take to directly to that section – look for the [blue underlined writing](#).

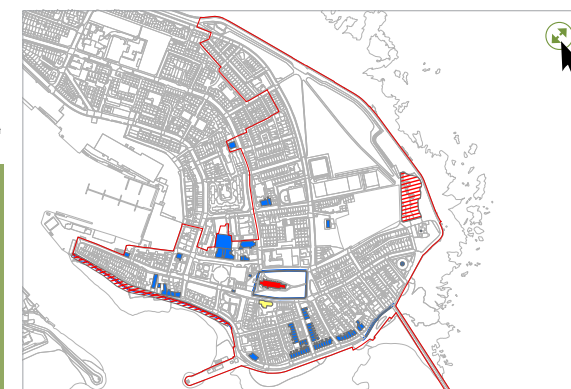
MAPS AND PLANS



When you see this icon, click to see a larger version of the plan.



Click on this icon and it will take you back to the original plan.





CONSERVATION AREAS

What is a Conservation Area?

[See Introduction 0.2](#)

What is the current boundary of the Conservation Area?

[See Conservation Area boundary map](#)

Is the boundary of the Conservation Area been changed as part of this review?

[See Part 3, Section 12.17](#)

What is a Conservation Area Appraisal and Management Plan?

[See Introduction 0.2](#)

How does the Conservation Area designation affect changes permitted to my property?

[See Part 3, Information Box, page 91](#)

What are my responsibilities in maintaining my property?

[See Part 3, 12.5](#)

UNDERSTANDING YOUR PROPERTY

Is my property within the Conservation Area?

[See Map](#)

What is the overall special interest of the Conservation Area?

[See Part 1, 1.0](#)

What characteristics of the built environment contribute to the special interest of the Conservation Area?

[See Part 2](#)

How old is my property?

[See Historical Development map](#)

Is my property a listed building?

[See Part 2, 5.0](#) and the [Designations map](#)

Is my property a locally listed building?

[See Part 2, 5.0](#) and the [Designations map](#)

How does the natural environment contribute to the special interest of the Conservation Area?

[See Part 2, 7.0](#)

What are the problems facing the Conservation Area?

[See Part 3, 11.0](#)

What are the opportunities to enhance the Conservation Area's special interest?

[See Part 3, 11.0](#)

How can I understand my property better?

[See Part 4, 13.5](#)

MAKING CHANGES

Is there an overall vision for the conservation management of the Conservation Area?

[See Part 3, 12.1](#)

What characteristics do I need to consider when planning changes or development?

[See Part 2](#) and [Part 2, 10.0, Part 3, 12.9](#)

How should I approach repairs to my property?

[See Part 3, 12.6](#)

Can I replace my windows and doors?

[See Part 3, Information Box page 91](#), and [12.8.2](#)

What alterations and extensions are appropriate to my property?

[See Part 3, 12.9](#)

What characteristics should new development have within the Conservation Area?

[See Part 2](#), and [Part 3, 12.9.2](#)

How can I get advice about making changes to my property?

[See Part 4, 13.2](#) and [13.3](#)



Part 3

Managing Change

This part of the CAMP provides an analysis of the current issues and opportunities facing the Headland. It then provides an overarching vision for the conservation area, followed by recommendations and guidance which give more detailed help in the protection of existing features of special interest and the parameters for future change to existing buildings or new development. Key actions are provided to help achieve the above which are further summarised at the end of the section.

11.0	Issues and Opportunities	86
12.0	Management Plan	99





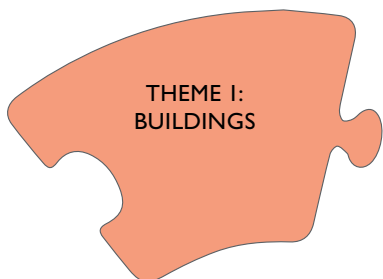
The Headland faces challenges today and in the future with regards to climate change, the maintenance of the public realm, the changing needs of visitors, inappropriate changes to historic buildings, and the challenges of vacant buildings or sites, to name a few. However, out of these challenges arise exciting opportunities to move the conservation area forward in a way which celebrates the heritage of the Headland, and places it at the heart of its regeneration. The following section introduces a number of inter-related themes, exploring the issues and opportunities facing the conservation area. These will be further raised in [Section 12.0 Management Plan](#).

Click on a theme to be taken to the relevant page



QUICK FACTS

- Out of the many challenges facing the conservation area arise opportunities for capitalising on the Headland heritage enhancing and raising awareness of the settlement's heritage for the benefit of residence, visitors and the people of Hartlepool.
- Opportunities identified also relate to enhancing streets and spaces, improving the care of its historic buildings, new uses for vacant buildings and sites, improving the visitor experience, responding to climate change and increasing the capacity of the community to care for the Headland.



The buildings of the conservation area are of vital importance to its special interest. They form the backdrop to the public realm, assist with wayfinding and provide the setting in which people live and

work. Unfortunately, since the last appraisal, there has been a continued loss of traditional features and an introduction of non-traditional materials such as uPVC windows, doors, gutters etc which challenge the appearance and uniformity of the Headland's historic terraces.

Another issue is the vacancy of a key site within the conservation area; the Friarage Manor House is a prominent building to visitors on the route through to Heugh Battery or to the seafront. The condition of the building and use of security fencing is having a significant impact on the appearance and perception of this part of the conservation area. There are significant opportunities to bring this building back into use for the benefit of the community and for the conservation area.

Whilst most residents work hard to maintain the appearance of their historic buildings, a number are in need of repair and maintenance. During consultation, it was felt that guidance on the appropriate repair and maintenance of historic buildings was required as part of the CAMP project.

A feature of the Headland are the vibrant house colours. A few owners have, however, chosen to paint their houses in the traditional black, a reminder of when houses in the area were waterproofed in pitch. There are opportunities to encourage more owners to adopt this traditional colour where appropriate.

Whilst retail is not a significant feature of the conservation area, the area retains a number of traditional or historic shop fronts. Although the main shopping parade lies on Northgate on the edge of the conservation area, during consultation, there was a desire to better present the parade of shops which could as a result have a positive impact on the Headland overall. Both historic and modern shop fronts, including the listed building of Victoria Buildings, incorporate solid security shutters which are not sensitive to the street scene.

Modern apartment blocks and residential housing punctuate the conservation area and do not add heritage interest. An example is that of St Hilda Chare, a modern estate that interrupts the historic street pattern and does not make a positive contribution to the conservation area. Following an appraisal of the conservation boundary, a number of areas are recommended for removal from the boundary of the conservation area because of the lack of heritage interest (see [Section 12.17](#)).

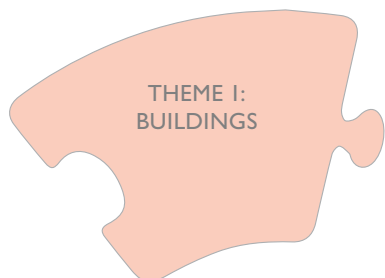
The Heritage at Risk Register 2022 identifies both the conservation area and a number of building as 'At Risk'.⁰¹ The Grade I listed church of St Hilda was described as suffering from damp and the tower from structural movement. Similarly, the

church of St Mary, is Grade II listed is also described as being in poor structural condition. Due to its deteriorating condition, Heugh Battery remains on the Heritage at Risk register. As key heritage assets in the Headland and an important part of developing the tourist economy, it will be important to ensure continuing investment into their repair and enhancement to ensure their long-term sustainability.

The limited private outdoor space to historic terraces has led some owners to erect inappropriate boundary fencing to front gardens in an attempt to improve privacy. Solid timber fencing is not sympathetic to the appearance of the conservation area. Elsewhere inappropriate materials such as breeze block have been used as boundary walls which detract from the street scene.



⁰¹ Historic England, Search the Heritage at Risk Register <https://historicengland.org.uk/advice/heritage-at-risk/search-register/> [last accessed 27th February 2023]



THE OPPORTUNITIES

- Provide householder advice on the care and maintenance of traditional buildings as well as signposting to more information (see [Sections 12.5-12.8](#)).
- Avoid the errors of past insensitive development by providing design guidance for new development, whilst at the same time finding ways to reduce the impact of existing negative modern development (see [Section 12.9](#)).
- Retain and reinstate the traditional building colours.
- Work with the owners of the Friarage Manor site to overcome issues and drive forward the restoration of this building to the benefit of local residents, the conservation area and positively contribute to the economy of the local area.
- Better present the retail area of the Headland. Encourage owners or occupiers of shops within and on boundary of the conservation area to choose traditional shop front designs where appropriate, and explore more suitable alternatives to solid security shutters.
- Improving the appearance of modern areas of development within the conservation area, such as additional planting (see below).
- There may be opportunities in the future to reverse past insensitive modern development. It will be important to ensure that any new replacement development is sensitive to the special character and appearance of the conservation area.
- Consider the removal of some areas of modern development from the conservation area boundary which do not add heritage interest.
- There is potential for the Council, Historic England and other stakeholders to work together to fund improvements to the condition of Heugh Battery Museum, St Hilda's Church and St Mary's Church.



The Headland possesses some significant historic spaces including St Mary's churchyard, Town Moor, the Friarage Manor House site and Friarage Field, Regency Square and Redheugh Gardens as well as the seafront and beaches. Areas like the Town Moor, retain

their open character, although it is now crossed by tarmac paths rather than the cattle of previous centuries. It has also seen considerable transformation and challenges over the years, particularly during the 20th century, with the clearances of older dwellings and their replacement with new housing and newly created spaces.

Recent changes have varied in their impact on the conservation area; the new Town Square was created in the early 21st century and is well designed, with high-quality surfacing, a heritage garden, coherent furniture and significant planting. Croft Gardens was created in the 20th century following slum clearance and is an important green space with significant views towards the sea; however, keeping on top of maintenance can be an issue, with damaged walling and surfacing detracting from the appearance of this important space. Another green spaces is that of the Old Putting Green; however, it is underused, generally attracting dog walkers with potential for better uses.

The promenade and Town Wall have seen investment by the Council in recent years, with sympathetic surfacing introduced. However, during consultation, the type of paving was considered problematic for pushchair or wheelchair users. Elsewhere, there are issues with the poor appearance of roads with patched repairs and cracked concrete pavements (some in sensitive locations close to the church), which are both unattractive and can also be hazardous.

Elements of original street furniture survive in small numbers within the conservation area. Additionally, sympathetic heritage-style lamp posts have been introduced, contrasting with the modern lighting columns on Town Moor. Maintenance of lamps and other public realm furniture falls to the Council, which can be particular onerous in a coastal climate which accelerates decay; a perceived lack of maintenance can result in a poor overall impression for residents and visitors. Similarly, the condition of some rubbish bins was found to be an issue, and the use of large commercial-style blue wheelie bins is not appropriate in the more sensitive areas of the conservation area.

Public benches vary in quality and style across the conservation area, from the attractive traditional forms of cast-iron and timber, to less traditional forms. The design of modern composite plastics, whilst low in maintenance, are not always appropriate in sensitive locations. Generally, there is a need for an overall agreed, cohesive approach to public realm furniture going forward, along with their regular maintenance.

During consultation with the public, the use of benches as memorials, whilst providing a form of commemoration, have on occasion been converted to 'shrines' involving the attachment of flower vases, fake flowers, plaques, soft toys, and sometimes fairy lights to public seats. This element of clutter restricts their use, and can, if not maintained, be visually intrusive.





There is also a significant lack of planting in some parts of the conservation area. The appearance of the conservation area, and the quality of life for its residents could be greatly improved through a programme of additional green planting to help to breakup and soften areas of modern housing or views into those areas. However, it is recognised that there are many challenges with planting in coastal locations; plants and trees must be carefully selected

to ensure they are able to survive in the salty and stormy coastal environment; even so, maintenance is onerous and the percentage of failures can be high.

A further issue is the relationship of the conservation area and Victoria Dock. An area of significant heritage interest, the harbour and Fish Quay are both physically and visually separated from the rest of the Headland by a boundary wall and fencing. The

boundary, whilst essential for security, is unattractive and prevents residents and visitors from engaging with the Headland’s historic port and its connections to the fishing industry.

THE OPPORTUNITIES

- Maintain the appearance of the public realm through routine maintenance of street furniture and targeted public realm improvements.
- Potential to increase interest and appearance of some areas of the conservation area, including the churchyard, Friarage Manor House site, with additional planting, and for the creation of wild areas rich in biodiversity.
- Ensure surfacing and walls in Croft Gardens are routinely maintained.
- Engage the local community to aid in a survey of Public Realm furniture to ensure it is well maintained and of a suitable design for the conservation area.
- St Hilda Chare could be enhanced by re-greening. Resurfacing and a reintroduction of planting would make this street more pleasant for residents and soften views from historic areas.
- Screen or soften areas of modern housing in areas like Lumley Square with planting, trees and vegetation.
- Potential opportunity for improved use of spaces like the Old Putting Green. Potential uses include the creation of a wildlife garden or consider a new development which will directly benefit visitors and the local community.
- The open space beside the Pot House featuring the Andy Capp statue could be better presented with planting, trees or bushes, whilst at the same time softening the rear elevations of modern housing.
- To work with the port authority and Fish Quay to improve integration, open up views and access and provide more interpretation. There are potential opportunities to re-establish connection with a less permeable barrier and work with stakeholders to encourage better access where possible.
- Develop policy and guidance on memorial benches in Hartlepool.

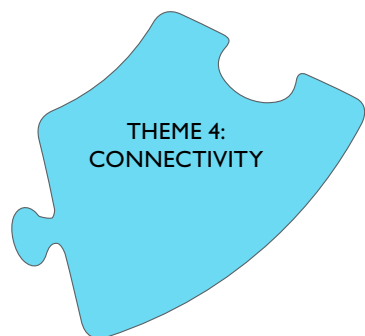


There are also opportunities for seasonally driven popup facilities for food and drink. These might be developed in partnership with local businesses and other stakeholders in key locations on the Promenade and Town Moor. The lower promenade may be a suitable location for changing facilities, refreshments and toilet facilities, disguised as colourful beach huts. Located close to the children’s paddling area. The newly reimagined Town Square is ideally suited for events beyond the carnival, as well as outdoor performances and craft and food markets.

It is clear, however, that increasing visitors to the Headland, whilst beneficial to the local economy, could have a harmful impact on the conservation area through increased traffic, cars, litter, noise and impact on the atmosphere and experience of the Headland, and must be balanced carefully with the needs of the residents.

THE OPPORTUNITIES

- Improve the appearance of the main car park and the provision of information, such as food and drink, guided walks improved interpretation boards that raise awareness of the special nature of the Headland.
- There are opportunities for the Local Planning Authority to support the introduction of more places to stay and places to eat, where appropriate.
- There is potential to provide additional shower, changing and toilet facilities for the paddling pool area.
- There is potential to create more themed tours such as an art trail, utilising new technologies.
- Provide guidance on street art for the Headland and wider borough ([see information box](#)).
- There are opportunities to develop a strategy for parking in the Headland and seek ways that would benefit both visitors and residents, whilst minimising impacts on the historic environment.



The Headland is a special place to live and work. This is derived from many factors detailed in previous sections. However, its near-island position can mean it is physically remote from other parts of Hartlepool.

In the past, a ferry connected the Headland to Middleton Harbour which reduced the journey around the marshy land of the Slake from several kilometres, to one of approximately 150 metres. Today, visitors to the Headland wishing to explore other parts of Hartlepool, have few options other than road as the main mode of transport to visit Hartlepool’s historic quay, its museums and art gallery.

Improvements proposed by the Council aim to better connect the Headland in the north with central Hartlepool and Seaton Carew in the south by foot and bicycle. These will utilise parts of the English Coast Path and the National Cycle Route 14. Further opportunities exist through the provision of cycle or scooter hire points which would allow visitors as well as residents the opportunity to explore beyond Hartlepool’s central attractions, utilising eco-friendly transport.

There is also an opportunity to connect areas by water, by introducing a boat service to links these, and potentially other, coastal attractions. Consultation with residents of the Headland, also saw the wish to restore the ferry service across to Middleton.

Besides physical connections, there are opportunities for connection and collaboration between the Council, businesses and other stakeholders, aimed at sharing resources, ideas and events. Seaton Carew is home to Hartlepool’s bonfire celebrations, the town centre host the Christmas Light Switch On, and the Headland holds its Wintertide Festival. and the Folk and Beer Festivals. Other new events could also be explored which are rotated yearly around these locations to spread the benefits and the burden.

Hartlepool’s Waterfront festival has been running for a number of years, and Hartlepool will be given a further boost by the Tall Ships Race which will visit the town again in 2023. Whilst drawing visitors to the waterfront, there are opportunities to organise ‘fringe’ events as part of celebrations, potentially all accessible by road, rail, bicycle, scooter, boat or by foot.



THE OPPORTUNITIES

- The close proximity of built, natural and cultural heritage around Hartlepool provides the opportunity for improving the visitor economy and increasing collaboration between stakeholders, promoting economic growth and regeneration.
- Connecting the Headland with areas like Hartlepool Marina, the historic port and its museums, Seaton Carew and Teemouth Nature Reserve through improved public transport and cycle/pedestrian routes, special bus services, supported by cycle hire and electric scooter hubs.
- Potential for introducing a seasonal or event driven ferryboat service between Hartlepool Quay, the Headland and Seaton Carew.
- Visitor attractions like the Headland, the Historic Quay and Seaton Carew have the opportunity to work collaboratively, supporting each other, sharing ideas, events and activities, linked by a low carbon network.



**THEME 5:
CLIMATE
CHANGE**

As a coastal town Climate Change is likely to have a very real impact on Hartlepool. Rising global temperatures will bring the increasing unpredictable weather patterns, rising sea levels and increased frequency and intensity of extreme weather events.

Hartlepool, like the rest of the country, experienced the heat wave in the Summer of 2020 with some parts of the country reaching 40° centigrade for the first time. Without immediate action by organisations, business and individuals, climate change will undoubtedly impact on Hartlepool unless active and positive change takes place now.



The impact of sea during extreme weather is sadly not uncommon in the Headland (Philippe Alès, CC)

THE OPPORTUNITIES

- Reducing carbon emission within the conservation area by reducing vehicle speeds and restricting the movement of other polluting vehicles such as lorries and diesel cars through the area.
- Increase the installation of electric vehicle charging points in suitable locations.
- Encouraging active travel within the conservation area and more widely including: cycling, walking, electric scooters and public transport.
- Instigate changes to the public realm to accommodate the above such as more cycle lanes, safe cycle parking and stands and parking zones for electric scooters which must be incorporated sensitively into the conservation area.
- Changes within the public realm offer opportunities to protect the public during heat waves such as promenade shelters or additional tree planting.
- Additions and alterations to buildings to reduce their energy consumption, such as improving insulation, retrofitting older buildings, exploring low carbon energy sources, installing green roofs, solar panels or biosolar roofs.
- Build on the success of the Hartlepool Headland Coastal Protection Scheme works by ensuring that sea defences maintained to reduce the impacts on areas like the Headland.
- Maintain existing green spaces and consider increasing green landscaping to absorb carbon dioxide and rainwater, the latter assisting in reducing flood risk.
- Sustainable drainage solutions could also be considered where these can be implemented sensitively to reduce surface water run-off, including the grasscrete car parking areas rather than additional hard surfacing.



**THEME 6:
CELEBRATING THE
HEADLAND'S
HERITAGE**



Sandwell Gate, 1908 (Hartlepool Museums)

'Those with the power to shape the places where we live, work and visit are increasingly recognising that heritage is the key that unlocks success. It creates value and sustains economic vitality, supporting jobs and attracting investment. Heritage provides a canvas for flourishing cultural activity and it helps build connected and healthy communities. It is the vital factor underpinning vibrant and successful places'⁰¹

During the 20th century, an underappreciation of the Headland's heritage and future potential led to the widespread clearance of many historic buildings which were replaced by buildings of varying quality. The lack of appreciation for the area's heritage is also expressed through vandalism and other forms of anti-social behaviour. It can also be found in the unsympathetic changes made to some of the Headland's building stock.

It was clear, however, from consultation with residents of the Headland, that they are proud of the area's history, are keen to celebrate its heritage and to preserve and enhance the Headland for future generations. Throughout the conservation area, and during the preparation of this document, there is strong evidence of community involvement worthy of recognition. This is also expressed in community projects like Regency Square, the work of the Parish Council, the Heugh Battery Museum, along with groups of volunteers engaged in organising local activities and projects. The Headland's Monkey Tour also celebrates the area's heritage and the recently created 'Way of St Hilda' connects the Headland with Whitby.

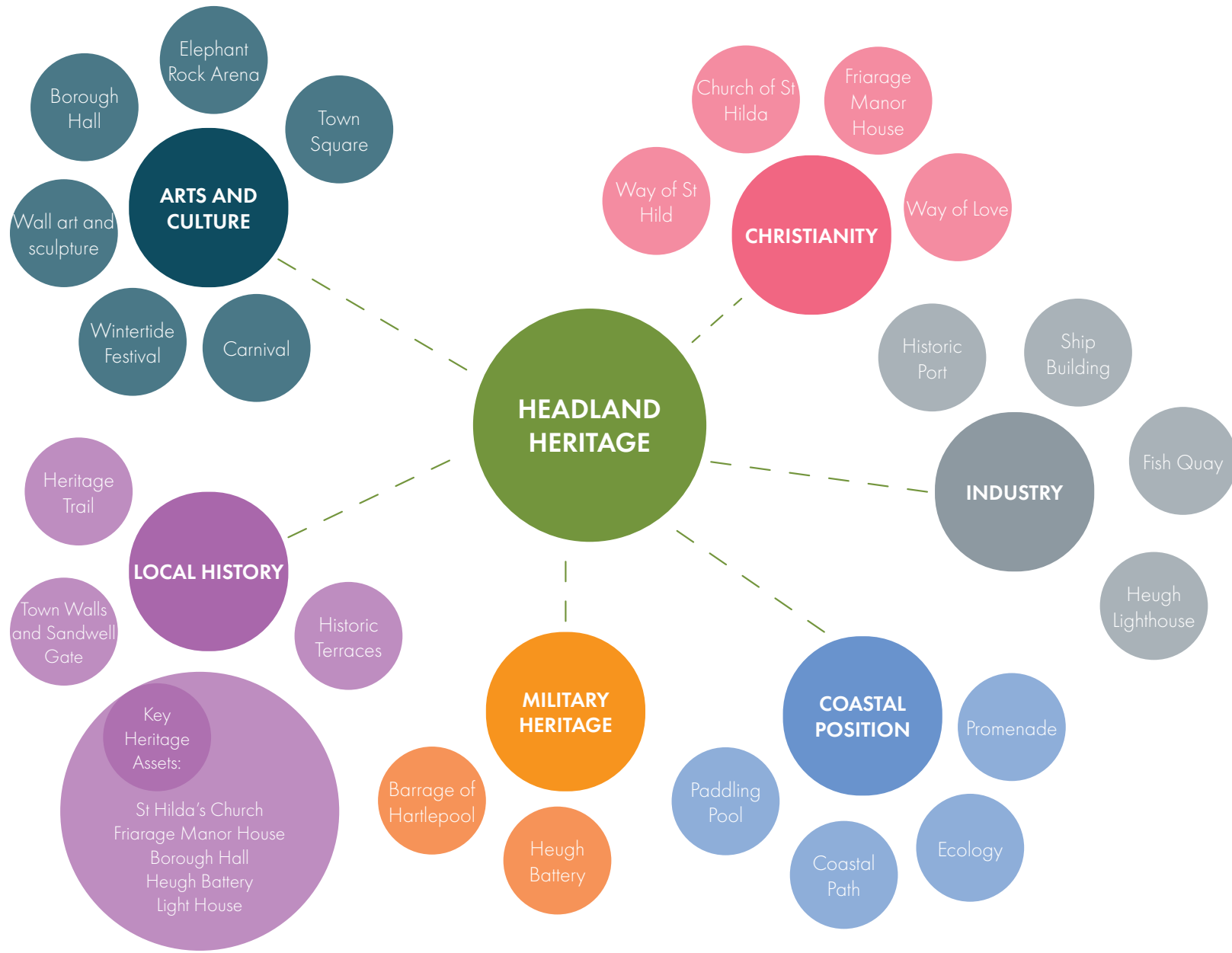
⁰¹ Historic England, Resources to Support Place-Making and Regeneration. <https://historicengland.org.uk/advice/planning/place-making-and-regeneration/> [last visited 7th Feb 2023]

The Council, supported by organisations like Tees Archaeology, have a track record of involving communities in heritage projects; from archaeology in back yards, to recording buildings within Church Street Conservation Area. The Council are also not afraid to call on the local community to help; for example, with the Big Town Tidy Up campaign.

It has been recognised in recent years that heritage has a key role to play in successful places; it attracts visitors, inspires and educates and can support and grow local businesses. Historic places like the Headland have their own unique offering and atmosphere which serves as a backdrop to people's lives. It is clear that an appreciation of heritage can foster a sense of community care and ownership. Places like Heugh Battery entertain and educate, bringing the past to life, whilst St Hilda's Church provides inspiration and solace. Heritage assets such as The Borough Hall, Elephant Rock amphitheatre, its spaces and buildings, are all part of the Headland's heritage.

The reuse of historic buildings is not only a sustainable option through the reuse of materials but can be a catalyst for new successes and investments. Places like the Friarage Manor House and the Throston Engine House, have significant future potential to help achieve a prosperous, resilient and sustainable future for the Headland.

The value of the Headland's heritage has been explored in '[A Heritage Strategy for Hartlepool Headland, 2020-2030](#)' and shown in the diagram on the following page.





THE OPPORTUNITIES

- To build upon the Council's 'Heritage Strategy for Hartlepool Headland, 2020-2030', developing an action plan as part of this document, guiding stakeholders in securing a sustainable future for the heritage whilst bringing social, economic and environmental benefits for all.
- Continue to inspire and raise awareness of the special nature of the Headland.
- Continue working in partnership with local organisations, the church, residents, groups, the Parish Council and schools.
- Continue to look for opportunities to develop additional walking and cycling trails, potentially utilising modern technologies, reducing the need for maintenance of trail post and interpretation guides. There is potential to create more themed tours such as an art trail or seascape trail.
- Improve the car park's welcome for visitors through public realm works, improved interpretation and information boards.
- There are opportunities to better present Tees Archaeology's history posters currently hidden away adjacent to the entrance of the ladies toilets. These might be more accessible and suitably located onto the external wall within the history garden, or elsewhere within the conservation area.
- Restart the Heritage Festival to promote the heritage of the Headland.
- Work with the local history group and other interested parties to undertake a social history project, gathering personal histories, memories, images etc of the Headland.
- Reintroduce the Hartlepool Conservation Area Advisory Committee.
- Support local communities and potential developers on projects like the Friarage Manor House to ensure that the Headland's heritage is preserved for future generations.



**THEME 7:
FUNDING**

The responsibility for the care and maintenance of the conservation area, largely falls with the Borough Council. With increasing local and national economic pressures, one of the biggest challenges faced by the Headland and the conservation area, are a lack of financial investment. Planting of public gardens, maintenance of trees, repair and maintenance of public realm requires considerable funding. With more pressing concerns such as health and education, the Borough Council have a variety of pressures diverting their financial resources.

The same can be said for the residents of the Headland. Economic pressures have the potential to delay regular maintenance or urgent repair works on historic buildings. They can also delay or lead to the cancellation of redevelopment projects or initiatives aimed at improving the historic environment.

Visitors may have less money to spend locally, putting pressure on public houses, cafes and other services, leading to further economic decline. Additionally, these financial pressures place the Council's conservation planning services under increasing pressure, impacting on the support and advice to local residents.



THE OPPORTUNITIES

- For the Council, local groups and residents and other stakeholders to continue to explore potential funding sources to support local initiatives.
- Continue to explore innovative funding sources for small projects in the Headland such as local sponsorships to support the maintenance and upkeep of the conservation area.



12.1 VISION FOR THE HEADLAND CONSERVATION AREA

‘Our Vision for the Headland is a place that celebrates the story of the Headland, making the most of our remarkable assets to drive forward a future that sustains the preservation of our heritage and brings social, economic and environmental benefits for all.’⁰¹

The Headland is a unique and special place. Shaped by the people who live and work there it is reflective of its deep and varied history. The buildings, open spaces, streets, seaside position and sense of local pride all contribute to making the conservation area of special interest.

The overarching ambition for the conservation area is to preserve and enhance this special interest in a way that provides economic, social and environmental benefits. This Management Plan will provide a tool for unlocking the potential for heritage-

led regeneration, supporting the care of the historic environment whilst guiding sensitive change and proportionate new development to create a diverse and vibrant centre for residents and visitors alike. Raising awareness of the significance of the Headland helps to promote shared responsibility for looking after the conservation area.

The vision for the conservation area is to ensure that future change responds to the character and appearance of the area as explored within Part 2 of this document. This section develops the opportunities raised in [Section 11](#), then provides advice and recommendations on various topics for building owners and occupiers, landlords, consultants and developers, who should use the advice to guide choices when carrying out maintenance or when planning changes.

Hartlepool Borough Council (HBC) will also use this Management Plan when assessing plans for change in the area, when planning future improvement works, and in supporting funding applications for projects aimed at preserving and enhancing the Headland Conservation Area.

01 A Heritage Strategy for Hartlepool Headland 2020-2030’ https://www.hartlepool.gov.uk/info/20189/regeneration/991/headland_heritage_strategy/1 [last accessed 20th February 2023]



QUICK FACTS

- The overarching ambition for the conservation area is to preserve and enhance this special interest in a way that provides economic, social and environmental benefits.
- National and local planning policy, including the Hartlepool Local Plan 2018, are utilised in making decisions about change within the conservation area.
- All buildings and open spaces in the conservation area will be maintained to preserve or enhance their appearance.
- Alteration, extension and new development will preserve or enhance the character of the conservation Area through their design and materials and be based on a solid understanding of the character of the conservation area, and that past ill-considered construction is reversed when appropriate.
- Changes to mitigate climate change will be sympathetic to the character of the conservation area.
- Working with the current owners, new uses will be explored for the Friarage Manor House to ensure the preservation of the historic listed buildings and to enhance the character of the conservation area.
- People and visitors to the Headland will share in an appreciation of the Headland’s heritage.



12.2 PLANNING LEGISLATION, POLICY AND GUIDANCE

Planning legislation, policy and guidance is utilised when considering development or other changes within Hartlepool's conservation areas. This is to ensure that proposals seek to preserve or enhance an area's character and appearance, including its setting.

Since 1967 local authorities have been able to protect areas which are valued for their special architectural or historic interest. The primary legislation governing conservation areas is the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#). The Act defines what a conservation area is and is the legislative mechanism for ensuring their preservation and enhancement. Local authorities should consider the character of a conservation area when drawing up plans or considering development which affects the character of the conservation area, both within the designated area and outside, if proposals would affect the setting or views into and out of it.

Section 71 of the Act, requires the local authority to 'formulate and publish proposals for the preservation and enhancement' of conservation areas, and that these will be 'submitted for consideration to a public meeting'.⁰² Details of consultation can be found in [Part 1, Section 0.6](#) of this document.

[The National Planning Policy Framework \(2021\)](#) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 190). Government guidance on the historic environment is found within the relevant section of the [National Planning Practice Guidance](#).

The Hartlepool Local Plan (Adopted May 2018) reinforced national policy and legislation with regard to heritage. Policies HE 1 addresses Heritage Assets, HE2 Archaeology, whilst policies HE4 and HE5 deal with listed and locally listed buildings and structures. Policy HE3 of the plan specifically covers conservation areas seeking to ensure that development proposals either protect and/or enhance heritage assets:

HE3: Conservation Areas

HBC will seek to ensure that the distinctive character of conservation areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within Conservation Areas will need to demonstrate that they will conserve or positively enhance the character of the Conservation Areas.

In determining applications within conservation areas and within their setting particular regard will be given to the following:

- 01 The scale and nature of the development in terms of appropriateness to the character of the particular conservation area;
- 02 The design, height, orientation, massing, means of enclosure, materials, finishes and decoration to ensure development is sympathetic to and/or complementary to the character and appearance of the conservation area;
- 03 The retention of original features of special architectural interest such as walls, gateway entrances and architectural details;
- 04 Retention of existing trees, hedgerows and landscape features and appropriate landscaping improvements incorporated into design proposals;

⁰² <https://www.legislation.gov.uk/ukpga/1990/9/section/71>



- 05 The protection of important views and vistas and settings within and into / out of the conservation area;
- 06 Car parking, where required, should be located, designed and landscaped in such a way as to minimise impact on the character and appearance of the heritage asset, and
- 07 Guidance provided in relevant conservation area appraisals, management plans, visual assessments, design statements and supplementary planning documents.

Proposals for demolition within conservation areas will be carefully assessed, the Borough Council will only permit the demolition of buildings and other features and structures in a Conservation Area if it can be demonstrated that:

- 08 The removal would help to conserve and/or enhance the character, appearance and significance of the conservation area, and
- 09 Its structural condition is such that it is beyond reasonable economic repair, or
- 10 The removal is necessary to deliver a public benefit which substantially outweighs the impact on the significance of the heritage asset.

In the exceptional circumstances where any demolition is granted, the Borough Council will require that detailed proposals for the satisfactory redevelopment or after treatment of the site are secured before demolition takes place. This will include the requirement to record and advance understanding of the significance of the heritage assets to be lost (wholly or in part) in a manner that is proportionate to their importance.

Developments which affect the setting of a conservation area, including developments within the vicinity of a conservation area should take account of the character and setting of the conservation area through appropriate design, scaling, siting, use of materials and impact on the significance.

Where there are important views and vistas within and otherwise affecting the setting of a conservation area these should be protected or enhanced.

The Borough Council will protect and enhance conservation areas and their features as part of a development.

The Borough Council may consider the use of Article 4 Directions in order to protect the integrity of buildings within conservation areas.

In addition to legislative and policy requirements there is a wealth of best practice guidance and advice available from Historic England and other heritage organisations. When changes are being considered to buildings in the conservation area, or perhaps where new development is proposed, it is often helpful to use the Council's pre-application advice service (One Stop Shop) to gain early guidance on proposals and highlight any constraints or opportunities; details can be found on the Council's website.

Links and details of all the relevant policy, guidance and advice can be found in [Part 4](#) of this document.

12.3 CONTROL MEASURES

In order to protect and enhance the conservation area, any changes that take place must conserve, respect or contribute to the character and appearance which makes the conservation area of special interest. [Permitted Development Rights](#), as defined by [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#), are works which can be undertaken without the need to gain planning permission.

Permitted Development Rights are different in a conservation area, meaning that planning permission is needed for works which materially affect the external appearance of a building. For further information, see Information Box. In some cases these rights have been further restricted by Article 4 directions or planning conditions. It is recommended that advice is obtained via the councils pre-application advice service (One Stop Shop).



Living in a conservation area: Useful Information, Advice and Guidance for Residents

Introduction

Living in the Headland conservation area can mean there may be more restrictions on what you can and can't do to your property. This is to protect the conservation area's special character and appearance.

When do I need planning permission?

If you live in a single, unlisted residential dwelling there are a number of things which can be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order (GPDO), commonly termed 'permitted development rights'.⁰³

Permitted Development Rights are reduced in a Conservation Area, meaning that planning permission is needed for works which materially affect the external appearance of a building including the following:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);

- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single storey rear extension of 4 metres or less (3 metres or less if the house is detached or semi-detached);
- Extensions to the side of buildings;
- Any two-storey extensions;
- Erection of an outbuilding to the side of a property;
- Aerials and satellite dishes on chimneys or elevations visible from the street;
- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- In most cases, installing solar panels.

Further restrictions: What is an Article 4 Direction and am I affected?

Article 4 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) gives local planning authorities the power to limit 'permitted development rights' to some properties. In the Headland there are a number of areas which are affected by Article 4 Directions.

In addition to the above, these also restrict:

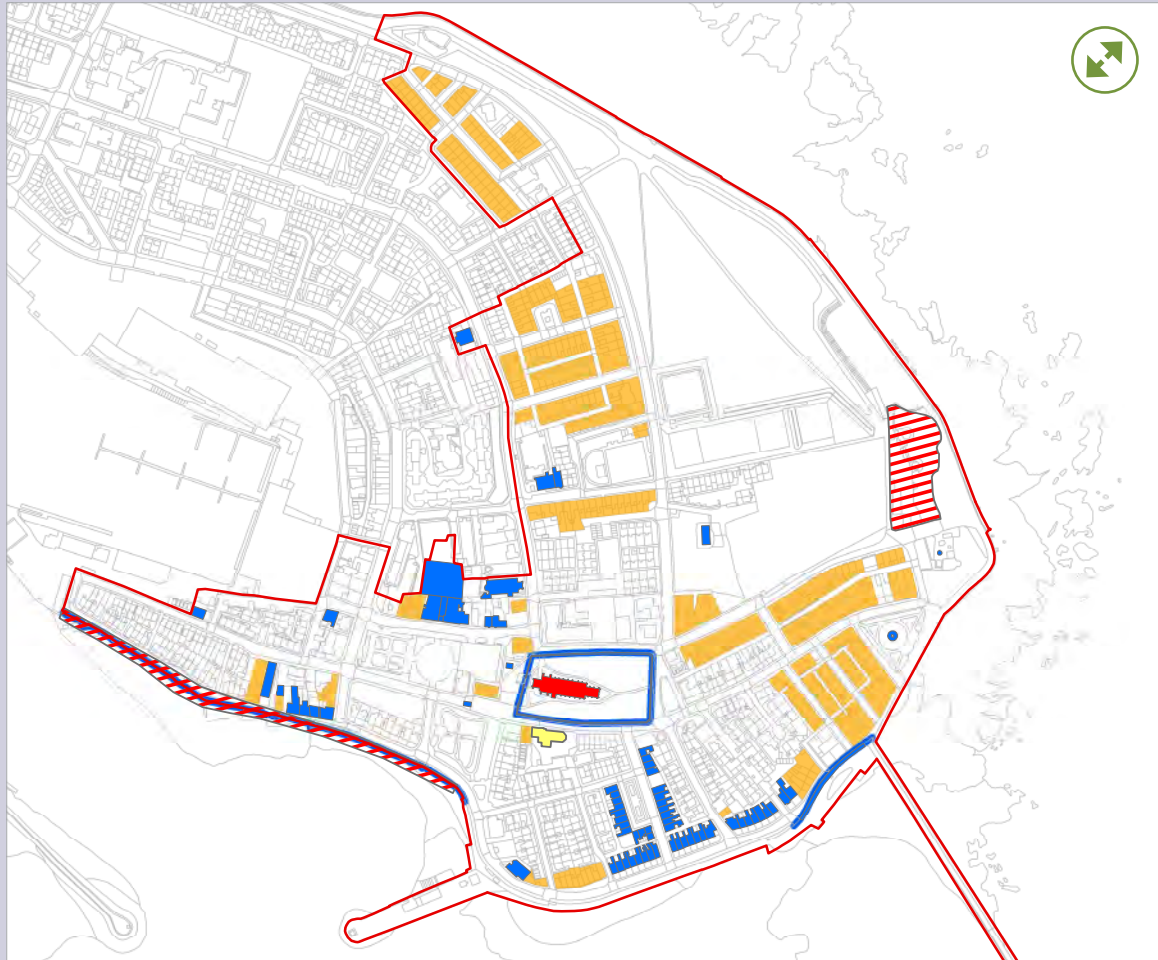
- Changes to the front elevation including windows, doors, porches and extensions.
- Changes to your roof, such as the type of roof covering and the chimney.
- Changes to your front garden, such as adding parking, and changes to your walls, gates and fences.

In all cases it is wise to contact the council for further information on what planning permission is required before you consider making any changes: https://www.hartlepool.gov.uk/info/20222/planning/373/planning_advisory_service

⁰³ Note: this does not apply to commercial buildings or residences in multiple occupancy where there are more restrictions.



Those properties covered by Article 4s in the Headland Conservation Area are marked on the map below along with listed buildings.



LISTED BUILDINGS AND RESIDENCES WITH ARTLCE 4 DIRECTIONS

- Headland Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Scheduled Area
- Article 4 Directions

This plan is not to scale



Listed Buildings

In addition to planning permission, Listed Building Consent is required for works of alteration, demolition or extension to Listed Buildings. Generally, repair works do not require consent where the repair or maintenance works are carried out utilising like-for-like materials. Contact the Council for further information on what permission is required before you consider making any changes: https://www.hartlepool.gov.uk/info/20222/planning/373/planning_advisory_service

Enforcement Action

The effective operation of the planning system depends on the ability to ensure that development is carried out in accordance with planning permission and to enforce against development carried out without.

Enforcement by any Local Authority is discretionary and not a duty. The Council will always seek to inform and persuade owners to restore and put right any offending works.

When used appropriately, Planning Enforcement and other relevant forms of enforcement can help minimise issues, taking enforcement action where there is a demonstrable public interest.

This includes remedying:

- planning breaches
- unauthorised adverts
- removal of /or inappropriate replacement of boundary treatment
- making dangerous sites secure
- dealing with untidy land/properties

Additionally, other sections of the Local Authority through relevant powers manage the conservation area including:

- Environmental Services who tackle issues such as fly-tipping, littering, graffiti, noise pollution and air quality.
- Building control who address issue such as Building Regulation infringements and dangerous structure.
- Highways may also deal with highway or pavement obstructions.

Finally, also helping to ensure the conservation areas remains safe are the police who are there to tackle problems like heritage crime, including theft or malicious damage to properties.

Stopping the Rot

When a building has been neglected and is in disrepair, with the risk of loss of important fabric through decay, local authorities have various measures which can encourage the owners to undertake works (see Historic England's [Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings](#)):

- Section 215 of the Town and Country Planning Act 1990 gives local planning authorities powers to require land to be cleaned up when its condition adversely affects the amenity of the area, such as vacant sites or derelict buildings;
- Urgent Works Notices which give the local authority powers to directly carry out works required to urgently make an unoccupied listed building weather tight to prevent further decay;
- Repairs Notices allow a local authority to specify the works the owner should carry out to secure the condition of a building; and
- Compulsory Purchase Orders are a last resort where local authorities can compulsorily purchase a listed building to repair it or sell it to an organisation, such as a preservation trust, to be restored.



12.4 MANAGING THE HEADLAND CONSERVATION AREA

This section sets out the aspirations and proposals for retaining and enhancing the conservation area. It includes guidance on the ongoing preservation of the conservation area, and also includes ideas for enhancement. Some suggestions may be seen as ongoing actions and short-term wins, whilst others are longer-term aspirations and will require collaboration with others and may require significant sources of funding.

All the aspirations have the potential to enhance the special interest of the conservation area either physically or through raising awareness and participation. The aspirations also align with the wider vision to ensure the long-term success and sustainability of the Headland, securing positive change for the future.

Funding opportunities may be sought from small-scale funds or resources such as crowd-funding, sponsorships or donations, whilst larger projects will require complex funding applications made to the National Lottery Heritage Fund, the Architectural Heritage Fund or Historic England grant schemes.



Caring for the Headland's Buildings

Good Design in the Headland

A Viable Future for the Friarage Manor House

Caring for the Headland's Streets and Spaces

Making Connections and Developing the Visitor Economy

Responding to the Climate Emergency

Celebrate and Promote The Heritage of the Headland

Funding Opportunities

(Select an arrow to take you to relevant page)



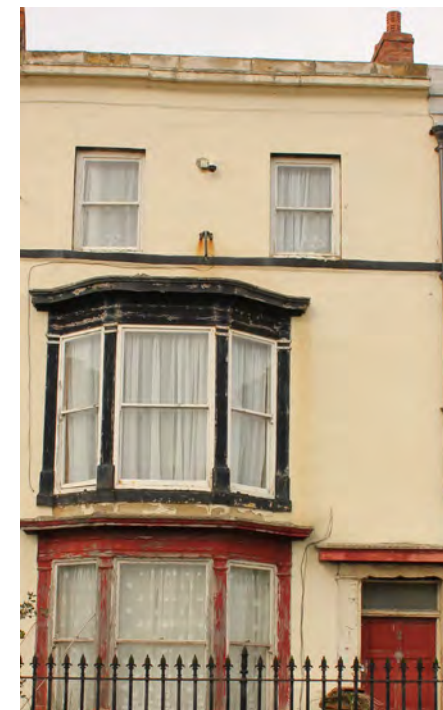
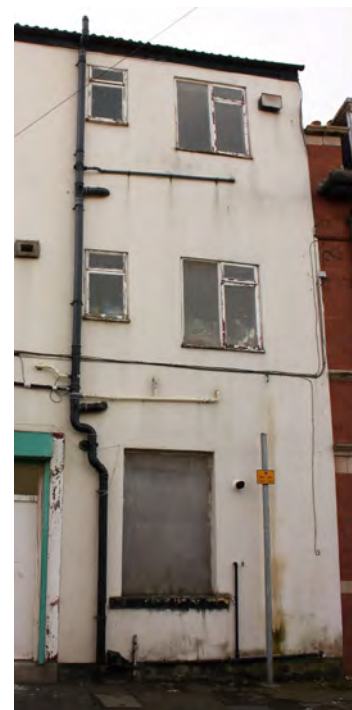
Caring for the Headland's Buildings

12.5 REGULAR MAINTENANCE

Besides the responsibilities of the Council, all property owners in the Headland also have a responsibility for caring for the Headland by ensuring that their properties are cared for and maintained. Sound maintenance contributes towards the resilience and attractiveness of a place. It can have a significant impact on ensuring the appearance of the conservation area is preserved and enhanced, is a positive contributor to the lives of the inhabitants whilst encouraging economic success through investment and tourism.

Maintenance is defined by Historic England as *'routine work necessary to keep the fabric of a place in good order.'*⁰¹ It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where unforeseen work is needed and, in the case of historic buildings, that important historic fabric is not lost. Regular maintenance also ensures that small problems do not escalate into larger issues, which cause more damage, increasing the cost to the owner to put right. Regular checks are a vital element in spotting issues early on. Maintenance might include cleaning out of gutters, checking for leaks or re-painting windows and doors.

It is recognised that coastal communities bear more of a responsibility due to the local climate; more extreme storm events increases salt weathering causing decay to built fabric. Regular maintenance is therefore vitally important in a place like the Headland to maintain its appearance.



⁰¹ Historic England, Conservation Principles, Policies and Guidance (April 2008)



TOP TIPS: MAINTENANCE

- Prepare your own individual maintenance plan – mark regular tasks on your calendar.
- Regularly repainting cast-iron will prevent rust and keep your house looking smart.
- Make sure your rainwater goods are not leaking - check for water staining or green mould on brickwork or render. A good time to inspect rainwater goods for unknown leaks is during or just after rain.
- Regularly check drains are clear of leaves or other debris.
- Clear bird droppings from perching points as guano is both unsightly and can be damaging to building materials as it contains high levels of salts and acids.
- Remove self-set vegetation from roofs, gutters or other areas as root action can be damaging.
- Self-climbing plants like hydrangeas, ivy or Virginia creeper can damage historic brickwork, mortar and renders, so consider removing them altogether.

A number of organisations have useful guidance on the care of historic properties. Historic England have a [Maintenance Checklist](#) for homeowners, whilst the Society for the Protection of Ancient Buildings (SPAB) has a clear and down-to-earth calendar which can be found here: https://www.spab.org.uk/sites/default/files/maintenance-toolkit/Maintenance%20Calendar_4.pdf

For more useful advice, see [Part 4](#) of this document.

12.6 REPAIR

Repair is ‘work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration.’⁰² Buildings in need of repair can have a significant impact on the appearance of the conservation area.

Whilst many buildings in the conservation area are in good condition, others are not. Examples of what constitute ‘repair’ include replacing a broken tile or slate, replacing damaged brickwork, or repairing rotted sections of timber work.



⁰² Ibid



Repairs should be on a like-for-like basis to maintain the appearance and physical characteristics of the building. Like-for-like means a repair that matches the historic element removed in terms of material, construction technique, finish and means of installation. **This does not apply when an existing material is detrimental to the built fabric, e.g. if cement pointing has been used.** In such cases, the damaging material should be removed, and traditional materials put back using traditional construction methods.

Traditional materials require the use of traditional techniques, particularly the use of lime mortars in order that the breathability of the historic building is maintained, and moisture does not become trapped within the fabric, leading to decay. Breathability is an important characteristic of historic buildings. The original materials used in the construction of a historic building are more permeable than modern materials. The replacement of old with new can therefore lead to damage to the historic fabric and other unforeseen consequences. For example, the replacement of soft lime mortar with hard cement

mortar means moisture in the structure evaporates through the softer brick or stonework, rather through the less permeable cement, leading to the erosion of the brick or stonework. Where poor repair methodologies have been used in the past, it is recommended that hard mortar is carefully removed and replaced with a lime-based mortar (see information box 'Pointing').

Additionally, repairing or replacing a lime-based render on your home with a modern cement-based material, can also lead to unforeseen damage. Moisture can become trapped behind the harder less-permeable render, causing damp, condensation, mould and permanent damage as a result. Making the right choices at the start of repair work is therefore essential for the appearance and value of a property and the health and wellbeing of its occupants.

For further help and useful links on the repair of historic buildings, see Historic England's guidance ['What to Consider When Repairing an Older Home'](#).

TOP TIPS: POINTING

As part of regular maintenance and repair works to historic buildings, stone or brick walls may require repointing. This should be carried out in lime mortar, never cement. Existing mortar should be raked out by hand using hand tools, to a depth twice as wide as the joint. Mechanical tools should not be used to rake out the joints, as these are likely to damage the surrounding stone work.

For more information about repointing and mortar mixes see Historic England's [Best Practice Guidance, Repointing Brick and Stone Walls \(2017\)](#).





12.7 BUILDING MATERIALS

The consistency to the materials palette used in the Headland is a fundamental part of its character – as shown earlier in this document, ecclesiastical buildings and structures before 1800 are usually constructed in limestone. Georgian buildings tend to be rendered stone, although the Duke of Cleveland has a fine ashlar finish. Many 19th century buildings may be brick or have a smooth rendered finish. Roofs are more commonly of slate, although red pantiles also exist on some older, more traditional buildings.

It is vital to ensure a consistent use of traditional building materials and local details throughout the conservation area, preserving the sense of visual harmony and character, and ensuring that historic fabric does not become irreversibly damaged or lost through the use of inappropriate materials and techniques.

It is important that new buildings and refurbishment of existing buildings blend in with and reinforce this character. Large areas of glass, curtain walling or metallic finishes, alien to the character of the area, should be carefully considered on a case-by-case basis. Alterations and extensions to existing buildings should respect the building's materials, architectural style and proportions.

The use of modern external cladding or external insulation is also inappropriate for use in the conservation area, not only impacting on the aesthetics of a building but potentially causing damage to underlying fabric. It may also require planning permission or listed building consent.

TOP TIPS: BUILDING MATERIALS

- The type of materials used in the repair and maintenance of properties should be appropriate to each individual property; the choice of roofing material used in re-roofing a 1930s property, for example, will be very different than that appropriate for a mid-late 19th century property where Welsh slate was commonly used.
- The use of materials in the conservation area should be guided by [Section 5.3](#) of Part 2 of this document.
- Breathability is an important characteristic of historic buildings. The original materials used in the construction of a historic building are more permeable than modern materials, so the use of new materials (for example, cement, plastic paints, uPVC fixtures and cladding) can lead to damage to existing fabric.
- Using a modern-cement based render on a traditional building can lead to a build-up of moisture leading to damp, condensation and mould growth, damaging historic fabric and potentially impacting on the health of the occupants.
- On the majority of historic buildings, lime mortar matching the colour of the existing pointing and render should be used for any repointing works (see [Information Box 'Pointing'](#)).

Action 1:

Building owners and occupiers are encouraged to carry out regular inspections on their buildings to identify issues or failures in order that they can be addressed quickly.

Action 2:

Owners and occupiers of **listed and unlisted buildings** in the Headland are encouraged to:

- carry out repairs to historic buildings on a like-for-like basis wherever possible. On listed buildings, repairs may require Listed Building Consent;
- replace inappropriate materials that are damaging to built fabric using traditional materials and techniques;
- undertake the minimum intervention required for any repair, in order to preserve as much historic fabric as possible; and
- ensure that traditional building materials are utilised where appropriate in repairs and new works to historic buildings.
- HBC where possible will direct owners to available funding, if appropriate, for urgent repairs.



12.8 RETENTION AND REINSTATEMENT OF FEATURES

12.8.1 Architectural Features

The original architectural features as outlined earlier in this document, are important for defining the character and contributing to the local street scene of the Headland. The loss of these features therefore causes incremental diminishment of appearance and character. Some later additions may also be historic and/or of good quality, as well as illustrating changes to buildings over time or recording past uses of a building. Care should therefore be taken not to remove important features which, whilst not all original to the building, are key contributors to its value. These can include:

- Windows;
- Doors;
- Roofs and chimneys;
- Shop fronts; and
- Mouldings or other architectural decorative details.

Brick chimney and terracotta pot

Canted first-floor bay window with lead roof, moulded timber gutter, timber sashes with large panes, horns, and shaped heads

Tripartite windows containing timber sashes with shaped heads, separated by classical-style columns with pyramidal tops



Pierced decorative bargeboard and finial

Dormer with 'italianate' semi-circular headed window contained timber sash

Welsh slate roof

Decorative eaves cornice

Brickwork in English Garden Wall bond

Segmental headed window with timber sash with shaped head, horns but no glazing bars

Timber front door with deeply moulded panels and overlight

Important architectural features on a house in the Headland which should be retained



'Permitted Development' rights granted through the **Town and Country Planning (General Permitted Development) (England) Order 2015** allow a wide range of minor works to properties without planning permission (except commercial or multiple occupancy properties). In some parts of the conservation area, further restrictions have been applied through the selective introduction of **Article 4 Directions**, in an attempt to arrest decline and ensure those historic features that exist are retained through the removal of Permitted Development rights. A guide to these restrictions, can be found in [Section 12.3](#).

Those buildings that are protected by being statutorily listed are subject to tighter controls relating to changes. Permission under **Listed Building Consent** must be obtained when considering alterations, extension and demolitions, including the replacement of doors or windows and other features such as roofing materials and rainwater goods.

Even within the Headland Conservation Area, which has a number of listed buildings and Article 4 Directions, unsympathetic works have still taken place, impacting on the appearance of the conservation area. Often this is because the owner or occupier is unaware of the restrictions and the need to obtain permission.

The impact of progressive change is, however, clear, as will be shown here and in the following sections.



A manipulated image showing how cumulative alterations and loss of original features can be damaging to a property



12.8.2 Windows and Doors

Traditional windows, doors and their glazing make a significant contribution to the Headland Conservation Area but are increasingly being lost as householders 'upgrade' their homes, replacing them with uPVC or composite materials. Historic England recently commented that the 'loss of traditional windows from our older buildings poses one of the major threats to our heritage'.⁰³

Residential window types in the Headland include stone mullion windows on the Friarage Manor House, Georgian multi-paned sashes on Town Wall, and large-paned Victorian sashes with fewer glazing bars on its many Victorian terraces. Occasionally, the Headland's more recent housing stock retain metal framed Art-Deco windows with coloured leaded glass. Historic doors can be identified by their deeply moulded panels which can vary from two panels to six, occasionally more.

Windows and doors should be regarded as historic artefacts in their own right and an irreplaceable resource which should be conserved and repaired where possible. Retaining traditional windows and doors is part of good conservation practise. This section will explore why and also consider the economic and environmental benefits of their retention.

TOP TIPS:

- Where original timber doors and windows survive these should be retained, repaired and restored as necessary.
- If the replacement of doors or windows is proposed in a historic building, whether the existing are made of timber, aluminium or uPVC, any further replacements should be in timber (unless the original windows can be proven to be of a different material, for example metal) and should represent a significant improvement over the existing.
- Where windows are replaced, they should respect the size and form of the original opening(s) and glazing bars, be set back an appropriate distance from the wall plane and be of an appropriate traditional design.

⁰³ Historic England, 2017, *Traditional Windows: Their care, repair and upgrading*, p.1 <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>
Last accessed 13th February 2023



Evolution of the Sash Window

The sash window first developed in the 17th century when weights and pulleys were added to the frames of windows. The sash window became extremely popular throughout Britain.

Early windows can be identified by their multiple panes of glass and thick glazing bars. As glass technology improved in the 18th and 19th centuries, so window designs were able to develop; the number of panes decreased and glazing bars reduced in

width. Larger and heavier panes of glass led to the development in the 19th century of 'horns'; these are projections of the window frame to strengthen the joints.

In the later 19th century one or two panes of glass in the upper and lower sash were common, and by the end of the 19th and early 20th century, fashion saw multiple panes in the upper sash but single or paired panes below.



18th century



19th century



Late 19th / early 20th century



DID YOU KNOW?

- Historic windows from the 18th and 19th century were generally made from the heartwood of slow-grown pine trees from natural forests of the Baltic. This high quality wood is one of the reasons why traditional windows survive today.
- Larger and heavier panes of glass began to be used in sash windows in the later 19th century. 'Horns' were developed to counter the additional weight of the glass and the loss of glazing bars. Horns provided the frame with additional strength.
- Window colours tended to be white or stone coloured in the early 18th century. The later 18th century saw the introduction of dark greens, greys, browns and blacks often used to contrast with the stucco, stone or rendered facades. By the end of the Georgian period, green was used for more lowly houses or cottages, but white was deemed as appropriate for more elegant houses. By the mid-19th century purple-brown was popular, whilst Brunswick Green was also widely used for external window frames and doors.



A typical late 19th century window horn

Traditional Doors

The Headland includes a number of Georgian, Victorian and early 20th century doors. Georgian doors usually have six panels and a decorative fan light or rectangular over-light. The later Georgian period saw deeper panels, usually fielded (with a raised central panel and sunken bevelled edges). Occasionally, the lower panels were set flush with only a narrow bead, in an attempt to reduce the

accumulation of dirt. Rectangular over-lights are also found in Victorian houses, where doors typically have four panels with deep mouldings. More elaborate doorcases also have side lights containing leaded glass as well as over-lights. External doors rarely include glazed panels until the 20th century and are likely to be modern, or glazing retrofitted into an existing door.



Although timber, this style of door is a modern reinterpretation which is not appropriate on historic buildings.



A modern timber door without historic precedent is not appropriate.



A modern composite door incorporating glazing and modern chrome fittings is not appropriate.



Repairing and Upgrading

The majority of historic buildings within the conservation area are either protected by law by being listed or have Article 4 directions which restrict householder permitted development rights. When property owners wish to replace windows and doors they are therefore likely to require planning permission. Despite this, doors and windows are being lost in increasing numbers and replaced by uPVC and other manmade materials, profoundly impacting on the appearance and character of individual buildings and the wider street scene.



This manipulated image shows the impact on the appearance of this residence of removing historic windows and installing uPVC windows



Unplasticised polyvinyl chloride (uPVC) appeared in 1977. For over 40 years, the plastic window and door industry has worked hard to convince homeowners of the virtue of uPVC and the inadequacies of timber. However, traditional windows can be simply and economically repaired, usually at a cost significantly less than replacement.⁰⁴ Many aspects of repair and maintenance can be undertaken by homeowners or a competent joiner. For further information on repairing traditional windows, see the information box opposite.

Energy Efficiency

The argument that historic timber windows are not energy efficient and cannot perform as well as uPVC has been challenged by heritage bodies; recent research has in fact shown that timber windows and doors can be successfully upgraded to perform as well as plastic alternatives.⁰⁵

A combination of the following suggestions can significantly improve thermal performance with limited impact on significance:

- Draft proofing windows with brush seals;
- Using heavy curtains and insulating blinds;
- Using internal shutters where they exist; and
- Installing appropriately designed secondary glazing.

Installing secondary glazing has been shown to be a particularly efficient way of reducing heat loss, condensation and improving noise insulation, and can be as effective or better than double glazed units whilst costing far less.⁰⁶

Remember, energy efficiency isn't just about windows or doors, it should be approached from many angles. The '[Whole-Building Approach](#)' by Historic England considers the interrelationship of the factors at play in an individual building in order to find a solution that balances the goal of saving energy alongside other important objectives.

Historic England has produced further guidance in their advice note '[Adapting Historic Buildings for Energy and Carbon Efficiency](#)'. The document emphasises the 'Whole Building Approach', and how a range of effective solutions, with windows being only a small part, can work together to 'save energy and carbon, sustain heritage significance and provide a safe and comfortable indoor environment'.⁰⁷ It provides additional advice on types of insulation, heating systems and ventilation, as well as common works to doors and windows.

⁰⁴ Historic England, 2017, *Traditional Windows: their care, repair and upgrading*, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/> [Last accessed 15th February 2023]

⁰⁵ For further information see 'Research into Thermal Performance of Traditional Sash Windows: Timber sash windows': <https://historicengland.org.uk/research/results/reports/redirect/16035> and Energy Efficiency Research <https://historicengland.org.uk/research/current/conservation-research/energy-efficiency/> [Last accessed 15th February 2023]

⁰⁶ Historic England, *Secondary Glazing Advice for Traditional Windows*, 2016 <https://historicengland.org.uk/images-books/publications/eehb-secondary-glazing-windows/> [last accessed 15th February 2023]

⁰⁷ Historic England, 2024, *Adapting Historic Buildings for Energy and Carbon Efficiency* <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/> [Last accessed 28th October 2024]

Useful sites:

Adapting Historic Buildings for Energy and Carbon Efficiency <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>

Traditional Windows: their care, repair and upgrading, Historic England <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Webinar on Traditional Windows Care Repair and Improving Energy Efficiency <https://historicengland.org.uk/services-skills/training-skills/training/webinars/recordings/webinar-on-traditional-windows-care-repair-and-improving-energy-efficiency/>

Repairing Windows in an Older Home, Historic England <https://historicengland.org.uk/advice/your-home/looking-after-your-home/repair/windows/>

Secondary Glazing Advice for Traditional Windows <https://historicengland.org.uk/images-books/publications/eehb-secondary-glazing-windows/heag085-secondary-glazing/>

I Want to Alter My Windows, Historic England <https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/alter-my-windows/>



Why is uPVC Unsuitable for Historic Buildings?

There are a number of factors which make uPVC unsuitable for historic buildings. Although the industry continues to improve, the design, detailing and operation of plastic windows make them look different to traditional ones. uPVC fails to replicate the finer details of traditional windows, and the plastic frames can often be overly bulky, flat and shiny. The modern glass so often used lacks the varied surface and interest of historic glass. Glazing bars are structural members in traditional windows, but due to the weakness of uPVC, false glazing bars are often used instead which tend to fail after a few years.

The choice of uPVC window styles, colours and forms available to the consumer is so vast, that the appearance of a once uniform terrace can be transformed, losing one of the characteristics which makes it special. Unlike traditional windows which can respond to latest fashions, uPVC is difficult to recolour; today's fashionable plastic colours of sage green and grey will likely look dated over time. The difficulty in repairing or recolouring uPVC often means that they are usually replaced in their entirety, making them a very unsustainable solution. Although recycling does exist for uPVC windows this is generally limited to the waste sections left over in the manufacturing process rather than for redundant windows. Windows therefore end up in landfill, with the potential for releasing some of the most damaging industrial pollutants.



An example of inappropriate uPVC windows; the frames are too heavy, their standard shape fails to respond to the arched window openings and make a poor attempt to imitate sashes.

Quick Facts: uPVC

- uPVC contains toxic chemicals which can be released during a fire;
- Manufacturing uPVC windows and doors requires very high energy input;
- uPVC windows are difficult to recycle and end up in landfill, with the potential for releasing some of the most damaging industrial pollutants;
- uPVC windows and doors have a far shorter lifespan than appropriately maintained timber;
- uPVC replacements undermine the appearance of conservation areas and can threaten property values; and
- uPVC degrades, discolours and becomes brittle as a result of exposure to sunlight.



Replacing Windows and Doors in Timber

Within conservation areas, timber will often be the most appropriate material for replacement windows or doors in historic buildings. There are a number of reasons in support of timber, some of which have been touched upon above. Timber has a far superior appearance to plastic and can be manufactured in a range of styles suitable for the building; like the originals they can be manufactured with similar mouldings and detailing.

Another factor to consider is its performance - timber will last longer if maintained appropriately; new timber windows and doors have a 60-70 year lifespan (whilst original historic examples can be well over 100 years old) compared to uPVC which typically has a 15-20 year lifespan, so timber products are a far better long term investment.

Additionally, timber is a natural insulator and as a natural material it will perform like the original historic windows and doors, moving and breathing with the building. Where appropriate, new windows can also be manufactured with double glazed units for noise and condensation reduction. Today, timber used in windows is sustainably sourced and the manufacturing process has a far lower carbon footprint than the manufacturing of plastic doors and windows.

It should be noted, however, that the replacement of windows in a historic building, especially if they are original and contain historic glass, should always be considered as a last resort. Replacement of windows in a Listed Building is unlikely to be appropriate and will require Listed Building Consent.

Quick Facts: Why replace windows and doors in timber?

- Timber is more visually appealing and more appropriate for historic buildings;
- Can be made in a style to suit the historic building;
- Can be detailed in the same way as the originals;
- Can be fitted with double glazed units reducing condensation and noise;
- Is a superior insulator to plastic;
- Can last up to three times as long as uPVC, therefore whilst they may be more expensive upfront, the total costs are balanced out in the longer term; and
- Timber does not contain toxic chemicals and is environmentally friendly.



Replacement Guide – Some Important Considerations:

If your historic windows are irreparable, here are a few suggestions when replacing them:

- It's important to retain the historic depth of the 'reveal' – it's a common mistake for installers, even if they are experienced, to set windows too far forward, impacting on the building's overall appearance.
- Ensure that the new windows have glazing bars of the appropriate thickness and profile, which will usually be that of the glazing bars being replaced. If your house has lost its original windows, there may be clues in your neighbour's property, or seek advice from an expert.
- Ensure that the opening method and mechanism matches that of the historic window.
- Choose to install sash windows with weights and pulleys, as opposed to inappropriate spring balances.
- To replicate the look of historic glazing, which is an important element of historic windows, try to specify a heritage-type of glass. Heat treated glass specially manufactured for historic buildings provides a distorted texture which provides a similar effect to historic cylinder glass and can even be used on the outer pane on a double glazed unit.



Astragal



Ovolo



Ovolo and Fillet



Lamb's tongue



Late 19th century

Typical Glazing Bar Profiles from the early 18th century to early 19th century, and a late 19th century example [after Historic England, 2017, Traditional Windows: their care, repair and upgrading]



Dormers

Dormers are a feature of the conservation area. Generally these are modest in size with a single window to the front, occasionally with flanking lights to increase light. Canted dormers are unusual within the conservation area but can be found, for example, on Radcliffe Terrace and Cliff Terrace. The appearance of many dormers have been eroded by inappropriately designed uPVC replacement windows.

There are a few cases where unsympathetic dormers have been introduced into the conservation area. Inappropriate dormers are overly large and 'boxy' and lack respect for the proportions of the building and its existing window openings. Whilst these are rare, with the ever increasing pressure to increase living space there is a danger that more intrusive forms may appear. New dormers or changes to dormers on historic buildings are likely to require planning permission and will be scrutinised by the Council to ensure they are suitable for the conservation area.

Actions 3:

Hartlepool Borough Council will encourage the retention of original windows and doors. They will discourage their replacement with uPVC and other inappropriate alternatives and will encourage reinstatement in suitable materials and to suitable designs if lost.



Inappropriate dormer on an historic building

The character of the dormer on the right has been severely impacted by an inappropriate uPVC replacement window which makes no attempt to reproduce the historic form shown on the left



12.8.3 Chimneys

Chimneys are an integral feature of buildings in the Headland, adding character and interest to roofscapes. Many can also be of interest in their own-right, as chimney stacks and pots are frequently ornately decorated.

Chimneys are a historic record of how homes were once heated and many are now being put back into use as wood burning stoves become increasingly popular. Additionally, in the summer, chimneys with fireplaces have been shown to play a role in ventilating homes, bringing fresh air via the flue, helping keep occupants cool.

Where fireplaces are removed or redundant and chimneys no longer in use, it might be tempting to remove a chimney when it is in need of repair, rather than rebuilding. This has occurred on a number of properties within the conservation area, resulting in a loss of architectural detail, and at worst, leading to a monotonous unpunctuated roofscape.

Where possible, always repair and retain chimneys and their pots. Don't block up fireplaces permanently but ensure they can be opened up in the summer to help ventilate your home. Repairs should be carried out with matching materials such as the same colour brick. Care should be taken to replicate any historic design features and architectural detailing such as cogging, corbel bands or string courses. The removal of such architectural detailing by rebuilding a stack in straight or unadorned courses or removing higher level masonry to reduce the height of a stack, has a negative impact on the overall character of the building and should therefore be avoided.



Traditional chimneys in the Headland



Substantial chimneys on Southgate



Defective or cement pointing should be raked out carefully by hand to a depth twice the width of the joint and then repointed with an appropriate lime mortar mix. For mortar mixes, see [Historic England's Best Practice Guidance, Repointing Brick and Stone Walls \(2017\)](#).

If a pot needs to be replaced then the replacement should match the remaining pots in terms of its material (terracotta / glazed), size, shape and colour. It may be worth checking around architectural salvage or reclamations yards for available stock. Lead flashing should be replaced with lead, to match the style and arrangement of existing flashing. Adhesive Flashband should only be used for temporary repairs.

Actions 4:

Hartlepool Borough Council will encourage the retention of traditional chimneys on historic buildings.



A manipulated image showing the impact of chimney removal



12.8.4 Roofs, Gutters and Rainwater Goods

Roofs are generally of Welsh slate in the conservation area, though as mentioned above, terracotta pan tiles can be found on older dwellings. Welsh slate became more readily available after the construction of the railways from the mid-19th century. Repairs to roofs or re-roofing should be carried out with Welsh Slate or an imported variety similar in colour to the existing.

A number of buildings in the conservation area have decorative ridge pieces. If possible these should be retained and reset. Where they are missing or broken, it may be worth checking architectural salvage or reclamations yards for one-off replacements.

Red terracotta pan tiles should also be replaced with a similar material – modern concrete tiles are not an acceptable alternative.

When replacing or repairing a roof, always consider adding or topping up your roof insulation. However, remember that adequate ventilation into the roof space is an important consideration; roof spaces are vulnerable to the accumulation of condensation from the rooms below which can cause damp on roof timbers and mould growth as water condenses on cold surfaces in the roof space. Ventilation should be provided by means of discreet ventilation tiles or slates, or vents in the eaves or gable.



Modern concrete tile is not an acceptable material on historic buildings in the conservation area



TOP TIPS:

Before carrying out any major roof works you should always check for bats. Bats are protected by law. Contact the Council's ecologist for more information and guidance.

TOP TIPS:

- With regular maintenance cast-iron gutters will last far longer than plastic, are repairable, can be redecorated and are more visually in-keeping in historic areas.
- Rainwater goods should be regularly checked, cleaned out and repaired, to prevent leaks and the risk of water ingress. Check your walls for damp or discoloured patches after wet weather. This sort of problem is often caused by blocked gutters and downpipes and can be easily fixed. Regular checks and maintenance can save you a lot of hassle, and money, in the long term.

Action 5:

Hartlepool Borough Council will encourage the retention of traditional roof coverings visible from the public realm which reflect the historic character of the building and surrounding conservation area and will encourage the retention of cast-iron rainwater goods.

Historic guttering in the Headland tends to be cast-iron half-round with cast-iron round down pipes, although timber box gutters are occasionally found. Gutters are often attached to fascia boards although on some terraces (e.g. Montague Street, Beaconsfield Street) they are attached directly to the wall head or rest on corbels. Down pipes are attached to the wall plane with heavy brackets, although occasionally they are found to be cut into channels in the brick work. On South Crescent gutters are discreetly hidden behind parapets, rainwater dispensing into distinctive cast-iron hoppers and circular cast-iron down pipes. With regular maintenance cast-iron gutters will last far longer than plastic, are repairable, and are more visually in-keeping in historic areas.

Unfortunately, over time, residents have partially or fully replaced cast-iron rainwater goods with plastic alternatives in various inappropriate shapes and colours. As with other architectural features, rainwater goods should be replaced like-for like and painted black. Where plastic has been used in the past, traditional materials should be reintroduced where possible.



12.8.5 Boundary Treatments

A variety of historic boundaries are found in the conservation area, including stone walls around the churchyard of St Hilda's Parish church, and the characterful walls of Friarage Field. Elsewhere hedges form a traditional boundary which are both positive to the conservation area and a practical solution providing privacy and shelter from the weather. Most common are the 19th century dwarf walls topped by coping stones and railings. Where these have been historically removed, residents are encouraged to reinstate traditional railings appropriate to their house and the surrounding street.

Increasingly found and detrimental to the conservation are the introduction of inappropriate close-boarded fences to front or side gardens. These are particularly damaging where uniform boundary treatments are interrupted by a standalone intervention, upsetting the rhythm of the street scene. Home owners are encouraged to remove insensitive installations and replace them with more appropriate hedging or dwarf walls and railings.



Inappropriate close-boarded fence facing a street

TOP TIPS:

Railings on dwarf walls are an important feature of the conservation area. Where these have been historically removed, residents are encouraged to reinstate them.

When choosing the most appropriate design, look for precedents; are there any historic examples remaining in your street? Check the Local History section of your library for images of your street or the surrounding area. Hartlepool History Then and Now is a great website to start your research: <https://www.hhtandn.org/hartlepool-places/streets-and-buildings>

If in doubt, ask for advice from the Hartlepool Conservation Officer, planning permission may be required to replace boundary treatments.



Action 6:

Hartlepool Borough Council will encourage the retention of traditional boundaries which positively contribute to the conservation area and discourage boundary treatments which would be detrimental to the character and appearance of the conservation area.



12.8.6 Paints, Renders and Cladding

The finish of exterior walls are an important element of a building character. When these are grouped in pairs or terraces, the consistency of that finish is an important part of the character of the conservation area. Within the conservation area brick finishes and render are both commonly found. But over time, the uniformity of some brick terraces, such as in Gladstone Street, have gradually succumbed to a mixture of paint or rendered finishes to the point that more than 50% of the terrace on the south side of the street now have a painted finish or render. This may be partly as a result of a need to individualise a property or the mistaken believe it might cure damp.

As covered in [Section 12.3](#), conservation area status requires that rendering a building needs planning permission, whilst Article 4 directives which covers the majority of historic residential buildings in the conservation area, also controls the painting of a buildings. Despite this, it is clear that insensitive interventions have taken place.



This modern render is raised above the finish on the adjacent building and has a distinctive plastic edging strip. If utilising a modern impermeable material, it may be causing more harm than good on this historic building.



It will be important going forward to ensure the consistency and unity of brick-faced terraces and to resist proposals to either render or paint individual houses which are otherwise part of a group. This includes:

- The north side of Gladstone Street,
- The terraces of Beaconsfield Street
- The lower east side of Montague Street
- North side of Victoria Place

Where a building is part of a uniform terrace with a rendered finish, the permanent removal of render will be resisted in order to maintain the uniformity of the street.

Additionally, the installation of modern cladding or external insulation is inappropriate within the conservation area due to the issue of aesthetics and the impermeability of the materials. The use of modern materials such as uPVC, 'plastic' paints, modern insulation and cement-based renders on a traditional building can lead to a build-up of moisture causing damp, condensation and mould growth, damaging historic fabric and potentially impacting on the health of occupants.

Action 7:

The Council will discourage the application of non-historically authentic render, paint, cladding or other material visible from the public realm due to the detrimental impact on the character on the building and on the character of the conservation area.



The disruptive impact on a uniform terrace of painting a property



Imposing individuality on this porch in Beaconsfield Street has both impacted on the building's appearance and likely causing damaged to historic fabric below the modern tiling



12.8.7 Inappropriate Additions: Satellite Dishes, Extractor Vents, Solar Panels and Telecoms Equipment

Over time ad-hoc accretions to buildings can spoil their appearance, disrupting the coherence of groups of buildings or obscuring architectural details. The addition of modern fittings to the exterior of buildings within the conservation area needs to be considered carefully, as items like satellite dishes, extractor vents, air conditioning units, alarm boxes, security lighting, wiring and aerials can be visually detrimental and may require planning permission. These should be located on rear elevations away from sight of the public highway. This is also true of solar panels. The siting of these on primary elevations visible from the public highway is strongly discouraged within the conservation area, in order to preserve its historic character. The addition of solar panels may require planning permission.

Luckily, advances in technology and the advent of broadband may see aerials and satellite dishes made redundant in coming years. It will be important for superfluous equipment to be removed by owners and occupiers within a reasonable time period following their redundancy to maintain and enhance the conservation area.

Additionally, the Climate Emergency requires the consideration of alternative sources of heat generation in our homes. This will likely result in the installation of more air-source heat pumps throughout the area. Their siting will require careful consideration so as not to impact on the conservation area and may require planning permission.

DID YOU KNOW?

- Satellite dishes are a common feature in the streetscape, but did you know that if you live in a conservation area, they require planning permission if they front onto a highway.
- As technology progresses and satellite dishes are no longer required, it will be important to remove any superfluous equipment within a reasonable time period to improve the appearance of your house and the surrounding area.

Action 8:

Owners, occupiers and developers will be encouraged to prevent modern clutter such as extractor vents, satellite dishes, solar panels and other additions from front elevations or roof slopes within the Headland Conservation Area. They will be encouraged to remove superfluous fixtures to improve the appearance of the conservation area.





12.8.8 Shop Fronts and Public Houses

Although principally a residential area, retail and hospitality feature in a number of areas of the Headland. The design and appearance of retail units and traditional public houses can have a positive or negative impact on the appearance of the Headland. A few traditional shop fronts remain within the conservation area boundary and former shops can be identified by features such as pilasters, decorative consoles and fascia.

Where these remain, every effort should be made to retain and repair them like-for-like. Similar features can also be seen on The Cosmopolitan frontage.

The design of new shop fronts should respect the period and proportions of the building in which they are located, whilst care is required to ensure that signage is not overly large, or garishly coloured or lit. Appropriate design and placing of signs and

adverts is essential to preserve and enhance the area’s special character.

Temporary advertising banners should only be used for a limited period and not become permanent fixtures on a building as they can have a negative impact on the appearance of the area. This also applies to temporary advertising signs on public houses. Such banners may require advertisement consent.



Double shopfront



Security shutters are a significant issue in the Headland. Out of hours or where shops are permanently closed, shuttered shops create an inactive and unpleasant street scene. Evidence suggests that external shutters are counter intuitive, as they can lead to the impression that an area is a high crime risk, further encouraging anti-social behaviour. The installation of new roller shutters will be discouraged by the Council; the Council encourage the replacement of existing roller shutters with alternatives such as toughened glass, or open weave shutters.

For further guidance, please refer to the Council's [Shop Front and Commercial Frontages Design Guide](#).



Former shop on Northgate which retains a number of decorative features including console brackets and fascia.



Solid roller shutters on Northgate are intrusive on this tradition shop front



TOP TIPS: SHOP FRONTS

- Retain and restore traditional shop fronts, even where then shop is converted to other uses.
- Choose traditional awnings to add interest and shade the shop window from sunlight. Dutch canopies are not suitable in a conservation area.
- Replacement shopfronts (either in whole or in part) will take account of the period and style of the building they are within.
- Traditional shopfront design with components (pilasters, corbels, fascia, etc.) will be encouraged where appropriate. However, this does not exclude contemporary design where it is very high-quality and designed to be in keeping with the building in which it sits.
- Fascia will not extend up above cornice level, down over the window or across corbels at either end.
- Painted timber and glazing are the most appropriate materials for shopfronts, including signage. Illumination will be modest, fitted only when necessary and will be external rather than internal.
- Window stickers or features which obscure the view into the shop will be avoided when a shop is in use.
- Avoid using external roller shutters. If there is no alternative to an external roller shutter ensure that it is open weave and the shutter box is contained behind the fascia.
- Where possible consider using laminated or toughened glass as it is shatterproof.
- Conversion of good quality historic shopfronts to residential use may be acceptable if the shopfront is retained.

DID YOU KNOW?

Research suggests that external shutters on buildings are counter intuitive. They can have the opposite effect than that intended by leading to the impression that an area is a high crime risk, further encouraging anti-social behaviour.

Action 9:

- Hartlepool Borough Council encourage applications for high quality shopfront designs and security which is appropriate for the conservation area. Applicants will be discouraged from the removal or change to historic shopfronts unless they are of beneficial impact to the character and appearance of the conservation area.

Action 10:

- Hartlepool Borough Council will advise owners / occupiers of shops to:
 - Appropriately repair shopfronts;
 - Replace detrimental external solid metal shutters with more sensitive security measures such as toughened glass or open weave shutters; and
 - Ensure signage, lighting and advertising are appropriate.



Good Design in the Headland

12.9 GOOD DESIGN

12.9.1 Alterations, Extensions and Demolition

The appearance and character of the Headland Conservation Area is the result of centuries of development and change, including significant development during the 19th century and the clearances of the 20th century. Its appearance reflects this evolution, and it is not the purpose of conservation area designation to prevent future change which is necessary for the enduring sustainability of the Headland. Instead, the purpose of designation is to ensure change is carried out in a manner that not only does not cause harm but also, where appropriate, enhances the conservation area. The appropriateness of any demolition, alteration or extension should be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment, which will be a requirement of any planning application for change in the conservation area (see information box). This should consider the heritage asset or assets affected, their setting and key views. As a heritage asset in its own right, any change in the conservation area or nearby (within its 'setting') will require assessment in terms of its impact on the conservation area. Further assessment may be required in relation to an individual listed building or listed buildings near the location of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process used when proposals are put forward for change to the historic environment. It is usually a requirement of listed building consent or planning consent for proposals within a conservation area. It identifies what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest; and
- An assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations and extensions should preserve or enhance the character of the conservation area. This means that changes should be respectful of the prevailing architectural and visual character of the Headland and the specific character of the street or space in which it is located. Alterations and extensions should also use appropriate materials, whether these are the same as those typically found in the conservation area or whether they are new materials that are complementary. The materials selected should be of a composition that will not cause harm to the existing fabric. For example, alterations to historic fabric should not be carried out using mortar that is harder than the existing as it will cause the existing stone or brick to deteriorate.

Generally, the scale of the Headland's historic buildings allows for residential attic conversions. Traditionally attics were lit by dormers or modest roof lights. Where these are newly converted, roof lights should be limited to secondary elevations in order to limit the visual impact on the streetscape. They should also be of conservation specification, i.e., set flush with the roof rather than raised. Dormer windows may be permitted where they are of a suitable scale and design and fit the existing character of the street.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building; enhancement could be achieved through removing a detracting feature (for example, a poorly designed porch) and replacing it with something more 'in keeping', or with something that draws inspiration from the character of the conservation area.



Extensions should be subordinate to the existing buildings in their scale, massing and design. In other cases, it will be appropriate for an extension to maintain the established building line. All extensions should be of high-quality design and construction. Materials and detailing should complement the existing building and the street or space within which it is located.

Demolition of buildings or removal of features that detract from the conservation area may be beneficial. Demolition of detracting buildings and features will only be permitted where suitable new development is proposed.

Alterations and Extensions

- Planning proposals for alterations, extensions and demolition should be accompanied by a Heritage Impact Assessment. The detail contained within the assessment will be proportionate to the proposed changes.
- Proposed changes should preserve or enhance the character of the conservation area. This means that changes should be respectful of the typical architectural and visual character of the conservation area. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Extensions should be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings.
- The use of traditional materials should generally be used for alterations and extensions, namely brick or render with slate roofs.
- Extensions should be of a high quality of design and construction.
- Roof extensions are unlikely to be appropriate.
- Negative buildings, extensions and features should be removed when the opportunity arises.
- Any modern materials added to a building should be high quality and sympathetic.



Modern extension which combines both contemporary with traditional design (Irombe.co.uk)



12.9.2 New Development in the Conservation Area

As mentioned above, it is not the purpose of conservation area designation to prevent future change which is necessary for the enduring sustainability of the Headland. New development within and on the boundary of the conservation area is an opportunity to enhance its character and appearance. New development in the Headland may take the form of new buildings on undeveloped plots, the redevelopment of small or infill sites formerly occupied by earlier buildings or the replacement of existing buildings. There is also potential that existing buildings which make no contribution to the conservation area may undergo redevelopment in future. All have the potential to add or subtract from the special character of the Headland.

It will be important within any new development to avoid past mistakes which has seen some areas of modern development designed without reference to the local setting, history, materiality, character or settlement layout, and of a design which can be found in any village or town anywhere in the country. Local Plan policy also seeks to move away from 'anywhere estates'. Through thoughtful and sensitive design there is the potential for the Headland to become an example to other conservation areas, expressing its own individuality and character.

Successful New Development:

- relates well to the local geography and history of a place and the lie of the land;
- is informed by local character and identity;
- sits happily in the pattern of existing development;
- respects important views;
- respects the scale of neighbouring buildings;
- uses materials and building methods which are as high in quality as those used in existing buildings; and
- creates new views and juxtapositions which add to the variety and texture of their setting.⁰⁸

New development should respect the character, appearance, form, scale and materiality of the conservation area and the other historic buildings, particularly listed buildings, locally listed buildings, and their setting. This might include:

- Residences arranged in continuous terraces;
- A scale not exceeding two-and-a half-storeys;
- Architectural features might include canted bay windows and small dormers;

- Brick, renders and slate might be suitable, with occasional use of limestone;
- Regular arrangement of streets, punctuated by small squares;
- Plots might be placed hard up to the pavement or with small front gardens separated from the street by a low wall and railings; and
- Might have small rear yards / gardens.

This list is not exhaustive; each location will present its own unique requirements for a sensitive and appropriate new design. In all cases, Hartlepool Borough Council will critically assess new applications for development both within and adjacent to the proposed conservation area to ensure it is of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of its setting and the conservation area as a whole.

The height of new development will also be a consideration in assessing its acceptability; buildings are generally of two storeys with attics lit by dormers, although there are a number of exceptions.

⁰⁸ Historic England, 2022, 'Design in the Historic Environment', <https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/>



Hartlepool Borough Council have also produced a Supplementary Planning Document (SPD) to guide good design for new residential development and residential extensions:

[Residential Design SPD 2019](#)

[Historic England's guidance](#) along with the [National Design Guide](#) also provide advice on the sensitive design of buildings.





GOOD DESIGN TIPS

- New development in the conservation area should aim to preserve or enhance the character of the conservation area.
- The heritage impact of new development on the conservation area, listed or a building of building of positive value and their settings will be assessed prior to the approval of works.
- New development in the conservation area will respond to local history, character, topography, scale and layout.
- Significant views identified in the appraisal will be respected in new development.
- New development in the conservation area should use appropriate and high-quality materials, whether these are the same as those typically found in the conservation area or whether they are new materials that are complementary and thoughtfully used.
- New development will incorporate areas of planting and trees.

Action 11:

Hartlepool Borough Council will encourage planning applications for new-builds, alteration or extensions to dwellings which are of highest-quality design which preserve the character and appearance of the conservation area.

Action 12:

Hartlepool Borough Council will discourage the demolition of a building or feature which contributes to the character of the conservation area and will only permit demolition to a detracting feature where a suitable replacement is proposed.

Action 13:

Hartlepool Borough Council will consider developing/ commissioning a Design Guide specifically focussed on its conservation areas.



A Viable Future for the Friarage Manor House

12.10 THE FRIARAGE MANOR HOUSE SITE

12.10.1 Introduction

The Friarage Manor House site has been identified in the previous section as a key heritage asset within the Headland which currently makes a negative contribution to the conservation area. Currently owned by Thirteen Group who received planning permission to redevelop the site, the archaeological conditions curtailed the housing providers plans. The building was made structurally sound and watertight in 2024, with new landscaping introduced. However, it remains a managed vacant building with no agreed plan for its future use.

This section explores the site, its history and potential future uses.

12.10.2 Brief History

A friary of Franciscan monks was established in Hartlepool and first mentioned in 1240 when Henry III granted money to the friars for tunics. The church of the Friars Minor of Hartlepool was mentioned in an Assize Roll of 1243 when the church was used as a sanctuary by a thief.

Little is recorded of the Friary during the medieval period until the house was dissolved in 1546. At that time there was one master and 18 brethren. The site passed to the Conyers family and was then sold to Robert Porrett at the beginning of the 17th century.⁰¹

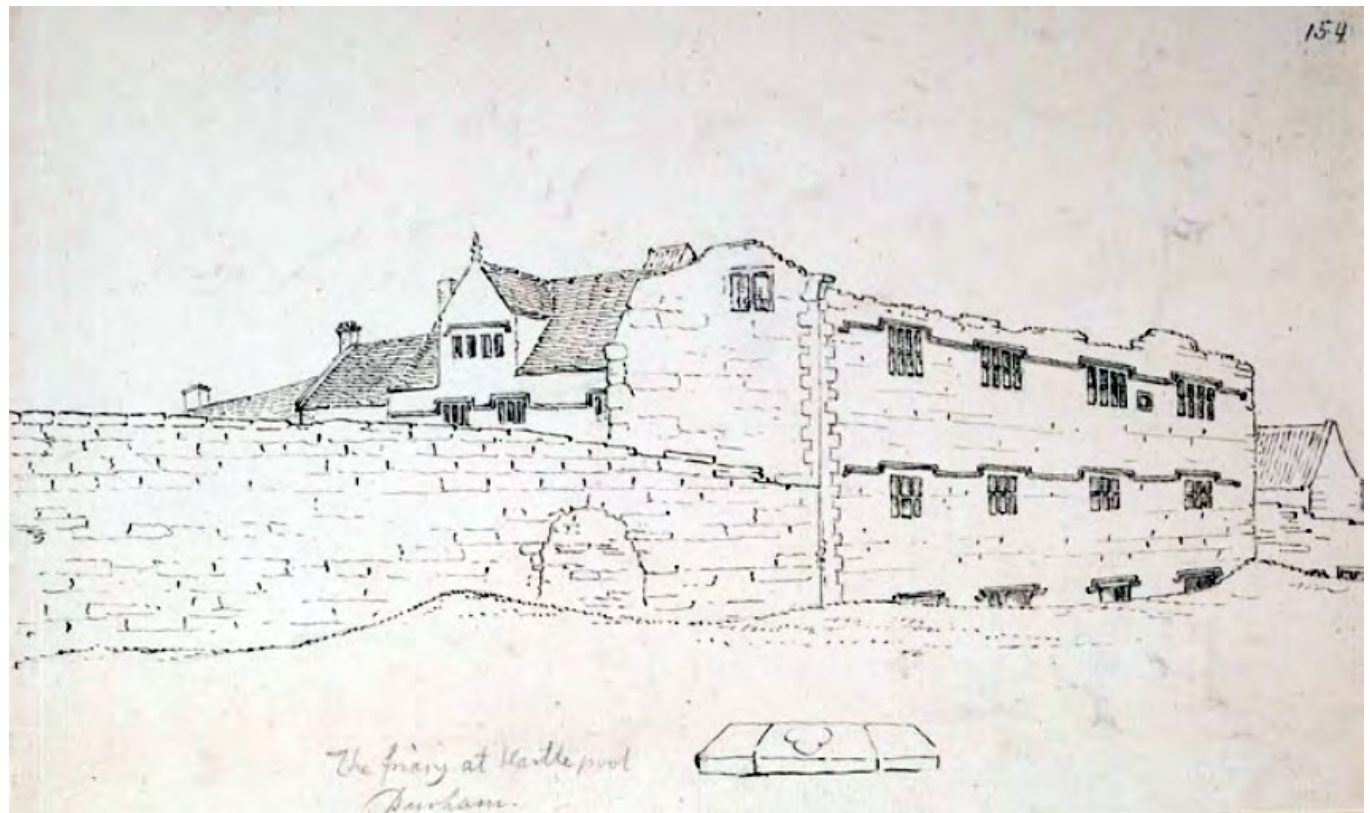
⁰¹ P Ryder and R Daniels, Archaeological and historical Desktop Assessment of the Friarage Mansion, Hartlepool (2005) Tees Archaeology TA05/04, p2

The friary buildings were replaced with a manor house around this time.

The Friarage was purchased by the trustees of Henry Smith's Charity in 1634. By the 1770s it was used as a workhouse and shown in a sketch of 1780 by Samuel Hieronymous Grimm.

Viewed from the south-east, the wing to the right has two storeys

and four bays with basement windows just visible. The building is roofless, with an attic(?) window in the gable end, with the remains of one kneeler to the right. To the left of this wing is an east-west range with similar features as the ruined wing, including mullioned windows and a continuous hoodmould. The large dormer with mullion under a hoodmould is topped by the finial.



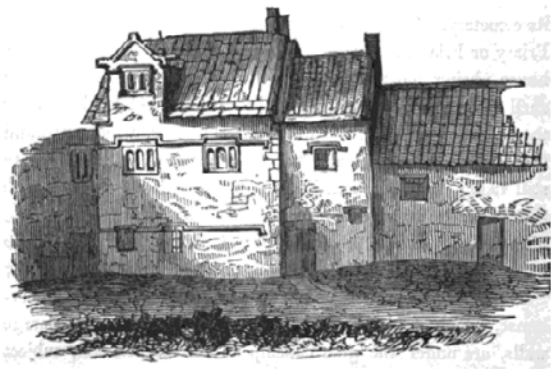
Grimm's sketch of the Friarage site in 1780



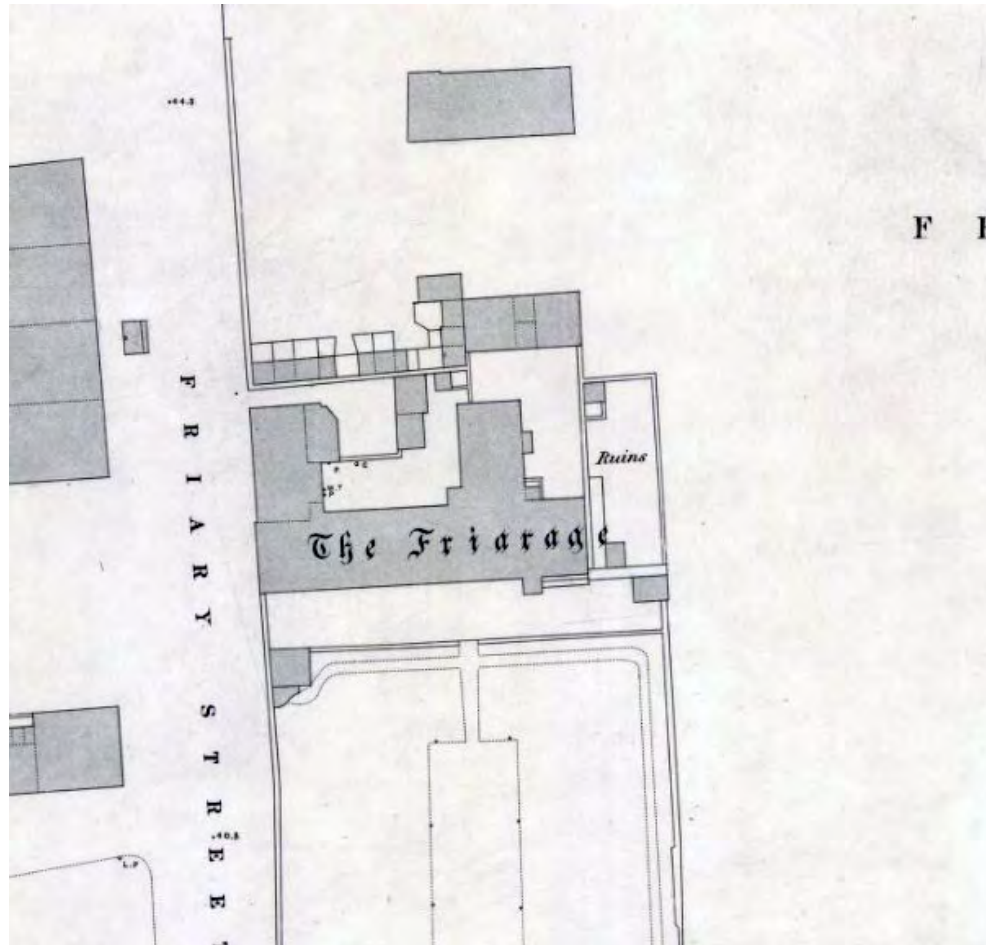
The site was also depicted in Sir Cuthbert Sharpe's *History of Hartlepool*, first published in 1816 and republished in 1851. The buildings are viewed from the north and are similar to those shown on the 1780 sketch to the right of the ruined wing.



Friary.



The Friarage in Sharpe's *History of Hartlepool*



The Friarage depicted on the Town Plan of 1862 (surveyed 1856-7)



The 1862 Town Plan shows the site with a long east-west building with irregular wings projecting to the north where a collection of buildings are also shown. 'Ruins' are indicated to the right, probably the same wing as sketched in 1780.

In 1865 the Friarage became the town's first hospital and was known as Hartlepool's Hospital.

In 1889, Henry Smith Grammar School was constructed to the north of the current Friarage Site. Evidence of the medieval friar's church was uncovered during the construction of the school buildings.

The hospital buildings were rebuilt and extended during the later 19th century and into the 20th century, eventually photographed in 1910 with a regular frontage in Tudor Gothic, a style borrowed from the earlier Friarage Manor House.

The hospital saw action at the outbreak of the First World War when 119 people lost their lives in Hartlepool when German warships targeted the docks. The dead and wounded were taken to the hospital which narrowly escaped shelling.



1889 25 inch Ordnance Survey (published 1897)



The hospital's south elevation in 1910. Note the open balconies.

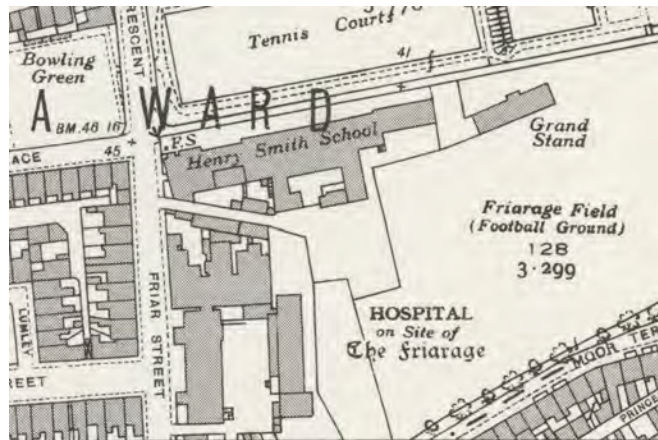


In 1917 HRH Princess Mary opened the Morison Memorial Wing. Later the hospital was renamed St Hilda's Hospital. Further expansion after the First World War saw two additional wings built to the south.

Following the demolition of the Henry Smith Grammar School, the site was excavated in 1982 and Friar's church investigated. St Hilda's Hospital closed in the 1984 and was demolished in 1987, apart from the present structure.



1914 25inch Ordnance Survey (published 1919)



1939 25inch Ordnance Survey (published 1945)



Friary Street elevation showing one of the large extensions shortly before the hospital was demolished



The east elevation. Note the cement render below the west elevation where the basement windows were once positioned



The Friarage Manor House during demolition in 1987





12.10.2 Site Details

Location

The Friarage site is located in the Headland area of Hartlepool, which is approximately 1.5 miles north-east of Hartlepool Town Centre and 2.5 miles by road. The site lies approximately 200m

to the west of the North Sea coast and 100m to the south of Hartlepool Town Moor. The site is centred at NZ 52970 33789.

Site Ownership

The site is currently owned by Thirteen Group, which is a housing provider based in the north-east. There are at least two freehold titles on the site.

Transport links

The site is approximately 6 miles east of the A19, which is one of the region's principal north/south dual carriageways, joining Teesside with Wearside and Tyneside.

Hartlepool rail station is 1.5 miles to the south-west of the site and can be reached by bus by a short bus ride of 10 minutes. The nearest bus stop is to the north-west of the site on Durham Street.

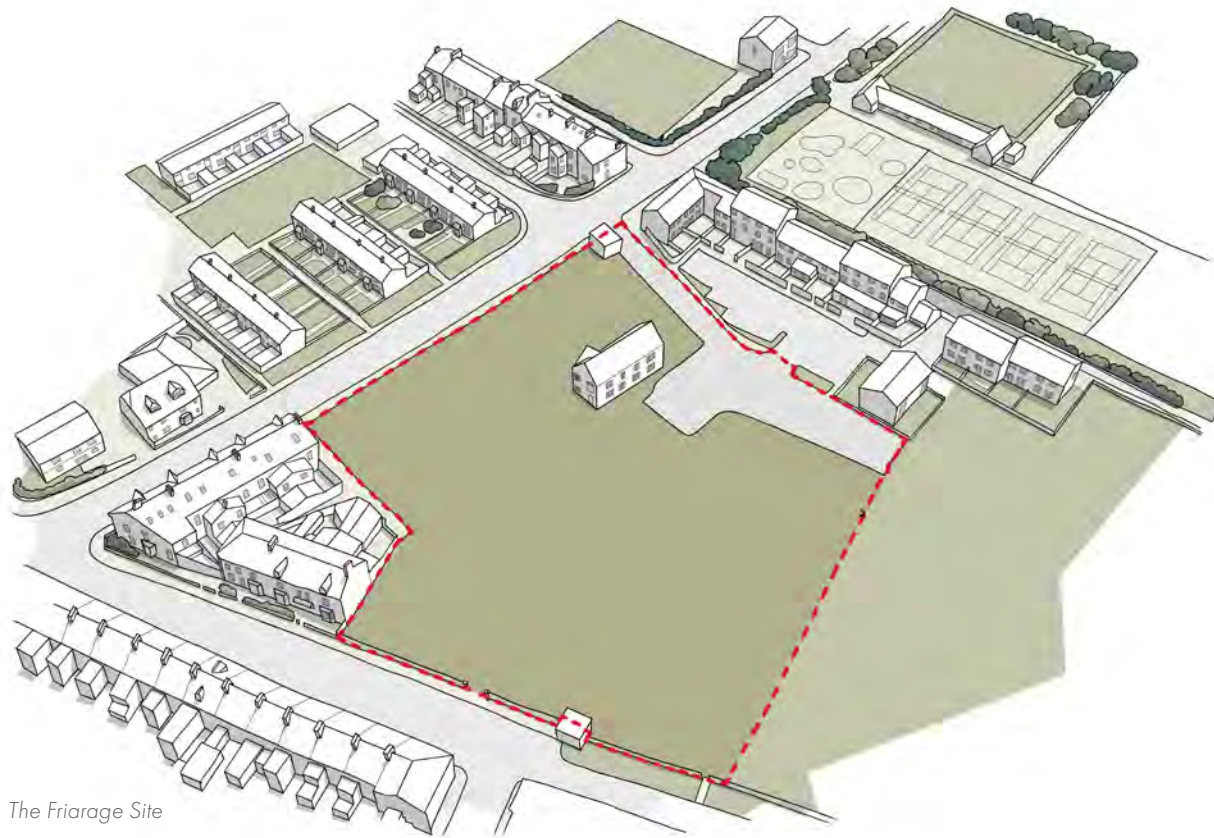
The English Coastal Path runs around the extent of the Headland.

Approximate site area

0.81 hectares, 2.01 acres (as indicated on previous planning application)

Approximate building area

123m² (GEA, ground floor only, scaled from previous planning drawings)



The Friarage Site



Description

The site is situated on a broadly rectangular shaped site accessed from Friar Street to the west. The site is mainly an open field, with an area of hardstanding along the north end of the site. Recent tree planting and introduction of a wildflower meadow has taken place to provide interest and increase biodiversity. It is enclosed by a simple black metal security fence, that retains views of the building. There is a slope from a highpoint of +13.4m above sea level at the north of the site, to +11.5m above sea level at the south of the site.

The Friarage building is located at the central, north end of the site and is a derelict, stone building with a pitched slate roof.

The building has been recorded on a number of occasions, most recently by Tees Archaeology in the unpublished report by P Ryder and R Daniels: 'Archaeological and Historical Desktop Assessment of the Friarage Mansion, Hartlepool', 2005 (TA05/O4), which should be referred to for further detail.

The extant building has two storeys (possibly with an infilled basement) and is rectangular in plan, lying north south. It is constructed in limestone with brick alterations and a pitched slate roof. There are no extant chimneys, but a brick flue is visible on the west elevation.

All window and door openings have been blocked and the interior is currently inaccessible, although in 2004 the interior was re-opened briefly. All walls were plastered with few discernible features prior to the 20th century.⁰²

There is a substation at the north-west corner and another at the south boundary of the site.

An unpaved footpath runs from an opening in the south boundary wall to the north. It is not known if this is a public right of way.

For further analysis of the built fabric, please see 'Friarage Manor House - additional site analysis' within [Appendix C](#).

Setting

The north of the site is bounded by an access road off Friar Street, leading to a car park serving the rear of late 20th century housing on Jacques Court. Beyond Jacques Court, there is a children's playground, and recreation centre. Further north are the open fields of the Hartlepool Town Moor.

Directly to the east there is a sports pitch and beyond this there is the Heugh Battery Museum adjacent to the seafront.

The site is bounded by Victoria Place to the south with the frontages of late C19 terraced housing facing north to the site. There is a short row of late 19th century / early 20th century terraces occupying a corner plot at the junction of Victoria Place and Friar Street. Their rear / side elevations face the site.

To the west, the site is open onto Friar Street at its north end with mid to late 20th century housing on the west side of the street. To the south side of Friar Street there is a row of five late 19th century and early 20th terraced houses.

Key Views

There are views eastward to the seafront beyond the sports pitch and Heugh Battery Museum.

As a key landmark on the Headland, the Tower of St Hilda's Church is visible from the site to the south-west of the site. The tower of St Mary's Immaculate Conception Catholic Church to the west can also be seen above nearby houses.

The views to the rear side of housing to the south-west and north offer unfortunate views onto the site.

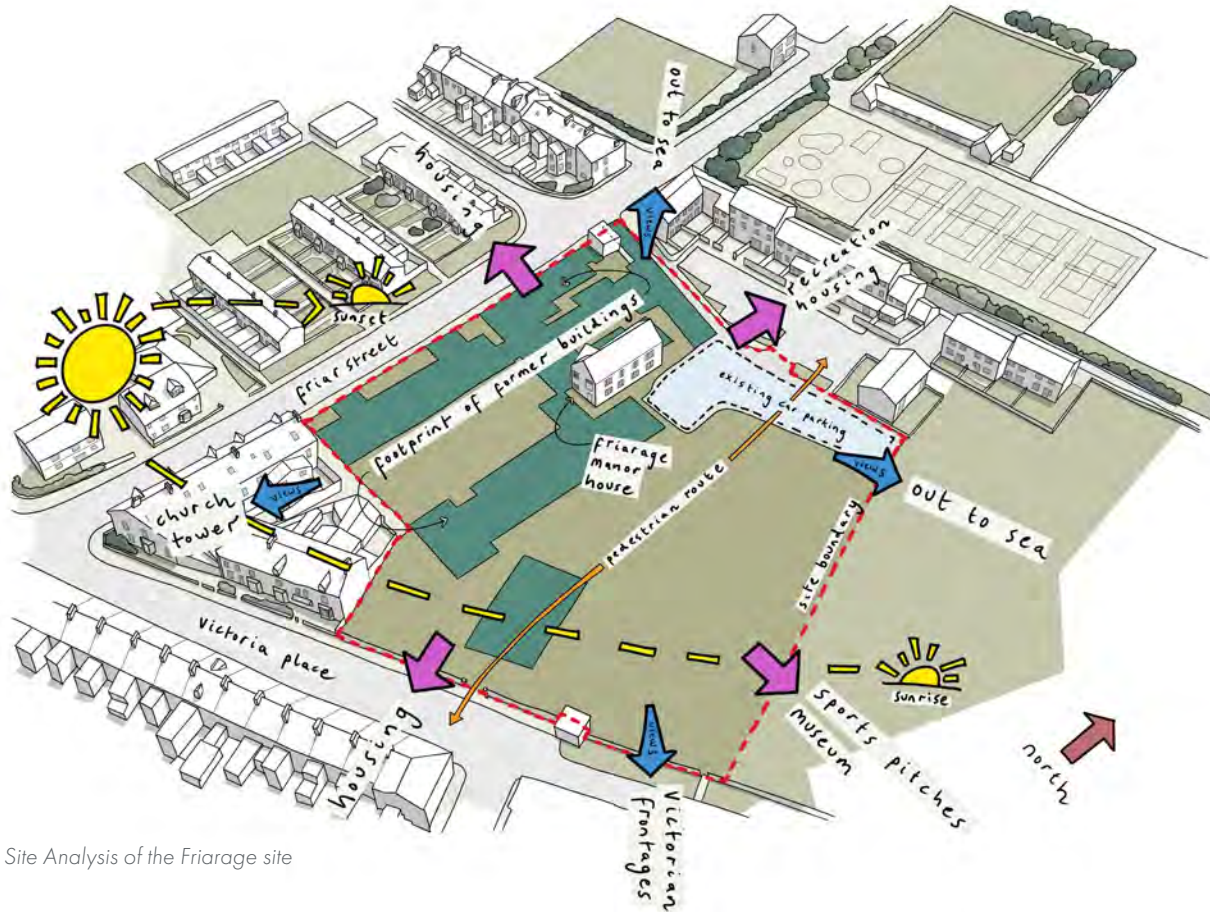
Flood Risk

The .gov website Flood Map for Planning identifies the site as having a low probability of flooding from rivers and the sea, and low risk of flooding from surface water.

⁰² Ryder and Daniels 2005, p7



12.10.3 SWOT Analysis



Site Analysis of the Friarage site

Strengths

- Large, relatively open site with good road access
- Close to local amenities and visitor attractions
- Within Conservation area and listed status of the Friarage building, which gives statutory protection to the site

Weaknesses

- Archaeological constraints
- The Friarage building is in a poor state of repair and is likely to deteriorate further if urgent repairs are not carried out.
- Exposed site requires robust design and detailing to ensure longevity of any new and existing buildings

Opportunities

- Develop a scheme that supports community activities
- Increase visitor footfall to the Headland with a scheme that supports and attracts visitors
- Provide links to green spaces, walking routes and other attractions on the Headland

Threats

- Limited local authority budgets and sources of funding
- Inflationary pressures and volatile economic conditions



12.10.4 General Design and Archaeological Considerations for the Friarage Manor House

The site retains part of a substantial 16th or 17th century manor house which is Grade II listed. Whilst not scheduled, it is the site of a medieval Franciscan Friary. The remains of the 7th century Anglo-Saxon monastery of St Hilda is known to have been located nearby. The site has regional and national significance, and whilst development should not be prevented, every effort should be made to minimise disturbance of archaeological deposits.⁰³ Potential developers will need to understand the archaeological requirements of the site and ensure they work closely with Tees Archaeology, advisors to the Council, when considering the future of the site.



The Friarage Building



- Any reinstatement of features must be based on firm evidence. A full inspection should be made of the windows on the east elevation before decisions are made for the reinstatement of mullions and transoms, for example.
- When safely accessible, the interior requires a full archaeological recording.
- Position any new buildings or extensions within the footprints of former structures to reduce risk.
- Should the present building be extended, the south of the west elevation has potential, both in recreating the former plan from of the manor house whilst allowing archaeological investigations to be made of the former Manor House, increasing understanding of the site.
- Any archaeological investigations of the site should include the community participation.
- There is potential to include interpretation boards as part of any new scheme for the site.
- Careful consideration should be given to the scale and detailing of the views from the street so that any new development makes a positive contribution to the surrounding streetscapes.
- Any new development including new build or landscaping should be sympathetic to and enhance the setting of the listed Friarage building.
- It is recommended that a business case and viability assessment are prepared as part of considering development options for the site.
- The coastal location of the site would need to be considered in the design and detailing of any new build element, the repairs to existing buildings and the development of landscape elements. The specific environmental aspects of the site should inform the design and site approach.

⁰³ Ryder and Daniels, p14



12.10.5 Potential Options

1. High-end residential development, phased with the archaeological excavation of the site

Introduce sensitively designed housing of appropriate scale and design which respects the character of the conservation area and that of the historic site.

Key points

- There is precedent for a residential scheme achieving planning consent on the site in 2014 (see further details within [Appendix C](#)).
- The 2014 planning consent was not developed further. Due to various factors including build costs, rent returns and archaeological considerations, development of the scheme was not taken forwards. Viability would need to be reassessed.
- The development could pay for the restoration of the Friarage Manor House which might be let for commercial uses, such as dental surgery, restaurant/café and offices, for example.
- The development could also help screen unfortunate views and open up others.
- Potential loss of green space available for public use, if the site is developed for residential use.

Design Considerations

- It would be beneficial for the design of any new build housing to draw on aspects and features of the traditional and historic local housing architecture both in terms of scale, proportions and street pattern as well as materials, finishes and detailing.
- The design of public and shared amenity spaces should be carefully considered to promote inclusion and accessibility, sustainability and active lifestyles as well as safety and security.



Victorian housing on Victoria Place



2. Separate the ownership of the Friarage building from the rest of the site which might be sensitively developed, phased with the archaeological excavation of the site.

The building could potentially be owned and operated by a charitable trust. A trust is more likely to attract funding opportunities for the building's restoration including National Lottery Community Fund which would be dependent on a sustainable use of the building including:

Key points

- Support for community use of the Friarage building was expressed during consultation of the 2014 Planning application.
- A mixed development could be beneficial in terms of providing facilities for the local community and as well as boosting the local tourist economy.
- Relies on access to funding. The level of funding available would dictate the scope of a capital works project. Some schemes may require ongoing support from the local council.

Design Considerations

- Requires significant investment to repair the Friarage building and bring the building back into use.
- For some uses, it may be beneficial to extend the building in order to develop a viable scheme.



Engine Shed, University of Northampton



2a. Community café

A community café for the people of the Headland and its visitors



Ysgwrn Café and Visitor Centre

Key points

- Potential to offer training opportunities for young people in catering and hospitality
- Outdoor space retained for an 'edible garden' inspired by the medieval friars.
- Opportunity to use land constrained by archaeology as garden space.
- Potential to promote local authority agendas on sustainability, healthy eating etc.
- Parking would be required and this could be created (preferably utilising sustainable options). There is the potential for Heugh Battery Museum to utilise the parking which is in walking distance.

Design Considerations

- Requires an investment in the Friarage building to provide catering facilities and café fit out.
- It will be important to create strong links between the inside and outside spaces.



2b. Youth hostel

The Friarage building would be restored and potentially extended to be used as overnight accommodation. This could be a boutique hotel, self-catering accommodation, B&B or high-end youth hostel type accommodation.



Cobham Dairy holiday accommodation, Kent



Key points

- Addresses lack of overnight accommodation on the Headland.
- Potential to offer training opportunities for young people in catering and hospitality
- Provides accommodation for people undertaking the English Coastal path
- Close to visitor attractions such as Heugh Battery Museum
- A business case and viability assessment would be recommended

Design Considerations

- For any overnight accommodation the fire strategy and the integrity of the existing building would need to be carefully considered
- If the upstairs of the building is brought back into use, this would need to be accessible or equal and equivalent accommodation should be provided on the ground floor.



2c. Art hub

The Headland has a lively arts scene. The Friarage could be the Headland's art 'home', where events, classes, and activities could be focussed, combined with tourist information, 'Art Garden' and the start of a new 'Arts Trail'.

Key points

- Provides a focus for the arts community in the Headland as well as a destination for visitors.
- Potential to combine with other uses such as overnight accommodation, café, education and tourist info uses.
- Parking would be required and this could be created (preferably utilising sustainable options). There is the potential for Heugh Battery Museum to utilise the parking which is in walking distance.
- The Friarage building would make an ideal arts centre and could be quite a rustic space. There is potential for a scheme to start with small scale interventions and expand over time.
- Owned and restored by a charitable trust and run, potentially with support of the Council, it could also allow opportunities for the training and work experience for local people

Design Considerations

- The Arts Hub could be quite a rustic space with minimal new surface finishes
- The building could work well as a double height space or with a mezzanine floor.
- A new extension to the building could provide additional accommodation such as welfare facilities



Left Bank Community and Arts Centre, Leeds



2d. Heritage Hub and tourist Information Centre

Develop the Friarage building as a Heritage Hub and Tourist Information Centre

Key points

- Centrally located on the headland, the Friarage is the ideal location for visitors to start their tour of the Headland.
- Parking would be required and this could be created (preferably utilising sustainable options). There is the potential for Heugh Battery Museum to utilise the parking which is in walking distance.
- The Friarage would make an ideal exhibition space focussed on the heritage of the Headland along with a possible café space.
- Owned and restored by a charitable trust and run, potentially with support of the Council, it could also allow opportunities for the training and work experience for local people.
- An outdoor space could be retained for an ‘heritage herb garden’ inspired by the medieval friars.

Design Considerations

- A double height space could work well.
- Potential to encourage visitors by providing welfare facilities.



Christ Church College, Oxford, Visitor Centre



3. Community health, wellbeing and sports club

Close to the Town Moor and playing fields, the Friarage building could form a community health, wellbeing and sports hub.



Holyhead Market Hall, Anglesey

Key points

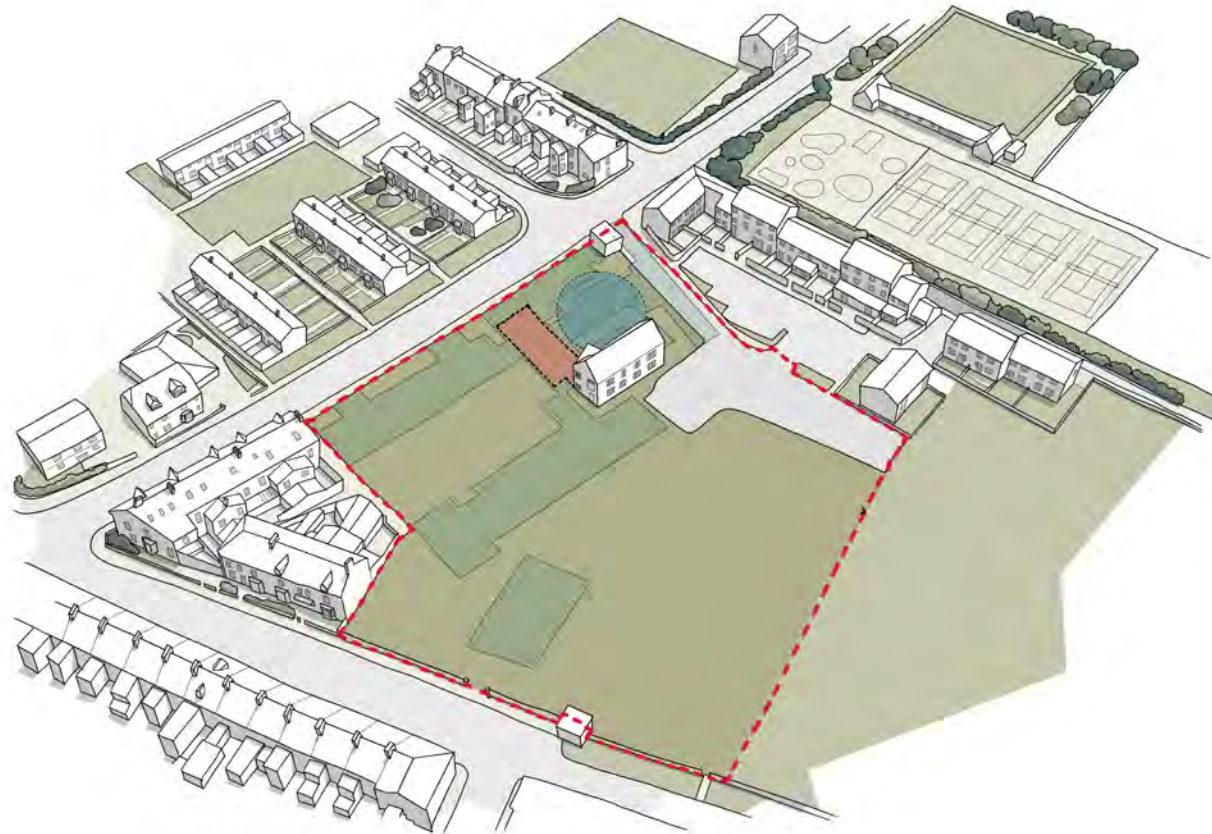
- The spaces around the Friarage could remain undeveloped, form gardens or be modestly landscaped, along with potential sports areas. An area could form a community garden / edible garden encouraging interaction with the natural environment, encourage healthy eating, involving the community in growing food and gardening. This might supply a small café on the site.
- Potential to provide facilities for functions and events. There is a demand for alternative venues for business uses such as meeting, training and conferences, as well as leisure events such as weddings.
- Parking would be required and this could be created (preferably utilising sustainable options). There is the potential for Heugh Battery Museum to utilise the parking which is in walking distance.
- A business case and viability assessment would be recommended to take place
- Opportunity to promote active travel. The building could become a hub for walking and cycling in the local area.

Design Considerations

- It would be beneficial to direct views from the building towards the sports pitch to the east of the site.
- With alteration and extension, the Friarage could work well as a hall for functions. There would need to be a significant investment in catering and welfare facilities. Noise would have to be carefully considered as the building is close to residential buildings.



12.10.6 Potential for extension showing the footprint of previous buildings (green) and preferred location for extending (red)



Site Analysis of the Friarage site

If an extension to the Friarage building is desirable as part of the development of the site. It would be preferable to contain expansion of the building within the footprint of the previous existing buildings, in order to minimise disturbance of any potential archaeology. It would also be beneficial to retain visibility of the east and south elevations of the Friarage building, which are finer than those of the north and west elevations.

The primary option for extension of the building would therefore be to the south-west of the building. This would also have the effect of creating a semi enclosed courtyard which may be beneficial as part of the development of a development scheme.

Action 14:

Hartlepool Borough Council will continue to work with the owners of the Friarage Manor House site, developing options and working to ensure that any redevelopment is of the highest quality which will respond to its setting and make a positive contribution to the conservation area, will benefit the local community and help grow the visitor economy.



Caring for the Headland’s Streets and Spaces

12.11.1 Highways, Paving and Surfaces

Aside from those areas along the seafront and the Town Square, most areas of the Conservation Area are surfaced in the standard materials of tarmac and concrete slabs. Where historic surfacing remains, it will be retained, and potentially used to inspire new surfacing schemes. Where tarmac surfaces are used, they will be appropriately repaired to maintain the appearance of the Headland.

Road markings need to be clear, well positioned and used only when necessary. Where yellow lines are required they should be reduced to a width of 50mm (with a gap of 50mm between double yellow lines). The bright yellow paint colour should be replaced with Primrose Yellow (BS 310).

Guardrails erected purely to prevent vehicles from mounting the footway can in certain circumstances be replaced with less obstructive and more attractive alternatives such as bollards, planters or public art.



Public realm improvements in the Town Square

Top Tips

- Traditional paving and edging should be retained and repaired wherever possible. Any new or replacement paving should be in historically authentic materials.
- Traditional materials should be used in preference to concrete and tarmac when undertaking surfacing and highway improvements.
- Permanent repairs to the highway network should be carefully executed, avoiding the patchwork of unsightly repairs found throughout the Headland.
- Areas of existing poor paving should be reinstated in traditional materials, or a modern high quality contemporary alternative.
- Use of concrete slabs and tarmac should be avoided in the most sensitive of areas and the Council should seek for their replacement where possible.



GUIDANCE ON STREET ART

Street art has become a feature of the Headland Conservation Area, adding to its vibrancy and appeal; street art includes paintings, writing and murals on buildings, walls, or other structures.

For anyone considering adding to the Headland's street art, the following guidance should be followed:

New Art Works

Before considering commissioning or carrying out new street art, contact the Council to ensure you have permission to do so. Written permission will be required from the owner of any building or structure that is to be painted - be aware that tenants do not have the right to grant permission.

If the building or structure lies within the boundary of the conservation area, planning permission from Hartlepool Council may be required. You may also need planning permission if the piece of art lies outside of the conservation area – it is always best to check first. Street art will not usually be considered acceptable on a listed building and will require Listed Building Consent.

The Design

It is advisable to carefully consider the context within which the new work is proposed. The Headland has a rich history with significant maritime and military associations, some of which are already celebrated in the area's artwork. New works which continue to celebrate Headland's heritage are preferred above artwork which has little or no relationship to its context. Work should also be respectful and not cause offence.

Consult with the Local Community

Talk to the people and businesses around the proposed site; engaging people in your project will increase understanding and support.

Protecting and Maintaining Art Work

To ensure that the Headland remains attractive, it will be important to consider the ongoing maintenance and care of the new artwork. Artwork should be protected with anti-graffiti coating to minimise damage, allowing graffiti or tagging to be easily removed. Where damage cannot be cleaned off, the work may need to be overpainted, or removed altogether.

Overtime, artwork may deteriorate if not protected and maintained. If this happens, there is the potential for it to be viewed as an eyesore and detrimental to the conservation area. This might prevent new works being wanted by the local community or being granted permission by the Council.

Non-Compliance

Where the above guidelines are not followed, those responsible may be charged by the Council for its removal and any other costs incurred.

There may be occasions where graffiti and street art amounts to a criminal offence under the Criminal Damage Act 1971.⁰⁴ The maximum sentence for serious offences is 10 years in prison, where damage amounts to more than £10,000. Alternatively a fine or community service order may be given.

⁰⁴ Criminal Damage Act 1971 <https://www.legislation.gov.uk/ukpga/1971/48/contents> [last accessed 9th February 2023]



12.11.2 Street Furniture

Layouts that integrate new public art, seating, trees and lighting can contribute to a more visually pleasing environment and furniture sited in ways that increase visibility helps create a safe environment for all but it should not dominate the street scene.

Public realm furniture with a coordinated approach will enhance the streetscape. Going forward, it will be important that public realm furniture is of the highest quality of design and materials, with a cohesive approach across the conservation area.

The best street furniture is elegant and simple, yet functional and easily maintained. The following section includes suggestions for the type and styles of furniture which are appropriate in the Headland Conservation Area, as well as examples already found.

Benches

There are a variety of styles of benches within the conservation area ranging from elegant traditional forms with cast-iron ends and timber slats, to basic but practical seats in composite plastic. Seats in the Headland are usually positioned to take in a view, as they do along the seafront, or enhancing an appreciation of a historic building or gardens as can be seen on the Town Square. Placing benches in shade from the sun will also be an increasingly important consideration. Shelters with seating are recommended for areas like the children's paddling pool area, especially as the country experiences increasingly high summer temperatures.

Traditional benches will be retained and maintained. Inappropriate examples will be phased out. As highlighted within the [Section 11](#), the Council should issue guidance to families regarding public memorial benches, including their appropriate use and maintenance.

Top Tips

- Seats should not be placed where they might prove an obstruction.
- Design seating as an integral part of the street and consider ongoing maintenance needs.
- Locate seats in places of interest or activity.
- Seats should be simple, functional and robust.
- Create a 'seat with a view.'
- Avoid overly cheap and shiny materials.
- Consider more shelters with seating in specific locations from the sun and precipitation.



The Broxap Eastgate Cast-Iron Framed Seat BX 2020 (or similar) is recommended and used successfully in a number of locations within the conservation area.



Bollards and Finger Posts

Bollards restrict vehicle movement and delineate space; however, good design can reduce the need for bollards and other physical constraints which is preferential to adding additional furniture to the streetscape. The delineation of streets and pedestrian spaces can be achieved through a distinct change in material rather than physical barriers.

Where new bollards are deemed by the Council's highways department as absolutely necessary, standard catalogue designs may dilute local character but consistency of approach and design is important along with choice of materials.

The Broxap Manchester Bollard (BX 1539), or similar, has been used successfully in a number of areas in the Headland. For a bespoke approach, designs such as Furnitubes' BELL100 Bell may be used to further reinforce and add local character for higher significance areas. Timber bollards may be more suitable for parks or green areas.

Cast-iron finger posts aid in navigating around the Headland. The design is suitable for the conservation area but to ensure they remain both aesthetically pleasing and useful, their regular maintenance is required.

Top Tips

- Avoid the need for bollards through integrated street designs.
- Timber bollards may be appropriate for park or green spaces with cast-iron Broxap Manchester Bollard recommended for areas like the Town Square.
- To help with visitor navigation, ensure the finger posts are regularly inspected and maintained to ensure they remain legible.



Lighting Columns

A 'heritage' style streetlight imitating a gas lamp, has been used in many areas of the conservation area, whilst a contemporary lighting column has been recently installed on Town Moor. There are a few instances of poorly designed contemporary lighting columns in sensitive areas. Additionally, the coastal climate and lack of maintenance can sometimes lead to the poor appearance of public realm furniture. It will be important, going forward that maintenance is carried out on a regular basis to ensure the continuing appearance of the conservation area.

In some instances wall mounted lighting may be appropriate to avoid cluttering the pavement, however, this assumes an acceptance by the owner and that harm is not caused to the host building - each instance should be viewed on a case-by-case basis.

Councils around the country are committed to reducing energy consumption and the use of LED lighting will be adopted in the town centre. Incorporate power supply access to enable festive lighting should also be adopted. Low wattage whiter light is preferable to orange sodium lighting throughout the conservation area.

Top Tips

- Select lighting which suits the character and significance of the area.
- Avoid light pollution and over lighting spaces.
- Avoid clutter by mounting lights on buildings where possible.
- Heritage-style lighting is recommended for high significance spaces, such as around St Hilda's Church or along historic terraces, whereas a high-quality contemporary but consistent approach may be acceptable elsewhere.
- The height of lamp columns should be in proportion with the significance of the space, the surrounding buildings as well as the category of the highway.



An example of one of the Headland's traditional lighting columns in a sensitive location. The modern lighting column behind is inappropriate in this location and should be replaced.



Rubbish Bins

Litter bins are an essential component of the street scene, but great care is needed over their colour, design and siting. Maintenance is also important to ensure the appearance of the streetscape is retained. They should be fixed to the ground to prevent vandalism and coordinated with surrounding street elements, in both siting and colour. New units should be designed as part of a family of street furniture. As part of a cohesive design black metal litter bins would provide cohesion with the cast-iron bollards and other items of the Headland's streetscape. Plastic bins or shiny metal bins should be avoided. The Broxap Round Medium Cast-Iron Bin (BX 2319) is commonly used in conservation areas.

Domestic and commercial bins can also impact on the streetscape of the Headland. Outside of collection days, bins should be discreetly located away from public view. Collective bins stores which are screened should be created away from the public realm.

Top Tips

- The Headland Conservation Area will utilise a coordinated design for all its rubbish bins such as the Broxap Round Medium Cast-Iron Bin (BX 2319).
- Large commercial wheelie bins are inappropriate in the conservation area.
- Commercial, domestic rubbish and recycling bins will be located away from the public view to the rear of buildings, or within screened communal bin stores.



Broxap Round Medium Cast Iron Bin (BX 2319).



Cycle Parking

The siting and design of cycle stands should be inspired by the local surroundings, especially in sensitive historic locations. Stands must be easy to use, constructed of durable materials and be part of a consistent family of street furniture in the Headland.

Cycle parking is limited in the Headland and could be improved especially as part of wider plans to improve cycle routes in Hartlepool. They should be located in an area with natural surveillance and good lighting. This will help deter vandals and thieves and generate a feeling of security amongst users. Provide stands in small groups more frequently rather than large cycle parks, as these are more convenient to users and less visually intrusive.

Action 15:

Hartlepool Borough Council will continue to carry out public realm improvements in the Headland utilising high quality materials and finishes appropriate for their setting. Future projects should include:

- the Headland's main car park
- replacement of poor quality concrete pavements
- improvements to road surfaces.

Action 16:

Hartlepool Borough Council will ensure a consistent approach to the design of street furniture to ensure a high-quality and co-ordinated appearance suitable for the Headland Conservation Area.

Action 17:

Hartlepool Borough Council will ensure the regular maintenance and repair of street furniture.



12.12 GREEN SPACES, PLANTING AND TREES

There is a good balance of formal and informal green spaces in the Headland Conservation Area, from the formal Redheugh Gardens to the open spaces of Town Moor. Green areas like the Town Square provide an important contrast to areas of built development. Green spaces make an important contribution to the character of the conservation area, as well as being community assets, breathing spaces and places for formal and informal activities. Unlike the more modern housing estates, historic residential developments lack private gardens making public green spaces all the more important. However, it is recognised that planting in coastal locations has significant challenges (see [Section 11](#)), but the benefits are clear for residents, visitors and for local biodiversity. Existing green spaces should be preserved, the opportunity for enhancing areas with planting should continue to be explored and new areas encouraged as part of new development schemes or public realm initiatives. A special consideration should also be given to planting in areas which could soften or screen modern development.

Top Tips

- Maintain existing trees.
- Replace significant trees if they come to the end of their life.
- Works to trees with a diameter of 75mm or more, measured at 1.5m from ground level, require prior notification via a Tree Works Application so that Hartlepool Borough Council can determine whether a Tree Preservation Order (TPO) is required.
- New development within the conservation area should include planting and soft landscaping.
- Public realm schemes should include new planting, trees and landscaping.

Action 18:

Hartlepool Borough Council will review planning applications for change to ensure trees are protected and new development includes soft landscaping where appropriate.

Action 19:

Hartlepool Borough Council will maintain existing trees within the public realm, replace them when they come to the end of the life and will continue to review the possibility of new planting in public areas.

Action 20:

Hartlepool Borough Council will ensure the regular maintenance of public gardens and green spaces.

Action 21:

Hartlepool Borough Council will explore options for commercial / private sponsorships to help shoulder the burden of maintaining the Headland's green spaces.

Action 22:

Hartlepool Borough Council and the Parish Council will work with the owners of the Friarage Manor House site to improve its appearance through a scheme of light-touch landscaping.



Making Connections and Developing the Visitor Economy

12.13 VISITOR ECONOMY

Growing the visitor economy will ensure a sustainable future for the Headland and bring wider social and economic benefits. The previous section identified Heugh Battery Museum and St Hilda's church as cornerstones of the Headland's heritage offering. However, both are on the Heritage at Risk Register due to their deteriorating condition, requiring significant funding and investment to reach stable conditions before they can fully contribute.

The Borough Hall and Elephant Rock Arena could add to this through a high quality cultural offering of music and the performing arts, as well as art exhibitions, food and craft markets or fayres to name but a few. The potential options for the Friarage Site have been explored, suggesting that it too could play a key role in the visitor economy.

It will be important, moving forward, to support stakeholders in fundraising activities and bids to carry out repairs, improve condition and ongoing maintenance. Additionally, exploring new commercial opportunities will help these heritage assets achieve an economically sustainable future.

Support and collaboration between stakeholders and HBC will bring success through sharing ideas, experience and assistance with funding and promotion. Collaboration should go beyond the Headland and seek partnerships with other organisations within Hartlepool and the wider North East, such as collaboration in major events like Waterfront festival, in shared events like food or music festivals. Improved marketing will also be key to growing the Headland's visitor economy.

As part of growing the visitor economy, improvements to the tourist infrastructure will include a review of the provision of toilet facilities, the potential for offering changing and shower facilities and in particular, increased parking provision for Heugh Battery and Elephant Rock Arena. Improvements to public transport should include a consideration for offering a shuttle bus service in peak periods, the provision of cycle and scooter hire, as well as linking the Headland with other tourist areas by water during the tourist season.

Action 23:

HBC, businesses and stakeholders of visitor attractions, sites, venues and events will work collaboratively to grow the visitor economy in the Headland and in the wider borough. HBC will consider setting up a working party in support collaboration.

Action 24:

HBC will continue to carry out improvements to the Headland's visitor infrastructure including:

- Improved parking provision for Heugh Battery Museum and Elephant Rock Arena;
- Improvements to toilet facilities;
- Additional toilet / changing / shower facilities;
- Exploring the potential for cycle / scooter hire and promotion of eco-friendly routes;
- Provision of additional public transport / shuttle bus provision during peak tourist season;
- Exploring the potential for a ferry boat service connecting coastal areas such as Hartlepool's Historic Quay and Waterfront and Seaton Carew seaside resort.



Responding to the Climate Emergency

12.14 CLIMATE EMERGENCY

Hartlepool Council recognises the serious threat that climate change poses to the area which has witnessed the impacts in recent years, including coastal flooding and severe weather events. Policies to tackle climate change are embedded in all aspects of local planning policy.⁰⁵ The Council is therefore taking a proactive approach in seeking opportunities for changes to both buildings and within the public realm.

In line with the Local Plan objectives, opportunities will be explored which reduce carbon emissions, reduce pollution and reduce flood risk. The historic building stock in the Headland has an important role to play in addressing climate change. Property owners are encouraged to find sensitive solutions to improve energy efficiency (see [information box](#)). This can be achieved through the regular maintenance and repair of properties, ensuring they are draft free, attics are insulated, and properties are in good condition.

It has been long recognised that the continuing use or re-use of existing historic buildings can reduce the need for new carbon-generating construction activities. The retrofitting of older buildings will, however, be required if they are to help reduce carbon emissions. However, there is no 'one-size-fits-all' solution,

so it is recommended that the Council develop a retrofit strategy to cover a range of building types in Hartlepool. These changes will make homes more comfortable whilst reducing fuel bills. Additionally, it recognises that ensuring new homes are also low carbon from the outset is crucial if we are to reach Net Zero targets.

The use of microgeneration such as air or ground-source heat pumps, biomass boilers, micro wind turbines, or solar technologies should be considered, although care is required to ensure that such measures do not harm the character and appearance of the conservation area. Listed building consent or planning permission may be required. Even the smallest of changes such as household recycling can have a beneficial impact.

Within the public realm, opportunities for retaining existing or increasing green landscaping should be pursued. Green landscaping can help to cool our built environment in the summer and offer shelter from the sun's heat whilst helping to reduce surface run-off during heavy rain, thus reducing flood risk. Green spaces can also be essential for wildlife which is also being severely impacted by climate change.

Opportunities to reduce vehicle pollution in the conservation area by reducing car speeds, encouraging alternative forms of transport including cycling, electric scooters, walking and public transport, will be combined with finding suitable locations for electric vehicle charging points. Car clubs actively reduce the number of cars on our streets and make electric cars accessible to many.

Action 25:

The Hartlepool Borough Council and building owners will ensure the historic environment plays a positive role in addressing climate change, working to achieve a Net Zero target. The Council will continue to encourage sustainability in new developments through planning policies, driving forward retrofit projects and home insulation, alongside encouraging greener travel and recycling initiatives. The reuse of historic buildings is recognised as a key element of this process. The energy efficiency of historic buildings will be improved, whilst the introduction of microgeneration equipment will be sensitively explored so as not to harm the special character and appearance of the conservation area.

⁰⁵ Local Plan 2018, Chapter 7, p28 - 45 https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool_local_plan_-_adopted_may_2018pdf



Energy Efficiency and Retrofitting Older Homes

Historic England provide information online to help owners of older properties in the retrofitting of older properties, making homes more energy efficient. Combined with appropriate repairs and maintenance, their guidance can help Hartlepool achieve its Net Zero goal.

Guidance on energy efficiency and your home:

<https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/>

Saving energy and cutting carbon emissions:

<https://historicengland.org.uk/advice/your-home/energy-efficiency/making-changes-to-save-energy/>

Technical Advice note 14 on Energy Efficiency:

<https://historicengland.org.uk/images-books/publications/energy-efficiency-and-traditional-homes-advice-note-14/>

Guidance on retrofitting:

<https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>





Celebrate and Promote The Heritage of the Headland

12.15 HERITAGE OF THE HEADLAND

The heritage of the Headland can be used to positively promote the area for residents and visitors alike. Engaging with the local community can increase civic pride, and an understanding and appreciation can lead to positive actions such as the care and protection of the historic environment. There continues to be opportunities to improve perceptions of the area through engagement with the local community and dialogue with existing local interest groups and stakeholders. Additionally, developing partnerships with local schools and colleges could draw in a new generation of stakeholders. Future development projects have the potential to involve the local community in their heritage, for example, in volunteering and in community archaeology.

As identified within the Issues and Opportunities, there are a number of key heritage assets in poor condition. The church of St Hilda and church of St Mary are both on the 2022 Heritage At Risk Register. Funding opportunities are being pursued for both churches to address condition. Similarly Heugh Battery Museum, a scheduled monument, is in danger of being placed on the register without future intervention. Current funding is being pursued for the above assets with various bodies including the National Lottery Heritage Fund and the Museum Estate and Development Fund (MEND). It will be essential for the future of the Headland for its key heritage assets to be repaired and enhanced, whilst securing their future use and sustainability.

Action 26:

HBC and stakeholders will ensure that key heritage assets of the church of St Hilda, the church of St Mary, Heugh Battery Museum and the Friarage Manor House are maintained / repaired / enhanced for the benefit of the conservation area and the visitor economy of the Headland.

Action 27:

HBC will develop a marketing plan for the Headland to promote the historical and natural assets to visitors including the use of the Council's Explore website.

Action 28:

HBC and stakeholders will actively support and promote the Headland's heritage to schools within and beyond the Hartlepool area.

Action 29:

Reintroduce the Hartlepool Conservation Area Advisory Committee.



Funding Opportunities

12.16 FUNDING

In January of this year, the Council were awarded £16.5 million from the Department for Levelling Up, Housing and Communities Fund to support a new 'Production Village' in central Hartlepool. This is addition to funding secured as part of the £25m Hartlepool Town Deal supporting key regenerations projects. The Council's success in attracting funding focussed on the historic environment can be seen in the Regional Capacity Building grant from Historic England which has supported the preparation of this document.

There remains significant opportunities for future funding applications and initiatives to be instigated by the community /local groups working in partnership with the local authority (or other relevant bodies) to bring forward some of the recommendations within this management plan.

Potential funding sources and opportunities:

- [The Heritage Fund](#) is the largest dedicated grant funder of the UK's heritage distributing National Lottery grants, non-Lottery funding, including grant-in-aid/government funding and loans, to heritage organisations. Grant opportunities and requirements change and the Local Authority should ensure it is up to date on any current funding opportunities.
- [The Architectural Heritage Fund](#) (AHF) has worked for 40 years to promote the conservation and sustainable re-use of historic buildings for the benefit of communities across the UK, particularly in economically disadvantaged areas. The AHF provides advice, grants and loans, aiming at putting sustainable heritage at the heart of vibrant local economies.
- A Building Preservation Trust (BPT) is a not-for-profit organisation whose main aims include the preservation and regeneration of historic buildings. Setting up a BPT may be an option in preserving and restoring a specific building in the Headland. As a charitable organisation, funding opportunities are likely to be available. Help and support is provided by the [Heritage Trust Network](#).
- [Historic England](#) offer limited grant schemes which are intended for Local Authorities, for sites and buildings in their area, particularly where heritage projects are at the heart of local regeneration schemes.
- [Museum Estate and Development Fund](#) (MEND) from the Arts Council England is an open-access capital fund targeted at non-national Accredited museums and local authorities based in England to apply for funding to undertake vital infrastructure and urgent maintenance backlogs which are beyond the scope of day-to-day maintenance budgets.
- There are potential opportunities for carbon reduction initiatives in the conservation area to help meet local and national targets for net-zero, including the [Public Sector Decarbonisation Scheme](#) for council owned buildings.
- Third party directories such as [Grant Finder](#) and [Heritage Funding Directory](#) can be consulted to identify further funding opportunities.
- The council should consider establishing a committee made up of relevant experts to coordinate and support community-led funding applications. Collaboration, partnerships and sources of funding would form part of the output.
- The residents of the Headland have the potential to take control and seek funding towards projects which will improve their lives and the live of others. Hartlepower supports community groups in their development and aims to empower them to achieve their intended goals: <https://hartlepower.co.uk/>



- The Council will explore additional support through local training initiatives focussed on the future sustainable management of the historic environment, to include:
 - Building conservation and traditional skills
 - Heritage interpretation, arts and culture

Action 30:

The Council will continue to build on the momentum of successful grant applications and continue to seek new funding streams to preserve and enhance the conservation area. They will support and signpost building owners and organisations to potential sources and appropriate funding channels, and opportunities for collaborative bids.

12.17 BOUNDARY REVIEW

In order to ensure that the boundary of the Headland Conservation Area remains relevant, this appraisal has reviewed the extent of the designation and has recommended alterations to the boundary which are detailed below.

The process is in accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the NPPF (paragraph 191) which require that local planning authorities ‘ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’⁰⁶

The boundary of the conservation area was last reviewed in 2007 when the Breakwater was recommended for inclusion. The current review makes no further recommendations for addition, whilst there are five recommended deletions from the boundary. The changes are shown on the map on [page 168](#).

⁰⁶ NPPF 2021 para 191 <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [last accessed 9th February 2023]

The proposed deletions are as follows:

- 01 **The Friendship Lane modern development (not including Victoria Buildings, The Fisherman’s Arms and 1-3 Union Mews).**

Justification: A modern development which makes no contribution to the character of the conservation area and lacks architectural and historic interest.



- 02 **A small area to rear of Borough Hall, now within the footprint of the Headland Sports Centre.**

Justification: The boundary in this area lacks coherence; it originally took in buildings to the rear of Borough Hall. These have been removed and the area redeveloped as part of the Sports Centre, the adjusted boundary ensures only the Borough Hall and associated historic buildings are located within the conservation area.



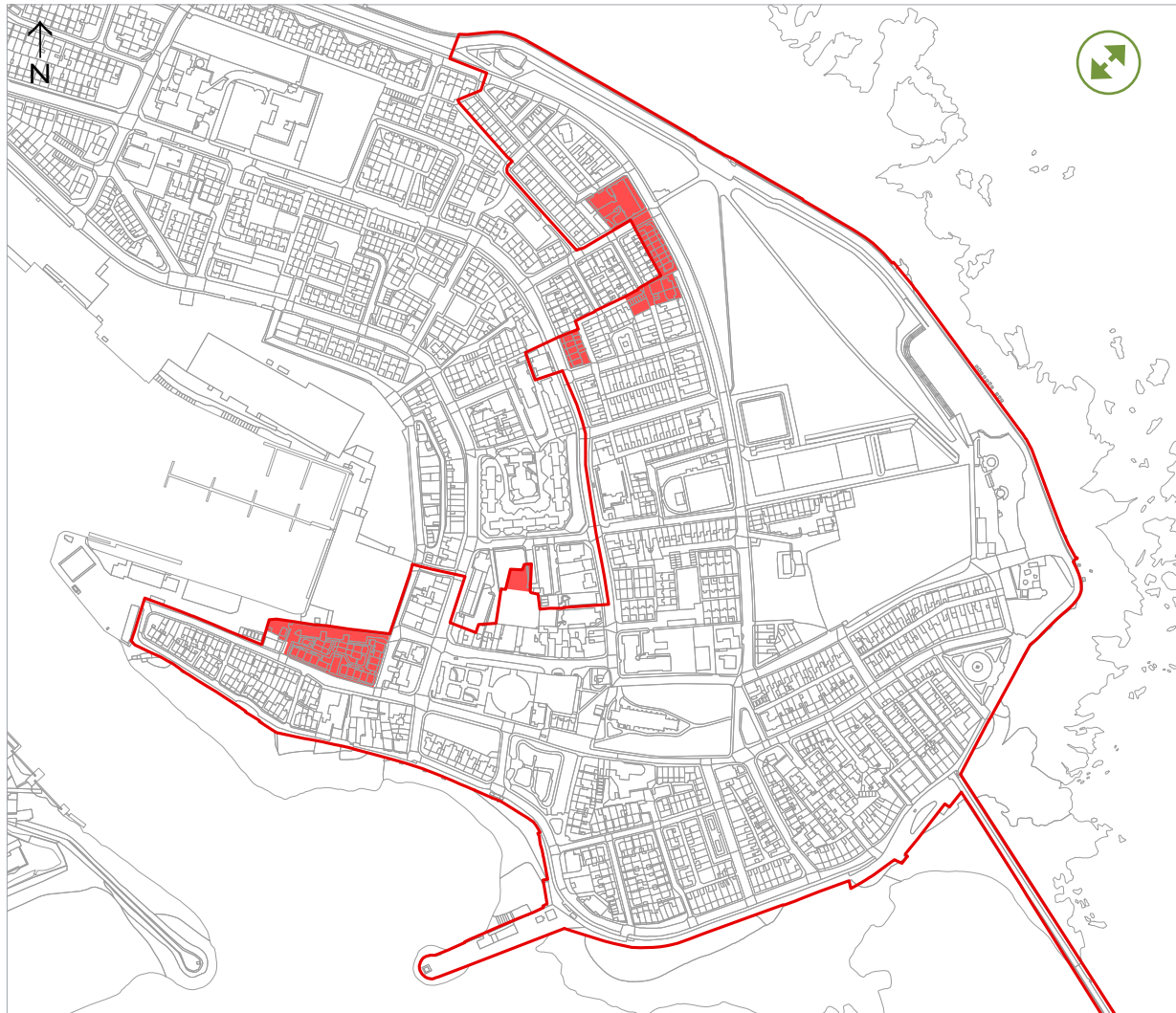
03 Durham Court, Durham Street

Justification: A modern development which makes no contribution to the character of the conservation area and lacks architectural and historic interest.

04 Galleysfield Court, 1-8 Moor Parade, 8-9 Henry Smiths Terrace and modern garages to rear.

Justification: Galleysfield Court's was built in the later 20th century replacing a school on the same footprint. Its form and massing is intrusive within the conservation area. The post-war terrace of 1-8 Moor Parade and the later 20th century housing of 8-9 Henry Smiths Terrace, make no contribution to the character of the conservation area and lack architectural and historic interest whilst the modern garages to the rear are also intrusive.





Action 31:

Hartlepool Borough Council will adopt the recommended areas for deletion from the Headland Conservation Area.

PROPOSED CHANGES TO THE HEADLAND CONSERVATION AREA BOUNDARY

- Headland Conservation Area Boundary
- Proposed Deletion

This plan is not to scale



12.18 ADOPTION AND CONSERVATION AREA REVIEW

Hartlepool Borough Council, building owners, occupiers and other stakeholders are responsible for the implementation of this plan. It is the responsibility of building owners to make the necessary consents for any changes to their property and to avoid making unlawful changes without consent. It is Hartlepool Borough Council's responsibility to review and determine planning permission for changes within the area, monitor the condition of the conservation area, maintain and enhance the public realm, keep building owners informed of the conservation area designation and to review and update this plan on a regular basis.

Action 32:

Hartlepool Borough Council will adopt the Conservation Area Appraisal and Management Plan and ensure the implementation. Hartlepool Borough Council will monitor the condition of the Headland Conservation Area periodically.



13.1 INTRODUCTION

'A Heritage Strategy for Hartlepool Headland, 2020-2030 – an audit of potential and opportunity' was produced in 2020. The importance of the Headland's heritage to Hartlepool is clearly shown and the vision for the Headland is summarised as:

"Our vision for the Headland is a place that celebrates the story of the Headland, making the most of our remarkable assets to drive forward a future that sustains the preservation of our heritage and brings social, economic and environmental benefits for all."

The many qualities of the Headland have been outlined throughout this document, including the many opportunities as outlined in [Section 11](#). Heritage is, however, vulnerable to loss without proactive care and protection and [Section 12](#) outlines how change can be managed sensitively to ensure the special nature of the place is maintained and enhanced.

The Council recognise the need to create an action plan for key heritage assets in the Headland in order to realise its long-term objectives. These are:

- 01 To safeguard our heritage by actively protecting and enhancing key assets and aspects of the Headland.
- 02 To develop our heritage in the way that secures the future of our heritage delivering economic, social and environmental benefits that will sustain the heritage.
- 03 To promote our heritage in a way that engenders pride in local people and significantly raises awareness of the national and regional significance of our heritage.

This section provides an action plan for key heritage assets which will become part 2 of HBCs Heritage Strategy for the Headland. The action plan below identifies the actions and projects that are best placed to deliver the strategic objectives above. These are shown in the table below as short (one year), medium (two-five years) or long-term (five-ten years) actions and will identify those leading on the delivery of each action or project.



13.2 TEN YEAR ACTION PLAN

PRIORITY AREA	SHORT TERM	MEDIUM TERM	LONG-TERM
<p>Promotion and Enjoyment of Heritage</p>	<ul style="list-style-type: none"> • Collaborative working - establish a Headland Heritage Partnership Group amongst all stakeholders for the Headland including custodians of key heritage sites, local businesses, communities, Parish Council etc. to share knowledge, skills, experience amongst stakeholders and help with the efficient use of resources and capacity (HBC). • Promotion - promote all heritage events and sites (e.g. St Hilda's Church, Heugh Battery Museum) through appropriate publicity and ensure heritage themes are embedded into all events and festivals held on the Headland (HBC / stakeholders). • Partnerships - explore the potential for suitable cross border heritage links with other heritage destination, including partnering with other councils, authorities, organisations etc. elsewhere (HBC). • Determine whether other heritage assets or aspects could form part of the Headland unique offering, e.g. Fish Quay, bird and sea watching, and form (HBC). 	<ul style="list-style-type: none"> • Interpretation – revitalise Heritage Interpretation Boards (HBC / Parish Council / stakeholders). • Heritage Trails - Continue to explore possible new heritage trails which link the Headland and other sites (HBC, Parish Council, stakeholders). • Further develop promotional package for the Headland. Develop dedicated website (HBC, stakeholders). 	<ul style="list-style-type: none"> • Place branding - Explore potential for engaging consultant on place-branding (HBC)



PRIORITY AREA	SHORT TERM	MEDIUM TERM	LONG-TERM
<p>Heugh Battery Museum</p>	<ul style="list-style-type: none"> • Explore partnership activities and events with key Headland heritage sites and further afield (custodians, stakeholders) • Built Fabric - Ensure the built fabric is repaired and in good order. Apply for MEND funding where necessary (custodians / stakeholders/ HE / HBC). • Visitor experience – carry out / commission a visitor experience study (HBC / custodians). • Promote educational opportunities to schools in the Borough and more widely (custodians / stakeholders / HBC). 	<ul style="list-style-type: none"> • Built Fabric - Ensure the built fabric is maintained (custodians / stakeholders). • Visitor experience – respond to recommendations following survey (custodians / stakeholders). • Visitor experience - refurbish the public toilets near Heugh Battery (HBC). • Parking – improve parking for the Heugh Battery. Consider as part of provision for Elephant Rock Event Space or as part of future plans of the Friarage site (HBC and partners). • Conservation Management Plan - Encourage and support the preparation with custodians of the development of Conservation Management Plans (HBC, custodians and stakeholders). 	<ul style="list-style-type: none"> • Built Fabric - Ensure the built fabric is maintained in accordance with a maintenance plan (custodians). • Continue to work to improve visitor and educational facilities (custodians / stakeholders).



PRIORITY AREA	SHORT TERM	MEDIUM TERM	LONG-TERM
<p>St Hilda’s Church</p>	<ul style="list-style-type: none"> • Explore partnership activities and events with key Headland heritage sites and further afield (custodians, stakeholders) • Built Fabric - Ensure the built fabric is repaired and in good order. Apply for NHLF funding where necessary (custodians / stakeholders / HE). • Visitor experience – carry out / commission a visitor experience study (custodians / stakeholders). • Promote educational opportunities to schools in the Borough and more widely (custodians / stakeholders / HBC). • Improve appearance of church yard. Public Realm – improve appearance of public realm (pavements / road surfaces and car park) around the church (HBC). 	<ul style="list-style-type: none"> • Built Fabric - Ensure the built fabric is maintained (custodians / stakeholders). • Visitor experience – respond to recommendations following survey (custodians / stakeholders). • Public Realm – maintain appearance of public realm (pavements / road surfaces and car park) around the church (HBC). • Conservation Management Plan - encourage and support the preparation with custodians of the development of Conservation Management Plans (HBC, custodians, and stakeholders). 	<ul style="list-style-type: none"> • Built Fabric - Ensure the built fabric is maintained in accordance with a maintenance plan (custodians). • Continue to work to improve visitor and educational facilities (custodians / stakeholders). • Public Realm – maintain appearance of public realm (pavements / road surfaces and car park) around the church (HBC).
<p>Town Walls & Promenade</p>	<ul style="list-style-type: none"> • Built Fabric and public realm – continue to maintain fabric and appearance of public realm (HBC). 	<ul style="list-style-type: none"> • Built Fabric and public realm – continue to maintain fabric and appearance of public realm (HBC). 	<ul style="list-style-type: none"> • Built Fabric and public realm – continue to maintain fabric and appearance of public realm (HBC).



PRIORITY AREA	SHORT TERM	MEDIUM TERM	LONG-TERM
<p>The Friarage Site</p>	<ul style="list-style-type: none"> • See Section 12 of the CAMP for recommendations. • Maintain regular dialogue with owners (HBC, Town Council, owners). • Ensure the site is watertight and maintained in the short term (owners). • Ensure maintenance / landscaping to improve the appearance of the surrounding setting (owners). • Support and guide owners in decision-making regarding the site (HBC). • Survey local community and potential business partners for ideas and desire for a possible collaborative approach and options for the Friarage site (HBC). • Commission detailed viability including business case of potential options and exploration of potential funding sources for restoration and reuse of the Friarage Site (HBC or partners). 	<ul style="list-style-type: none"> • Guide and support owners in realising a sensitive housing scheme for the site (HBC); <p>Or</p> <ul style="list-style-type: none"> • Support property acquisition by a third sector organization or private business(es) and alternative scheme for the site (HBC). 	<ul style="list-style-type: none"> • Put the Friarage building at the heart of a sustainable scheme of restoration and reuse (HBC, owners / stakeholders)



PRIORITY AREA	SHORT TERM	MEDIUM TERM	LONG-TERM
<p>Elephant Rock Arena and Borough Hall</p>	<ul style="list-style-type: none"> Assess current offering and facilities of Elephant Rock Arena and Borough Hall. Consider if this can be improved (HBC). Explore partnership activities and events with key Headland heritage sites and further afield (custodians, stakeholders). 	<ul style="list-style-type: none"> Action improvements to facilities of Borough Hall and Elephant Rock Arena (HBC). 	<ul style="list-style-type: none"> Continue to improve offering and facilities of Borough Hall and Elephant Rock Arena (HBC).
<p>Care of the Headland Conservation Area</p>	<ul style="list-style-type: none"> The Conservation Area Management Plan will be adopted (HBC). The Conservation Area Management Plan will be published and promoted to all residents, businesses, and stakeholders to ensure they understand their role in protecting the special nature of the Headland (HBC). Ongoing management of the Conservation Area. Proactive work with property owners and the Building Control team to reduce need for formal enforcement work (HBC). Reconvene the Conservation Area Advisory Panel (HBC). 	<ul style="list-style-type: none"> Ongoing awareness and care of the Conservation Area (residents, businesses and stakeholders) (HBC). Ongoing management of the Conservation Area. Proactive work with property owners and the Building Control team to reduce need for formal enforcement work (HBC). Conservation Area Advisory Committee to continue to meet (HBC). 	<ul style="list-style-type: none"> Removal of Headland Conservation Area from risk register (HBC). Ongoing management of the Conservation Area. Proactive work with property owners and the Building Control team to reduce need for formal enforcement work (HBC). Ongoing awareness and care of the Conservation Area (all owners and stakeholders) (HBC). HBC to carry out a review and update within 10 years (HBC). Conservation Area Advisory Committee to continue to meet (HBC).



Part 4 Further Information and Appendices

14.0 Further Information	177
15.0 Glossary of Terms	180
16.0 Bibliography	183
Appendix A: Designated Heritage Assets	184
Appendix B: Enlarged Plans	190
Appendix C: Friarage Manor House - Additional Site Analysis	204





The preservation and enhancement of the character, appearance and special architectural interest of the conservation area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the area and ensure that it is passed on to future generations. This section provides background to the legislation and policy which underpins conservation areas and provides useful links and advice regarding planning change. Additionally, guidance on caring for historic buildings can also be found below.

13.1 PLANNING LEGISLATION, POLICY AND GUIDANCE

Planning legislation, policy and guidance is utilised when considering development or other changes within Hartlepool's conservation areas. This is to ensure that proposals seek to preserve or enhance an area's character and appearance, including its setting.

The primary legislation governing conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines what a conservation area is and is the legislative mechanism for ensuring their preservation and enhancement.

The National Planning Policy Framework (2021) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 190). Government guidance on the historic environment is found within the relevant section of the National Planning Practice Guidance

Hartlepool's Local Plan (2019) sets out the Council's own policies which guide development within the Borough, including policies and guidance for protecting and enhancing the historic environment including conservation areas. Policies relevant to the conservation area are:

HE3: Conservation Areas

HE4: Listed Buildings and Structures

HE5: Locally Listed Buildings and Structures

In addition to these legislative and policy requirements, this CAMP has been prepared in line with the following best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment:

- [Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 \(Second Edition\), February 2019](#)
- [Conservation Principles, Policies and Guidance, April 2008](#)
- [Understanding Place: Historic Area Assessments, Historic England, April 2017](#)
- [Valuing Places: Good Practice in Conservation Areas, Historic England, January 2011](#)
- [The Setting of Heritage Assets Good Practice Advice in Planning Note 3 \(Second Edition\), December 2017](#)
- [Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12, October 2019](#)

13.2 PLANNING ADVICE

If you need further advice on buildings within conservation areas, design guidance and planning permissions visit the Planning pages on the Council's website: <https://www.hartlepool.gov.uk/info/20222/planning>

The council have also produced a number of guidance notes, published as Supplementary Planning Documents) which can also be found on their website:

Shopfront Design Guide: https://www.hartlepool.gov.uk/downloads/file/420/shop_fronts_and_commercial_frontages_design_guide_spd

Residential Design Guide:

https://www.hartlepool.gov.uk/downloads/file/4776/residential_design_spd_-_adopted_september_2019

13.3 FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to lead workers and roofers.



The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

13.4 TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: https://www.hartlepool.gov.uk/info/20222/planning/380/search_for_a_planning_application/1

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the area to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years.

13.5 RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the history of a building or site which will require some research into its historical development. Some useful places to start your search are detailed below.

The National Heritage List for England, to find out whether your building is listed and now gives detailed histories on many of the historic buildings in the conservation area: <https://historicengland.org.uk/listing/the-list/>

'Hartlepool History, Then and Now' continues to build an archive of everyday life in Hartlepool including over 11,000 images: <https://www.hhtandn.org/>

Visit the 'Explore Hartlepool' to find out more about the area's fascinating history including walking tours: <https://www.explorehartlepool.com/directory-categories/discover/heritage/>

Teesside Archives holds the archives for the Teesside area: <https://www.middlesbrough.gov.uk/leisure-events-libraries-and-hubs/teesside-archives>

Tees Archaeology maintains a record (Historic Environment Record, or HER) of archaeological sites and buildings of historic interest in Hartlepool and Stockton-on-Tees: <http://www.teesarchaeology.com/projects/HER/HER.html>

The National Archives. These are located at Kew, London, but the catalogue can be searched online at: <https://discovery.nationalarchives.gov.uk/>

British Newspaper Archive Online, which can often be a useful source of local history information: <https://www.britishnewspaperarchive.co.uk/>

National Library of Scotland, which allows you to view numerous historic plans online: <https://maps.nls.uk/>

13.6 CARING FOR HISTORIC BUILDINGS

Like a car, buildings require regular care and maintenance to keep them in good order. Timely repairs and regular maintenance can save money in the long run. However, maintaining a historic building requires a slightly different approach to a modern one. If you own or care for a historic building, practical information can be found online and in a number of published forms.

Historic England has a wealth of advice and guidance on how to maintain and repair historic buildings, as well as advice on the types of materials and treatment methods to use: <https://historicengland.org.uk/advice/>

Their advice includes such themes as the care and upgrading of Traditional Windows.

The Society for the Protection of Ancient Buildings' (SPAB) philosophy emphasises the importance of good maintenance to buildings of all ages and types. Its website provides maintenance advice for historic buildings and also offers practical courses on their care and maintenance.



Technical Advice Notes from the SPAB include topics such as damp, lead plumbing, old floorboard repairs, repair of timber windows, how old buildings must be allowed to 'breathe' to avoid dampness and decay, fireplaces, flues and chimneys:

<https://www.spab.org.uk/advice/technicaladvice-notes>

Online courses by the SPAB include understanding old buildings and advice on repairing them: <https://www.spab.org.uk/whats-on/online-learning>



Active frontage:	Ground floor level frontages that are not blank, in order to encourage human interaction. For example, windows, active doors, shops, restaurants and cafés.
Anglo-Saxon period:	Denotes the period in Britain between about AD 450 and 1066.
Ashlar:	Stone walling consisting of courses of finely jointed and finished blocks to give a smooth appearance.
Chare:	Narrow, winding lane.
Conservation Area:	'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).
Designated Heritage Asset:	buildings, monuments, sites, places, areas, landscapes or archaeology that are protected by legislation: World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield and Conservation Area.
Edwardian:	The architectural period broadly from 1901 to 1919.
Elevation:	View of a structure in the vertical plane at 90 degrees from the viewer.

Façade:	Front (or sides) of a building facing a public space.
Fenestration:	The arrangement and style of windows.
Georgian:	The architectural style between 1714 and 1837.
Gothick:	A style of architecture loosely based upon medieval Gothic forms which was popular in the later 18th and early 19th centuries, often characterised by the pointed arch.
Hipped roof:	A pitched roof with four slopes of equal pitch.
Landmark:	A prominent building or structure (or sometimes space). Its prominence is normally physical (such as a church tower) but may be social (a village pub) or historical (village stocks).
Legibility:	The ability to navigate through, or 'read', the urban environment. Can be improved by means such as good connections between places, landmarks and signage.
Massing:	The arrangement, shape and scale of individual or combined built form.
Medieval:	The period from the Norman Conquest in 1066 through to the succession of the Tudor dynasty in 1485.



Movement:	How people and goods move around – on foot, by bike, car, bus, train or lorry.
Non-designated Heritage Asset:	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, but which does not have the degree of special interest that would merit designation at the national level, e.g. listing.
Pitched roof:	A roof with sloping sides meeting at a ridge. Include m-shaped roofs, hipped roofs and semi-hipped.
Pointing:	Fill and finish the junction between masonry.
Post-medieval:	Generally referred to as the period of the accession of the Tudor monarchy in 1485 through to the start of the 18th century.
Preserve:	To keep safe from harm (HE, Conservation Principles, 2008, 72).
Public realm:	The publicly-accessible space between buildings – streets, squares, quaysides, paths, parks and gardens – and its components, such as pavement, signage, seating and planting.
Render:	A material (such as aggregate or stucco plaster) added to the face of a wall to create a uniform decoration.

Repair:	Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).
Roofscape:	The ‘landscape’ of roofs, chimneys, towers etc.
Sash Window:	Fixed or moveable (often sliding) window.
Scale:	Proportion, size or extent usually in relation to surrounding structures.
Significance (in heritage policy):	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. (NPPF, 2021, 71).
Sill:	Stone beam below the opening of a window.
Setting:	The aspects of the surroundings of an historic building, structure, landscape, site, place, archaeology or conservation area that contribute to its significance.
Significance:	The special historical, architectural, cultural, archaeological or social interest of a building, structure, landscape, site, place or archaeology – forming the reasons why it is valued.



Slate:	Thin fissile roofing material of fine grain. Often lustrous or micaceous in finish. May derive from Wales or Cumbria
Streetscape:	The 'landscape' of the streets – the interaction of buildings, spaces and topography (an element of the wider townscape, see below).
Stucco:	See render
Townscape:	The 'landscape' of towns and villages – the interaction of buildings, streets, spaces and topography.
Value:	An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

Venetian window (sometimes referred to as a Palladian window):	Large decorative window surmounted with a semi-circular arch.
Vernacular:	Traditional forms of building using local materials.
Victorian:	The architectural style between 1837 and 1901, i.e. during the reign of Queen Victoria.



Daniels, R, 'The Anglo-Saxon Monastery at Church Close, Hartlepool, Cleveland', 1988, *The Archaeological Journal*, vol 145, Issue 1, pages 158-210

Daniels R (ed), *Hartlepool: An archaeology of the medieval town*, 2010, Tees Archaeology Monograph Series no. 4

Hartlepool Borough Council, 'Hartlepool History Then and Now' <https://www.hhtandn.org/>

Page, W (ed), 'Hartlepool' in *A History of the County of Durham: Volume 3*, 1928, London: Victoria County Histories), pp. 263-285, available at British History Online <http://www.british-history.ac.uk/vch/durham/vol3>

Roberts, M, Pevsner, N, & Williamson, E, *County Durham: The Buildings of England*, 2021, Yale: New Haven and London

Ryder, P and Daniels R, *Archaeological and historical Desktop Assessment of the Friarage Mansion, Hartlepool, 2005*, Tees Archaeology TA05/04

Scott, C 'The Friarage Hartlepool, Heritage Impact Assessment', 2014, ARS Ltd (unpublished report)

Scott Wilson, 'Headland Conservation Area Character Appraisal', 2007 (unpublished report)

Sharpe, C, *History of Hartlepool*, originally published 1816, republished 1851, available online at https://books.google.co.uk/books?id=JtdUAAAAcAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q&f=false

Tees Archaeology, 'An Anglo-Saxon Monastery at Hartlepool', http://www.teesarchaeology.com/projects/Anglo_Saxon_Hartlepool/Anglo_Saxon_Hartlepool.html

This is Hartlepool, <http://www.thisishartlepool.co.uk/>

Lock, M, 1948, *The Hartlepoons: A Survey and Plan*, West Hartlepool Corporation

OTHER:

Design Council, *Building in Context: New development in historic areas*: <https://www.designcouncil.org.uk/resources/guide/building-context-new-development-historic-areas>

Historic England, 'National Heritage List for England: Search the List' <https://historicengland.org.uk/listing/the-list>

National Design Guide (2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf



LISTED BUILDINGS

LIST ENTRY NO.	NAME	GRADE	LIST DATE	HYPERLINK
1263355	Church Of St Hilda	I	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1263355
1250535	Town Wall And Sandwell Gate	I	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250535
1250117	Numbers 2 And 3 (Duke Of Cleveland's House) And East Extensions	II*	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250117
1250109	1-7, Albion Terrace (See Details For Further Address Information)	II	19/06/1979	https://historicengland.org.uk/listing/the-list/list-entry/1250109
1250110	Sebastopol Gun	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1250110
1250111	Number 3 And Adjoining Wall	II	06/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1250111
1250263	Church Of St Mary	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250263
1250267	Moor House	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250267
1250269	Churchyard Boundary Wall And Gate Piers To Church Of St Hilda	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250269
1250270	Water Pump Approximately 14 Metres To South West Of Number 101	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1250270
1250272	27 And 29, Middlegate	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250272
1250312	Mayfield House	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250312
1250395	9 10 And 11, Regent Square	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250395
1250396	Archway Cottage	II	19/06/1979	https://historicengland.org.uk/listing/the-list/list-entry/1250396



LISTED BUILDINGS (cont'd)

LIST ENTRY NO.	NAME	GRADE	LIST DATE	HYPERLINK
1250397	Piercliffe	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250397
1250528	Remains Of Town Wall To South East Side Of South Crescent	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1250528
1250530	Boundary Wall Railings And Gate Enclosing South East And West Sides Of Number 62	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1250530
1250536	34, Town Wall	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250536
1250537	36 And 36a, Town Wall	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250537
1250593	Union House	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1250593
1250656	35, Town Wall	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1250656
1250674	Former Church Of St Andrew	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1250674
1263065	Victoria Buildings And 2 Middlegate	II	10/06/1993	https://historicengland.org.uk/listing/the-list/list-entry/1263065
1263155	33, Town Wall	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1263155
1263208	Rockhurst	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1263208
1263209	62, Southgate (See Details For Further Address Information)	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1263209
1263227	1-6, Regent Street (See Details For Further Address Information)	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1263227
1263261	1-8, Regent Square	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1263261



LISTED BUILDINGS (cont'd)

LIST ENTRY NO.	NAME	GRADE	LIST DATE	HYPERLINK
1263296	War Memorial In Redheugh Gardens	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1263296
1263297	9-21, Regent Street	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1263297
1263352	United Reformed Church	II	31/03/1949	https://historicengland.org.uk/listing/the-list/list-entry/1263352
1263353	North East Wing Of St Hilda's Hospital	II	12/02/1985	https://historicengland.org.uk/listing/the-list/list-entry/1263353
1263357	Borough Buildings And Borough Hall	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1263357
1263430	8-12, Albion Terrace (See Details For Further Address Information)	II	19/06/1979	https://historicengland.org.uk/listing/the-list/list-entry/1263430
1263435	Remains Of Wayside Cross	II	17/12/1985	https://historicengland.org.uk/listing/the-list/list-entry/1263435

SCHEDULED MONUMENTS

LIST ENTRY	NAME	SCHEDDATE	LEGACY UID	NGR	HYPERLINK
1006761	Town Wall and Sandwell Gate		HO 24	NZ 52551 33658	https://historicengland.org.uk/listing/the-list/list-entry/1006761
1020801	Heugh coastal artillery battery immediately north west of Heugh Lighthouse	03/09/2002	34717	NZ 53172 33886	https://historicengland.org.uk/listing/the-list/list-entry/1020801



LOCALLY LISTED

NON DESIGNATED HERITAGE ASSET NAME	DATE	STATEMENT OF SIGNIFICANCE
Headland Lighthouse, Bath Terrace	1926	The first lighthouse on The Heugh was built by Stephen Robinson and was lit for the first time on 1st October 1847. It was taken down in 1915 to allow the nearby gun battery clear sight of the sea. The existing structure was erected in 1926. This lighthouse was said to be powered by electricity that gave out a light of the equivalent of over 60,000 candles (Hartlepool Memories, published by True North Books, 2008).
Morison Hall, Church Close	C19	This mid-19th century former Methodist chapel overlooks the church and churchyard of St Hilda's (grade I listed building). Originally known as St Mark's United Methodist Church, William and Mary Booth are thought to have preached in the church prior to establishing the Salvation Army. This property ceased to be used as a place of worship in 1936 and became Morison Hall. The building was purchased by the boys brigade and converted to an activity centre. It was named after Dr Albert Edward "Bertie" Morison, the founder of the Boys and Girls Brigade both in Hartlepool and the North of England who was a surgeon by profession (Let's Go Back to My Place, George Colley, 1989). Classically proportioned symmetrical design with gable enclosed pediment to front and half wheel window. Gabled slate roof. Centre doorway accessed by stair to front with double arched head windows above and similar windows flanking to both floors. Side elevations five sash windows per floor (2 floors and part basement). Red/orange brickwork with detailed eaves course (carried through to gable) and string courses between floors.
The Cosmopolitan, Durham Street	C19	Late 19th century, designed and built as one block with Nos.150 and 152 Durham Street. Slate roof with corbelled chimneys, yellow (Pease) brick to elevations with red/brown terracotta dressings to eaves, gables to roof over upper floor sash windows, oriel bay window, stone cill details with timber sash windows to upper and lower floor. Late 19th century intact timber public house frontage and side entrance door. Curved return to roof and brickwork to corner.
Redheugh Gardens, Cliff Terrace		Triangle of public open space surrounded by a sandstone wall, topped with low railings of a modern design. The central focal point of the gardens is a war memorial off which paths radiate. Seating is incorporated into the exterior of the boundary wall along with further war memorials commemorating both wars with 351 names of men of the Navy, Army and Mercantile Marine, and 52 men, women and children killed in the Bombardment.



LOCALLY LISTED (cont'd)

NON DESIGNATED HERITAGE ASSET NAME	DATE	STATEMENT OF SIGNIFICANCE
Bowling greens and tennis courts at Marine Crescent		The Tennis Courts, Bowling Green and Putting Green on Town Moor were opened in conjunction with the now demolished Bathing Pool, at Albion Terrace in August 1923. The work was part of a wider job creation scheme. Now remaining on the site are the bowling greens off Friar Terrace and Marine Crescent and associated buildings. Alongside these tennis courts remain and with other areas converted to play space. The playspace is not of interest.
St Mary's Presbytery, 23 Middlegate		The home of Canon William Knight 1834 - 1874 the first Roman Catholic resident priest in Hartlepool since the reformation. Late 17th to early 18th century. Rendered stone with slate roof. L-shaped in plan. Three storeys. Wood porch in angle with canted bay to right hand side. One window to each floor, in each wing, all modern replacement windows. Rusticated quoins to rear element of property. Kneelers and copings to gables. One attic dormer window to rear of the building.
Lamp Post Middlegate	1903	1903 Manufacturer: Rowland Carr and Co., London. Cast Iron, access doors with crest and 'Hartlepool-Electricity Supply 1903'. Egyptian style floral decoration to column, and two bands with medallions. Head of column is turned over to support a pendant lantern, with scoll stay.
Town Square	2006	This area lies at the heart of the Headland and was part of a densely developed area which was cleared in the 1930s and replaced by public open space. More recently the area was redesigned in 2006 by Landscape Architects Fergus & Macallveen (now part of Scott Wilson) providing a more formal garden layout along with a hardscaped area providing space for events and seating. This has been highlighted as an important community space.
Town Moor		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. The land stretches from the end of Sea View Terrace down to Jacques Court. Open grassland with a pathway through.



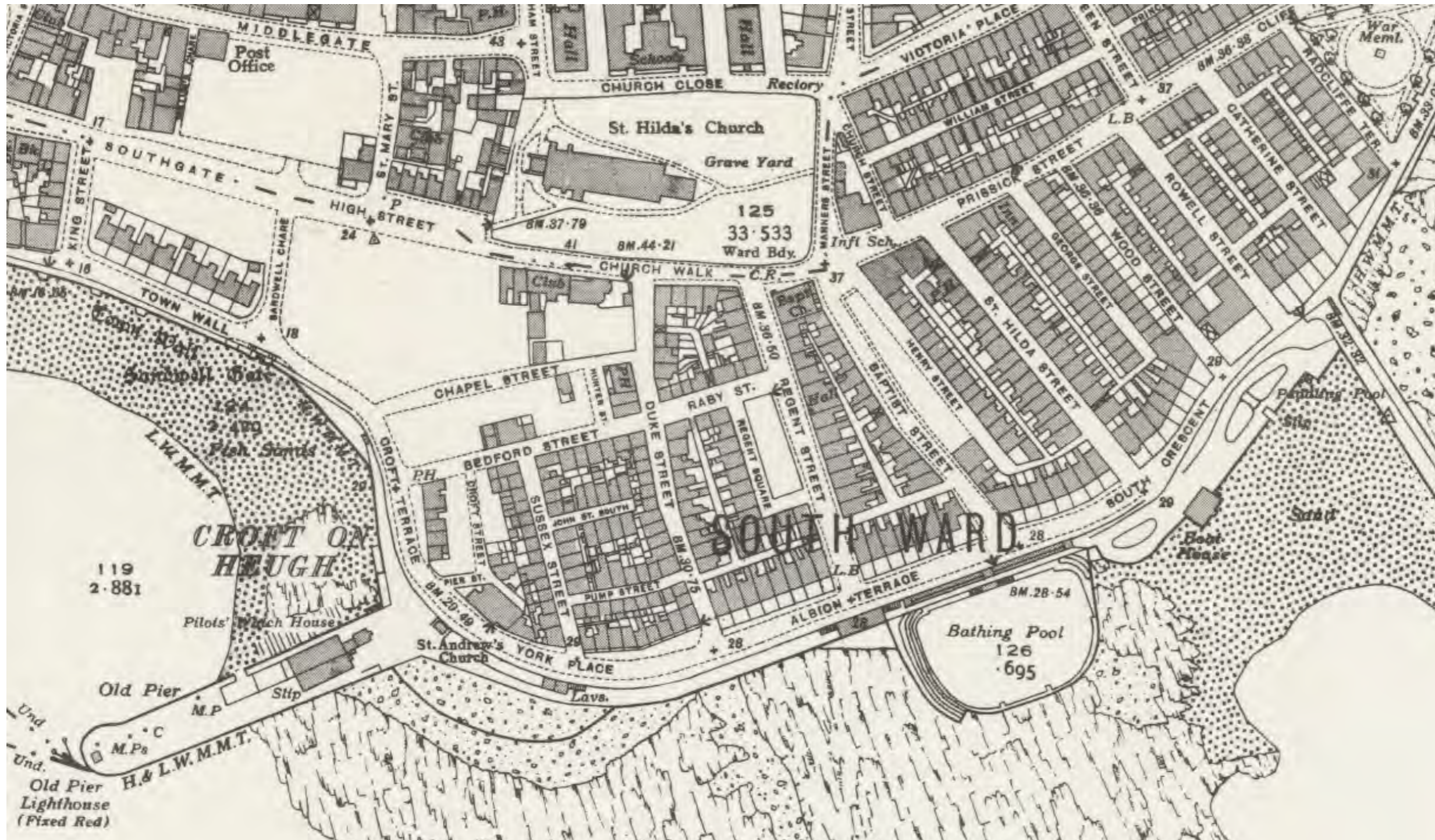
NON DESIGNATED HERITAGE ASSET NAME	DATE	STATEMENT OF SIGNIFICANCE
Croft Gardens, Sandwell Chare		This area, know as The Croft, was originally the heart of the Headland but clearance works began in the late 1930s with residents relocated elsewhere. The gardens were created on the site in the early 1950s named after the area they replaced. The enclosed space contains stepped levels with grassed areas boarded by sandstone retaining walls. At the entrance to the gardens is a sandstone sculpture by the artist Mike Disley entitled 'The Big Catch'.
The Ship, Sunnyside		Late 18th century public house, red brick with slate hipped roof. The building stands at three storeys with the main elevation facing Middlegate with a door off centre flanked by timber, sliding sash windows to the ground floor (two, to the left hand side, one to the right.) Four timber sliding sash windows can be seen on both the first and second floor. To the side of the property is a single sash window to the ground floor, with an oriel bay over and a further single sash window to the first floor. Two sashes are located on the second floor. A small, rendered extension to this elevation features a timber fascade with pilasters, a fascia board and windows with arched heads.
Breakwater, Headland		The breakwater was first built in 1859 to a length of 720 feet to a design by Messrs Walker and Robinson for the protection of the entrances to the East and West Harbours. In 1870 an extension of 600 feet was started. The first section is constructed in aslar sandstone whilst the extension is of concrete. Two levels, the upper bound by a parapet, the lower by iron railings. The first stage of a proposed Harbour of Refuge in Hartlepool Bay, this was the only part constructed.
Pilot Pier, Headland		15th century pier, very substantially repaired in early 19th century; according to Pevsner (County Durham (1953; 1983) (rev. Elizabeth Williamson)) was rebuilt in 1810 by Mr Shout. Stone pier with inset dock reached by slipway. Timber framed and boarded square light house tower at end, early-mid 19th century replaced by modern structure.



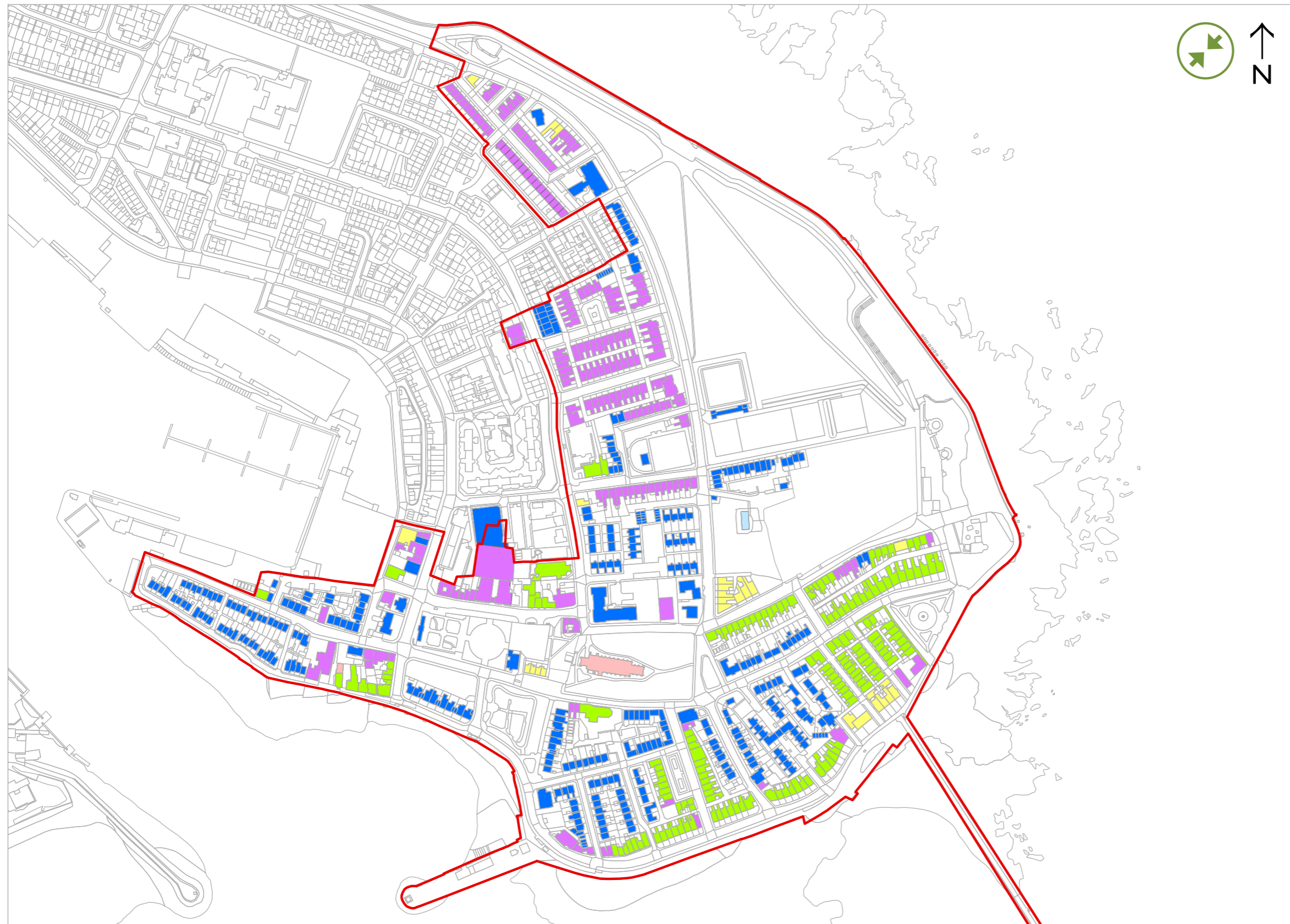
1857 6 inch Ordnance Survey of the Headland published 1861



1897 Ordnance Survey of the part of the Headland (surveyed 1896)



Extract from the 1947 Ordnance Survey Map (surveyed 1937) showing the start of the 20th century clearances. Also note the outline of the bathing pool to the south of Albion Terrace



HISTORICAL DEVELOPMENT PLAN

- Headland Conservation Area Boundary
- Medieval
- 16th-17th Century
- By 1856-7
- By 1896
- 1896-1914
- Post 1914 to Modern

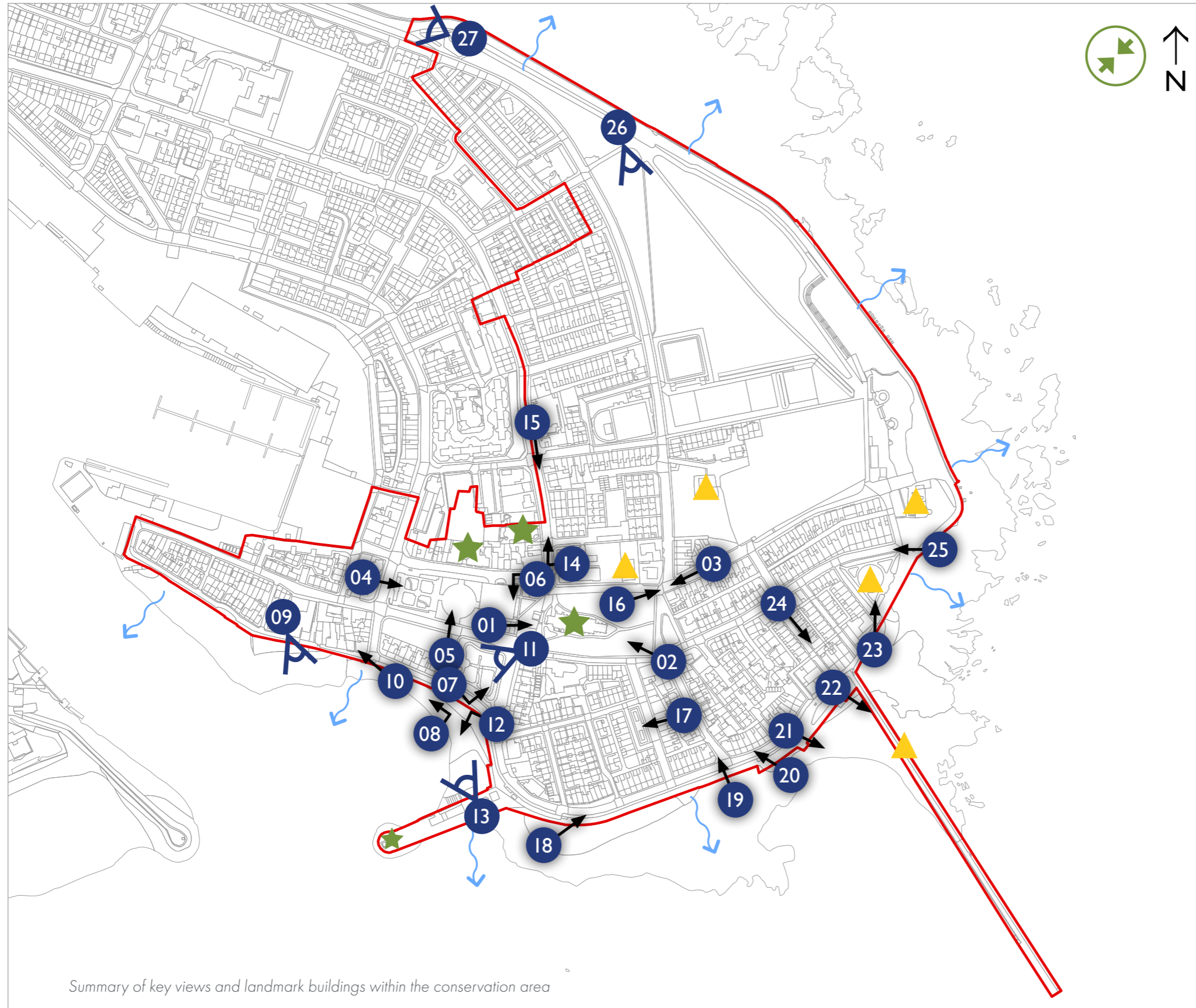
This plan is not to scale



DESIGNATIONS

- Headland Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- ▨ Scheduled Area

This plan is not to scale



VIEWS AND LANDMARK BUILDINGS

- Headland Conservation Area Boundary
- ★ Landmark Building
- ▲ Local Landmark
- Key View
- ∠ Vista
- ↪ Sea Views

This plan is not to scale

Summary of key views and landmark buildings within the conservation area



SUMMARY OF BUILDING USES WITHIN THE CONSERVATION AREA

- Headland Conservation Area Boundary
- Culture and Leisure
- Vacant
- Commercial and Charity
- Public Toilets
- Places of Worship
- Residential

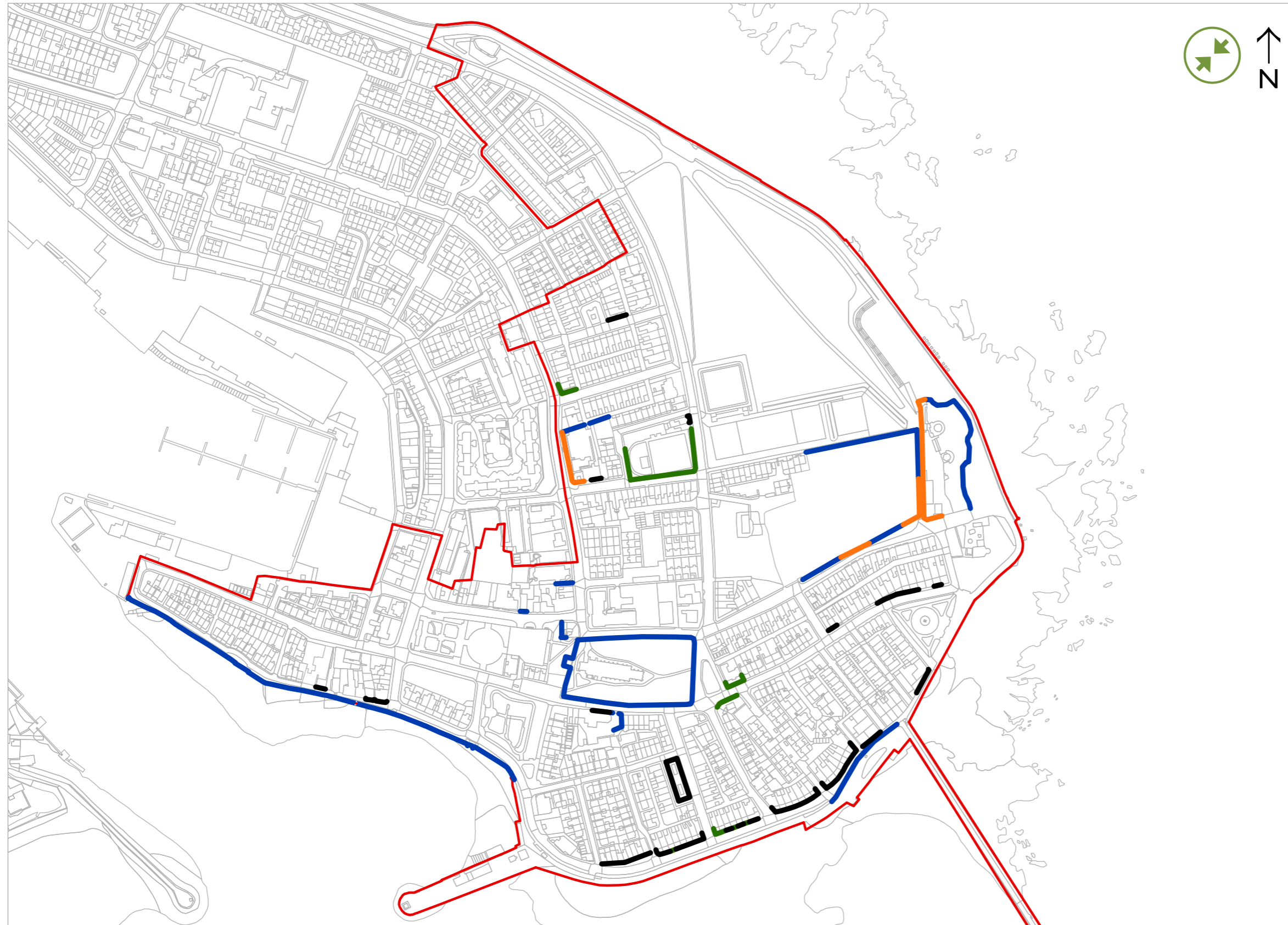
This plan is not to scale



SUMMARY OF BUILDING SCALES WITHIN THE CONSERVATION AREA

- Headland Conservation Area Boundary
- One-Storey
- Two-Storey
- Two-and-a-half-Storey
- Three-Storey
- Three-and-a-half-Storey
- Exceptions to Scale and Massing

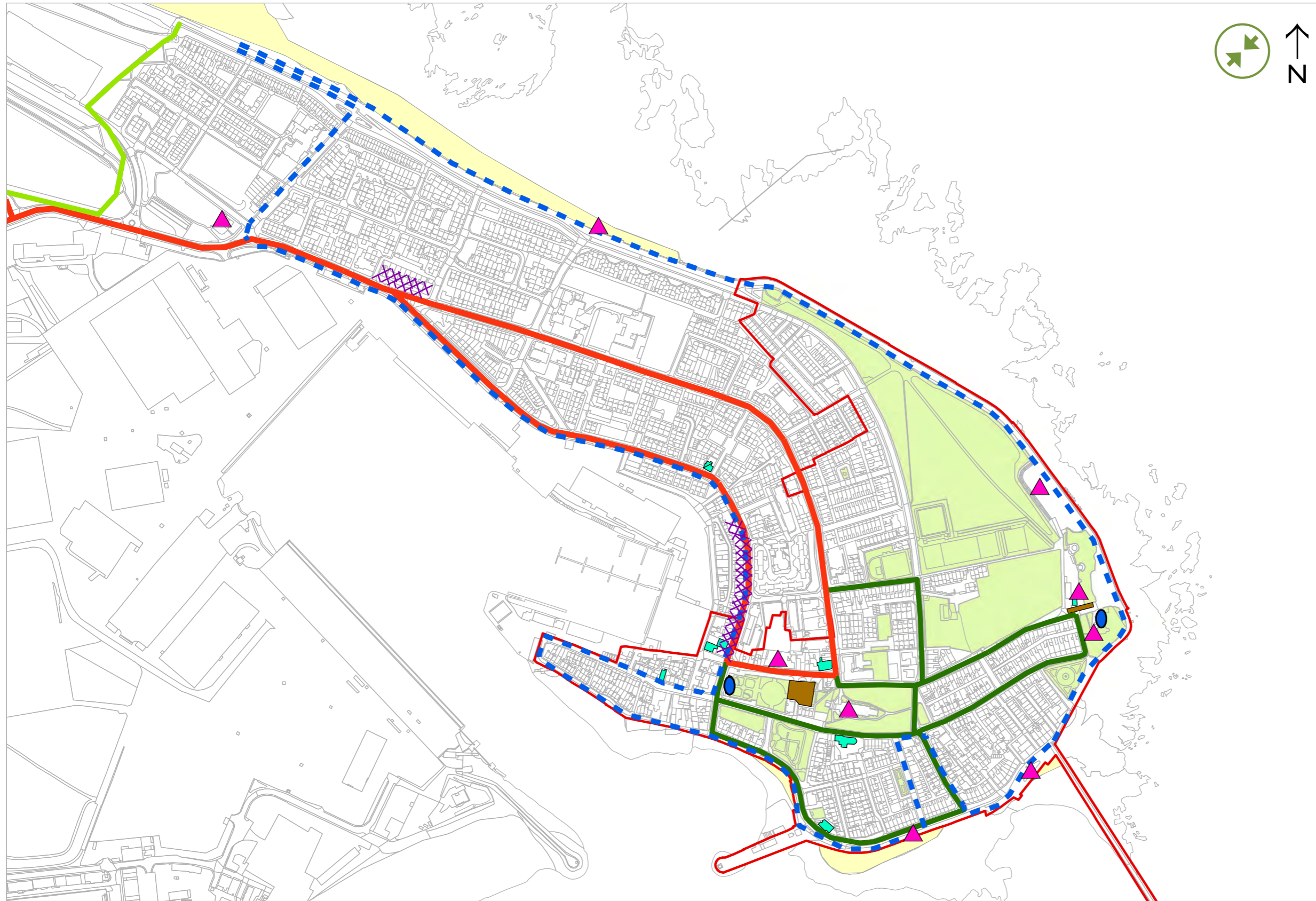
This plan is not to scale



NOTABLE BOUNDARY TREATMENTS

- Headland Conservation Area Boundary
- Notable Railings
- Notable Hedge
- Notable Brick Wall
- Notable Stone Wall
- Notable Trees and Vegetation

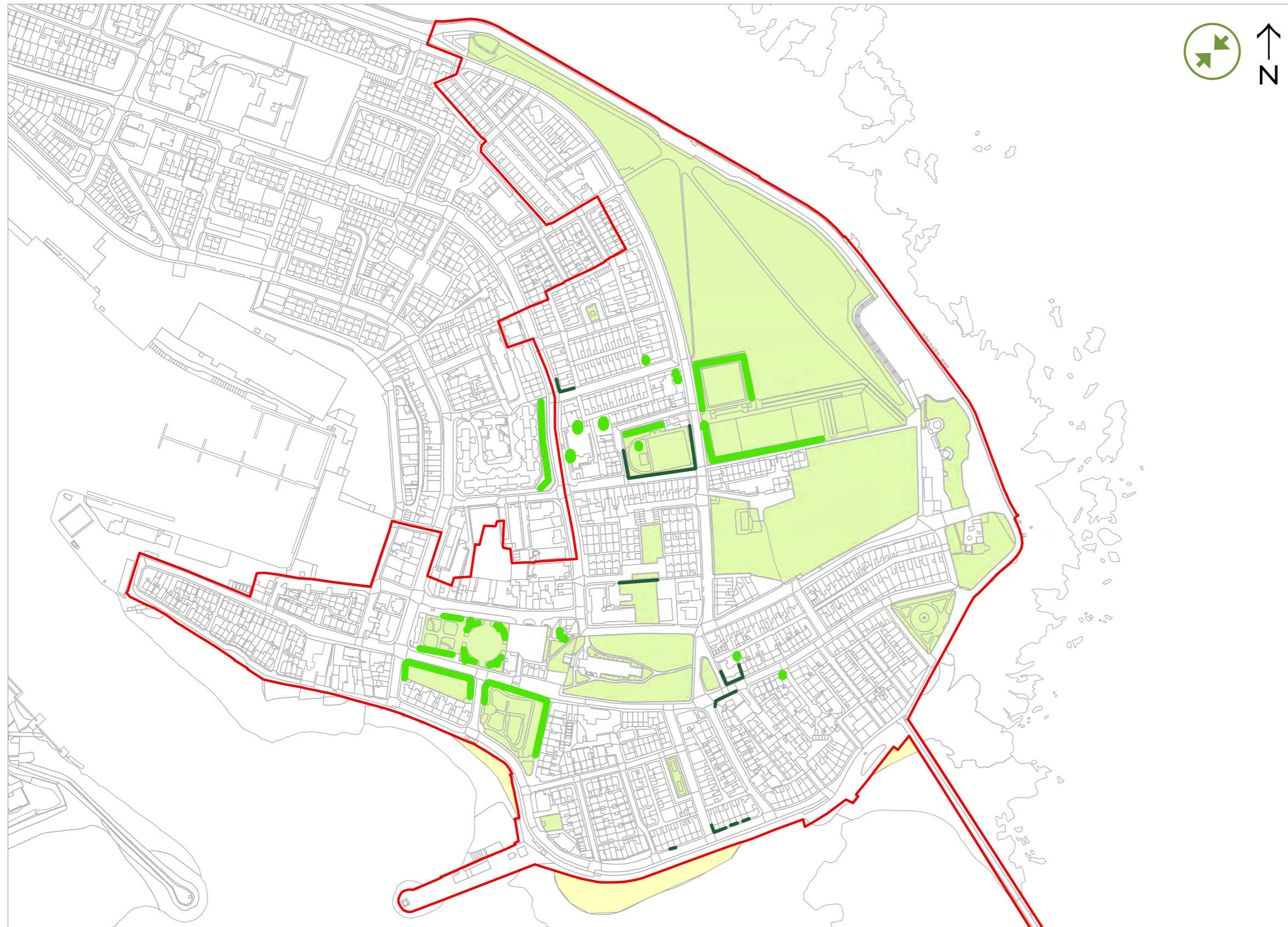
This plan is not to scale



MOVEMENT

- Headland Conservation Area Boundary
- ▲ Visitor Destinations
- XX Retail
- Headland Trail
- Key Vehicle Routes
- Secondary Vehicle Routes
- Hospitality
- Car Parks
- Beach
- Public Toilets

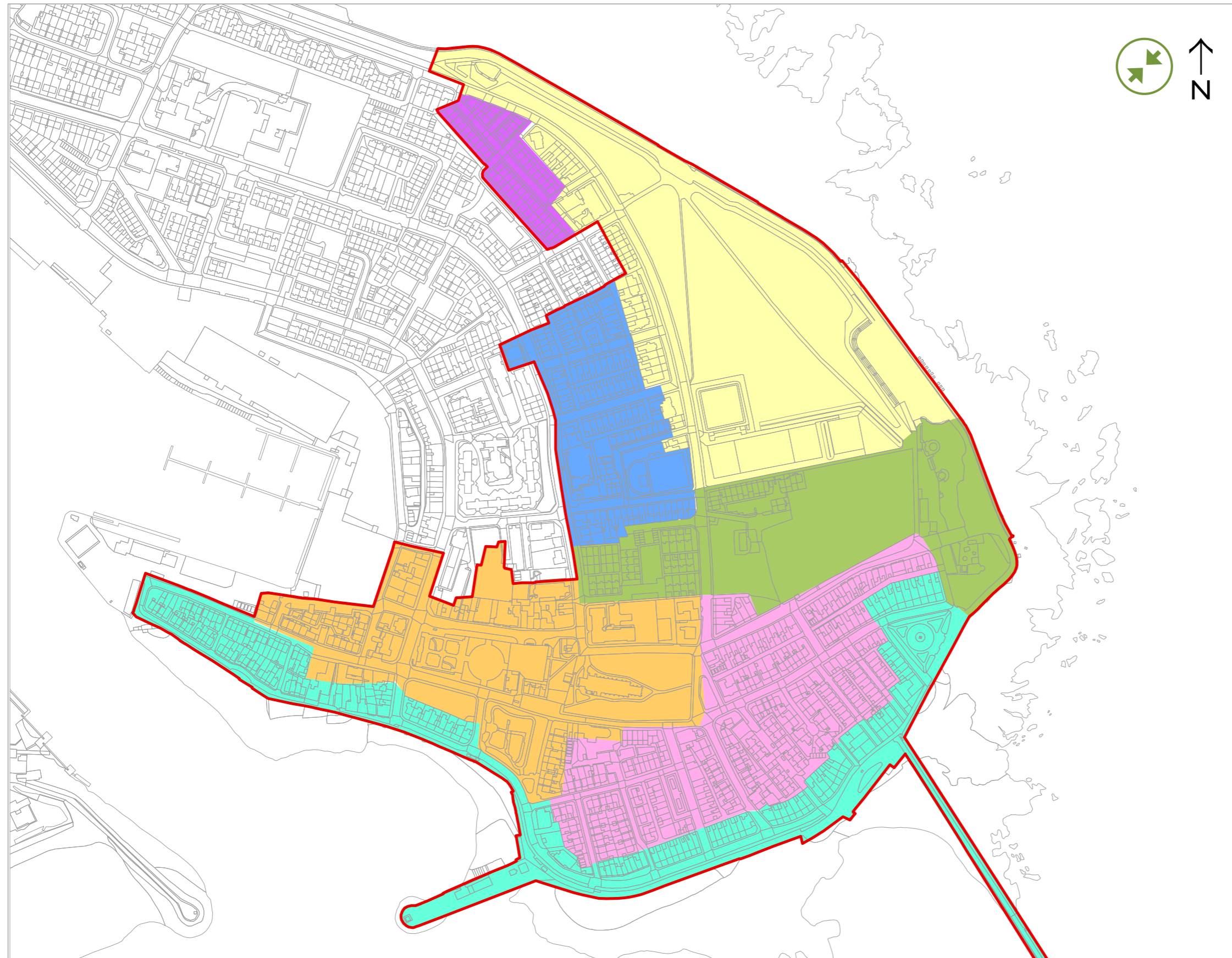
This plan is not to scale



PLAN OF IMPORTANT GREEN SPACES AND VEGETATION

- Headland Conservation Area Boundary
- Notable Green Spaces
- Notable Hedge
- Notable Trees and Vegetation

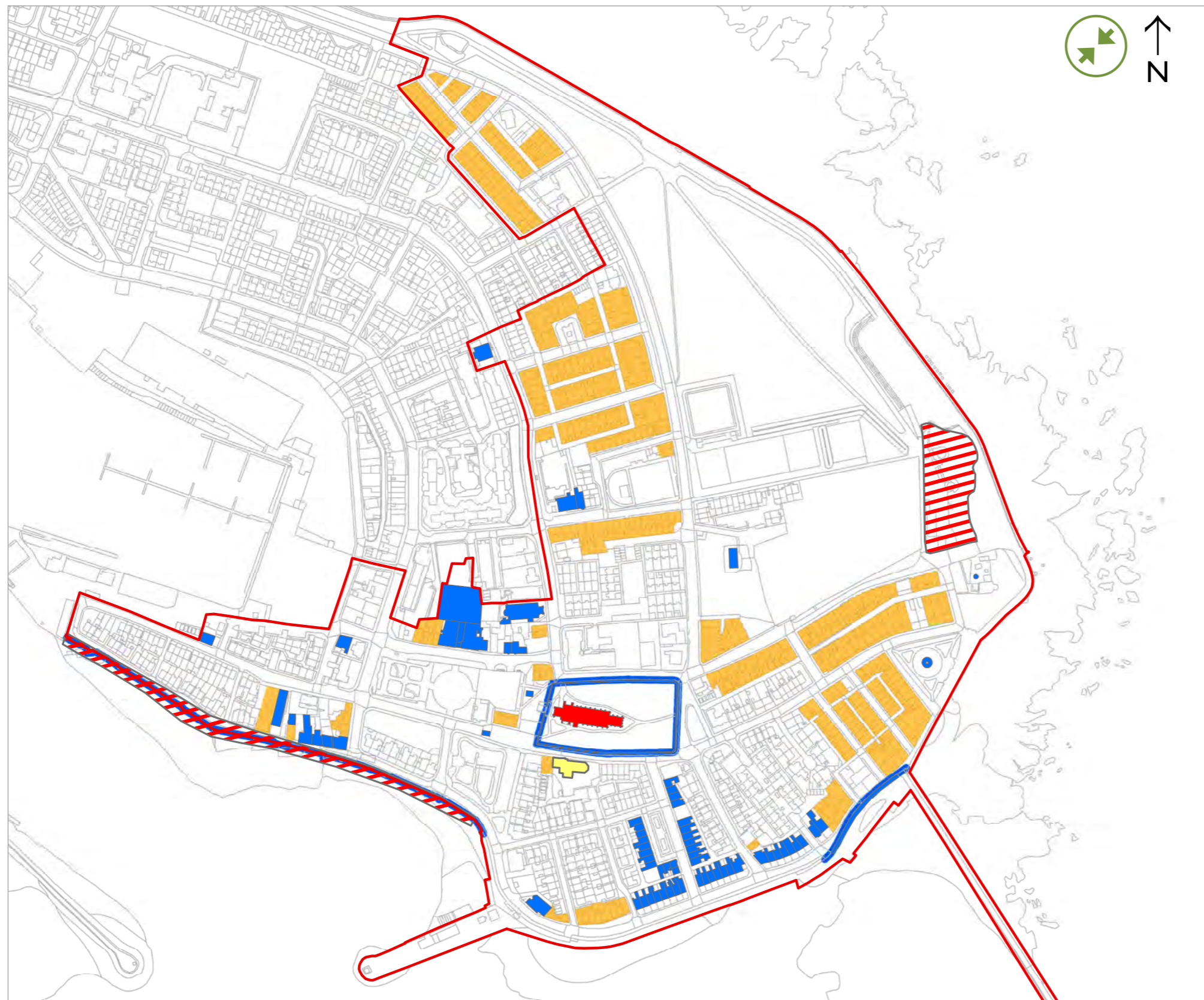
This plan is not to scale



CHARACTER AREAS

- Headland Conservation Area Boundary
- Headland Central Area
- Town Wall and Promenade
- Residential Streets north of the Promenade
- Friarage Field and Lumley Square
- Town Moor
- Beaconsfield Street and Gladstone Street Area
- Montague Street Terraces

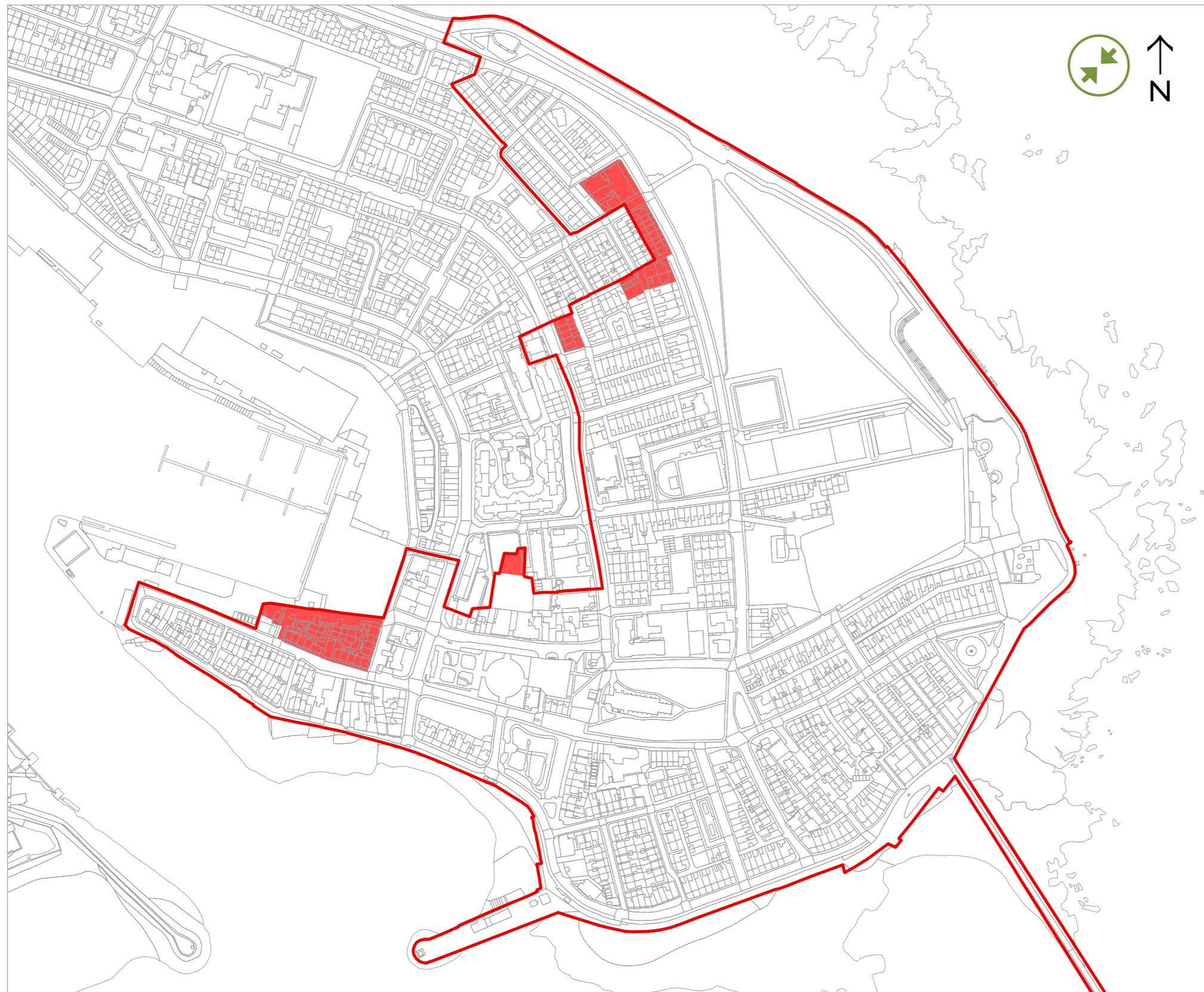
This plan is not to scale



LISTED BUILDINGS AND RESIDENCES WITH ARTICE 4 DIRECTIONS

- Headland Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Scheduled Area
- Article 4 Directions

This plan is not to scale



PROPOSED CHANGES TO THE HEADLAND CONSERVATION AREA BOUNDARY

- Headland Conservation Area Boundary
- Proposed Deletion

This plan is not to scale

