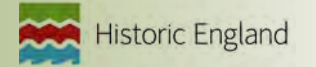


HARTLEPOOL HEADLAND
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
ISSUE 08
OCTOBER 2024



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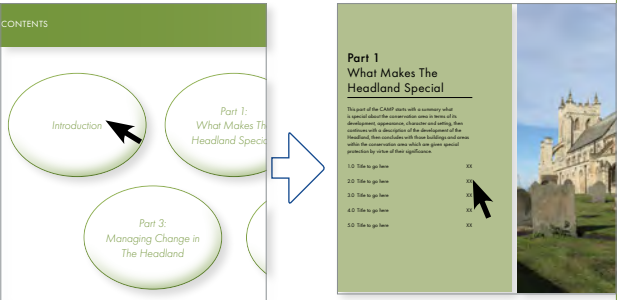
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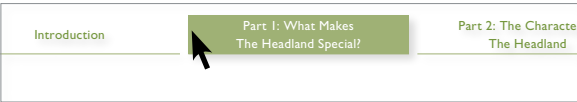


3.1 INTRODUCTION

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.



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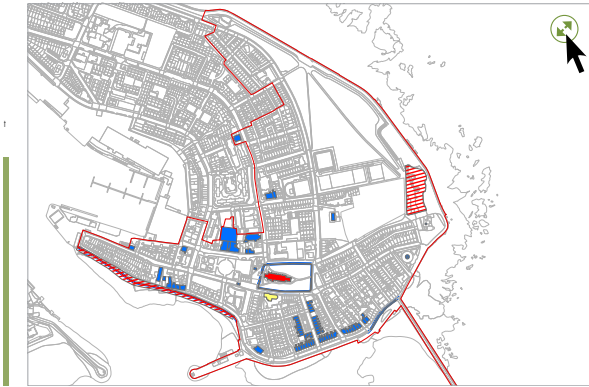
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[See Part 2](#), and [Part 3, 12.9.2](#)

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



INTRODUCTION

A conservation area is defined as an area 'of special architectural or historic interest the character of which it is desirable to preserve or enhance.'⁰¹ The Headland Conservation Area was first designated in 1969, it was extended in 1974, 1983, and again in 2007 when it was most recently appraised.

The conservation area is uniquely located on a peninsula jutting out into the North Sea which historically afforded the Headland a natural harbour and defensive location. It occupies the south and east of the promontory of the Headland and includes Heugh Battery, Town Moor, the 19th century terraced streets, areas of modern housing, as well as the breakwater.

The 2007 appraisal identified a number of issues including derelict buildings, a lack of enforcement and lack of understanding of the conservation area status. The special character of the Headland Conservation Area has continued to deteriorate and it has been placed on the Historic England 'At Risk' register by the Council, and has been described as 'Very bad. Having secured a Regional Capacity Building Grant from Historic England, the Council commissioned a new appraisal and a bespoke Management Plan. This sets out to define features that make the area special and provides a set of recommendations and actions for the area's ongoing protection, enhancement, and regeneration.

⁰¹ *Planning (Listed Buildings and Conservation Areas) Act, 1990, section 69(1)(a)*

HISTORY AND SIGNIFICANCE

The Headland is the original settlement of old Hartlepool and, as such, has a deep and varied history. It is particularly significant for the Anglo-Saxon monastic community which was established here in the 7th century, its connections with the De Brus family, ancestors of the Kings of Scotland, its Franciscan Friary and for its medieval port and defences. It grew during the 19th century through increased trade and industry, reflected in the architectural quality of religious, civic buildings and Victorian residential terraces.

A summary of the conservation area's significance can be found in [Section 1](#).

HERITAGE ASSETS

Within the conservation area, there are 35 listed building entries, although nine of these contain more than one building within a single entry. The List demonstrates the variety and breadth of heritage assets which are protected under law on the Headland. These are shown on the map within [Section 3.4](#) and are listed in [Appendix A](#).

Additionally, Hartlepool Borough Council has identified a number of non-designated heritage assets which are locally listed. Non-designated heritage assets help shape the character and appearance of the conservation area and are listed in [Appendix A](#):

Several of the above were identified as key buildings which often feature in views and which contribute to the townscape and character of the conservation area. They are shown on the map in [Section 4.3](#).

CHARACTER ASSESSMENT SUMMARY

This part of the CAMP provides analysis and assessment of the character and appearance of the Headland and the way in which this contributes to its special interest. It covers different elements of character including townscape and spatial analysis as well as identifying the contribution different buildings make in an audit of heritage assets. The key points are summarised below:

BUILDING TYPES AND USES [\(SEE SECTION 5.1\)](#)

- Predominately a residential area, commercial activity within the conservation area boundary is limited to a number of small shops, cafes and public houses which serve the community.
- The church of St Hilda is the most prominent place of worship within the conservation area. The Headland also has a Baptist Church on Baptist Street and the Catholic community are served by St Mary's Church on Durham Street.
- As a small seaside destination for day-trippers, activities include walks along the promenade, a paddling pool area on South Crescent and two sets of toilet facilities.
- A popular attraction is the unique Heugh Battery Museum.
- Entertainment facilities include the Borough Hall, the original home of the Council, whilst Elephant Rock, an outdoor event space besides Heugh Battery, was recently completed.



BUILDING SCALE, FORM AND MASSING [\(SEE SECTION 5.2\)](#)

- Residential buildings are most commonly two-storey houses with some three-storey houses. Civic and religious buildings (both former and current) are key exceptions to the typical residential scale of most buildings.
- Dormer windows are also frequently found on residential houses.
- The majority of 20th century housing is two-storeys, although modern apartments of three-storeys are also common.

TRADITIONAL MATERIALS [\(SEE SECTION 5.3\)](#)

- Survivals prior to the 18th century tend to be constructed in exposed locally sourced limestone.
- 18th century buildings are rendered stone often lined out to imitate ashlar with red clay pantiles.
- 19th century buildings may be brick or smooth render, whilst 20th century housing varies in materiality.
- Historic building tend to have slate roofs and local bricks tend to be red.

ARCHITECTURAL STYLES AND FEATURES [\(SEE SECTION 5.4\)](#)

- There are a variety of architectural forms, dates and styles.
- The historic important of the Headland are reflected in the medieval church of St Hilda and in the medieval Town Walls, built to defend the harbour and town.
- Civic pride and 19th century expansion are show by buildings such as the Borough Hall and commercial buildings such as a former bank on Southgate.
- Religious diversity is reflected in the former chapels and catholic church.
- The quality and quantity of residential housing reflect the growing population during the 19th century and variations in wealth and status.

TOWNSCAPE [\(SEE SECTION 6.0\)](#)

- The present pattern of streets in the Headland has developed over many centuries, and despite 20th century intrusions, has largely retained its historic plan form.
- The Headland is an interesting mix of open spaces which contrast with the intimate enclosed nature of other areas.
- The majority of road surfaces in the conservation area are tarmac with typical road markings. Fragments of historic road surfacing in the form of stone setts, stone cobbles and

- Scoria bricks can be found, generally, within public or private back lanes.
- The Council have in recent years introduced a sympathetic paving scheme in a number of historic areas and sympathetic heritage-style items of street furniture.
- The conservation area retains one historic lamp post on Middlegate which was manufactured by the Rowland Carr and Co., London for the Hartlepool-Electricity Supply in 1903.
- Bollards, bins, guard railings and benches can also be found but their condition varies.
- Less than-sympathetic large utilitarian wheeled rubbish bins recently introduced on the seafront and around the Town Square.
- Generally, street name signage is in a standard form found throughout the Borough, but there are number of notable exceptions on historic buildings.
- Historic boundaries are commonly a low stone plinth topped by wrought iron railings. Where historically lost, some homeowners have reinstated railings to great effect.
- Hedges are also found to shelter gardens and add privacy.
- The boundary wall to Friarage Field which likely follows the boundary of the Franciscan Friary, is a mixture of stone and modern materials, likely including historic fabric.



MOVEMENT, ACTIVITY AND PARKING [\(SEE SECTION 6.6\)](#)

- Principal roads into the conservation area follow the historical routes from the north-west. Off of the main streets, many streets are quieter with reduced traffic.
- Principal car park is located adjacent to the Town Square, limited on street parking with restrictions. Limited bicycle parking.
- Busiest pedestrian route is along the promenade which continues around the Headland as far as Town Wall. Part of the Durham, Hartlepool and Sunderland section of the England Coast Path.
- Number of walking trails available with historic and natural interest.

OPEN SPACES, VEGETATION AND TREES [\(SEE SECTION 7.0\)](#)

- Mix of wide open spaces and intimate enclosed spaces.
- Town Moor is a dramatic space of open sky and unbroken views towards the sea. It is crossed by paths and enjoyed by locals and visitors to the Headland.
- St Mary's churchyard is a significant green space; although surrounded by buildings it has an open character which is devoid of planting
- Trees and vegetation can be found on the Town Square and the adjacent Old Putting Green

- and Croft Gardens. Regency Square is a pleasant intimate private garden whilst Heugh Gardens is a formal space maintained by the council.
- Planting and shelter belts can be found around the playground, tennis courts and bowling greens.

PUBLIC ART AND MEMORIALS [\(SEE SECTION 8.0\)](#)

- Headland has a unique collection of public art within public spaces and on buildings which enliven the street scene and also draws visitors.
- The War Memorial in Redheugh Gardens, to the fallen of two World Wars, is of particular significance within attractive and well-tended gardens.
- A number of residents have introduced artwork to the rear of their properties, brightening otherwise dull back lanes.

EXPERIENCE [\(SEE SECTION 9.0\)](#)

- The Headland derives a vibrancy from the people who live and work here and the events and activities which are held throughout the year.
- Attractive sea views set against a backdrop of historic buildings like the Church of St Hilda along with elegant Victorian terraces and Georgian town houses are part of the unique experience of the Headland.
- The three-mile Headland Monkey Trail offers a pleasant and informative tour of the Headland.

- The Borough Hall is an excellent indoor venue for events, performances and concerts, whilst the Headland hosts unique summer and winter experiences for visitors.

BOUNDARY CHANGES [\(SEE SECTION 12.17\)](#)

It is recommended that the boundary of the conservation area be amended to delete five areas:

- 01 The Friendship Lane modern development (not including Victoria Buildings, The Fisherman's Arms and 1-3 Union Mews).
- 02 A small area to rear of Borough Hall, now within the footprint of the Headland Sports Centre.
- 03 Durham Court, Durham Street
- 04 Galleysfield Court, 1-8 Moor Parade, 8-9 Henry Smiths Terrace and modern garages to rear.



ISSUES AND OPPORTUNITIES

The Headland faces many challenges today and in the future including 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 challenges it faces have been summarised under the following headings. Click on them, and be taken to the appropriate sections within [Section 11](#):

- Theme 1 [Buildings](#)
- Theme 2 [Street and Spaces](#)
- Theme 3 [Experience](#)
- Theme 4 [Connectivity](#)
- Theme 5 [Climate Change](#)
- Theme 6 [Celebrating the Headland’s Heritage](#)
- Theme 7 [Funding](#)

MANAGEMENT PLAN [\(SEE SECTION 12\)](#)

The following table summarises the Actions recommended for the care and regeneration of the Headland Conservation Area, with recommended owners and timescales. These are shown as: short (one year), medium (two-five years) or long-term (five-ten years) actions.



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
Appropriate Repairs and Maintenance	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.	Hartlepool Borough Council, Property Owners / Occupiers	Regular inspections	Ongoing	NA
Appropriate Repairs and Maintenance	2	<p>Owners and occupiers of listed and unlisted buildings in the Headland are encouraged to:</p> <ul style="list-style-type: none"> 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. 	Hartlepool Borough Council, Property Owners / Occupiers	Advice from in-house specialists, Historic England, external consultants and other heritage bodies	Ongoing	Various including /HE/AHF
Retention and Reinstatement of Architectural Features	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.	Hartlepool Borough Council, HE	Signposting to and providing relevant advice	Ongoing	NA



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
Retention and Reinstatement of Architectural Features	4	Hartlepool Borough Council will encourage the retention of traditional chimneys on historic buildings.	Hartlepool Borough Council	As part of planning process	Ongoing	NA
Retention and Reinstatement of Architectural Features	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.	Hartlepool Borough Council	As part of planning process	Ongoing	NA
Retention and Reinstatement of Architectural Features	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.	Hartlepool Borough Council	As part of planning process	Ongoing	NA
Retention and Reinstatement of Architectural Features	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.	Hartlepool Borough Council	As part of planning process	Ongoing	NA
Inappropriate additions	8	Owners, occupiers and developers or will refuse planning permission (where this is required) 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.	Hartlepool Borough Council, Property Owners / Occupiers	Signposting to and providing relevant advice	Ongoing	NA



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
Inappropriate additions	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 shop fronts will be refused unless they are of beneficial impact to the character and appearance of the conservation area.	Hartlepool Borough Council	As part of planning process	Ongoing	NA
Shopfronts	10	<ul style="list-style-type: none"> Hartlepool Borough Council will advise owners / occupiers of shops to: <ul style="list-style-type: none"> 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. 	Hartlepool Borough Council, Property Owners / Occupiers	Signposting to and providing relevant advice	Ongoing	NA
New Development	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.	Hartlepool Borough Council	As part of planning process	Ongoing	NA
New Development	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.	Hartlepool Borough Council	As part of planning process	Ongoing	NA



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
New Development	13	Hartlepool Borough Council will consider developing/ commissioning a Design Guide specifically focussed on its conservation areas.	Hartlepool Borough Council	Develop using in-house specialists or seek funding to employ external consultants	Medium Term	Various/HE
Friarage Manor House Site	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.	Hartlepool Borough Council, Property Owners	As part of planning process	Medium Term	NA
Public Realm	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: <ul style="list-style-type: none"> the Headland's main car park replacement of poor quality concrete pavements improvements to road surfaces. 	Hartlepool Borough Council	Develop public realm initiative	Medium Term	Existing Council budgets, and as part of funding obtained for public realm improvements
Public Realm	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.	Hartlepool Borough Council	Use existing as precedent for ongoing public realm improvements and periodic renewal	Ongoing	Existing Council budgets
Public Realm	17	Hartlepool Borough Council will ensure the regular maintenance and repair of street furniture.	Hartlepool Borough Council	As part of ongoing repairs and maintenance	Ongoing	Existing Council budgets



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
Green Spaces	18	Hartlepool Borough Council will review planning applications for change to ensure trees are protected and new development includes soft landscaping.	Hartlepool Borough Council	As part of planning process	Ongoing	NA
Green Spaces	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.	Hartlepool Borough Council	As part of Council obligations	Ongoing	Existing Council budgets
Green Spaces	20	Hartlepool Borough Council will ensure the regular maintenance of public gardens and green spaces.	Hartlepool Borough Council	As part of Council obligations	Ongoing	Existing Council budgets
Green Spaces	21	Hartlepool Borough Council will explore options for commercial / private sponsorships to help shoulder the burden of maintaining the Headland's green spaces.	Hartlepool Borough Council, Private Sponsors	Approach local businesses via business, community groups and larger corporations CSR schemes (e.g. PD Ports)	Short Term	NA
Green Spaces	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.	Hartlepool Borough Council Parish Council	As part of planning process	Medium Term	NA
Connectivity	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.	Hartlepool Borough Council, Businesses, community groups	Create networking opportunities/forums, investigate setting up working group.	Medium Term	Existing Council budgets, Tourism/ LEP funding



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
Connectivity	24	<p>HBC will continue to carry out improvements to the Headland's visitor infrastructure including:</p> <ul style="list-style-type: none"> 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. 	Hartlepool Borough Council	Seek advice from in-house specialists, Historic England, external consultants and other heritage bodies	Medium Term	Various, including HE, AHF, PSiCA, LEP funding



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
Climate	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.	Hartlepool Borough Council, Property Owners / Occupiers	As part of planning process	Ongoing	NA
Key Heritage Assets	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.	Hartlepool Borough Council, HE Local Groups	Working with community groups	Ongoing	Various
Heritage Community Engagement	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.	Hartlepool Borough Council, Local Groups	Working with community groups and management of key sites (e.g Battery)	Ongoing	NA
Heritage Community Engagement	28	HBC and stakeholders will actively support and promote the Headland's heritage to schools within and beyond the Hartlepool area.	Hartlepool Borough Council, Schools	Working with schools	Ongoing	NA



ISSUE (WHY?)	ACTIONS NUMBER	ACTIONS (WHAT?)	OWNER (WHO?)	METHOD (HOW?)	TIMESCALE (WHEN?)	BUDGET/ FUNDING SOURCE
Heritage Community Engagement	29	Reintroduce the Hartlepool Conservation Area Advisory Committee.	Hartlepool Borough Council	Working with local representatives	Short Term	NA
			Community Groups			
Funding	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.	Hartlepool Borough Council	Proactively seeking funding from existing and new funding streams	Ongoing	Various
Boundary	31	Hartlepool Borough Council will adopt the recommended areas for deletion from the Headland Conservation Area.	Hartlepool Borough Council	Following review	Short Term	NA



Introduction

*Part 1:
What Makes The
Headland Special?*

*Part 2:
The Character of the
Headland*

*Part 3:
Managing Change in
The Headland*

*Part 4:
Further Information
and Appendices*



0.1 HARTLEPOOL HEADLAND CONSERVATION AREA

This document is the Conservation Area Appraisal and Management Plan for the Headland, Hartlepool. The Conservation Area which largely occupies the south and east of the promontory was first designated in 1969. It significantly increased in size in 1974 with the inclusion of Heugh Battery, Town Moor and terraced streets, including areas of modern housing. Very modest additions were made in 1983, and the breakwater was added in the latest assessment of 2007.⁰¹ A plan of the Headland Conservation Area boundary following the last review can be found on the map adjacent.



⁰¹ Scott Wilson, 'Headland Conservation Area Character Appraisal', 2007



0.2 WHAT IS A CONSERVATION AREA?

A conservation area is defined in the *Planning (Listed Buildings and Conservation Areas) Act 1990* as an 'area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance.'⁰²

Designation of a conservation area recognises the special quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, such as topography, building materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.

Conservation areas are governed under the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) and the [National Planning Policy Framework \(NPPF\) \(2021\)](#) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. Hartlepool Borough Council's (HBC) [Local Plan \(2019\)](#) sets out the council's policies for guiding development within the borough.

0.3 WHAT DOES CONSERVATION AREA DESIGNATION MEAN?

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. Therefore, in a conservation area, changes to the external appearance of buildings may require planning permission from the Council which would not otherwise be needed. Under the *National Planning Policy Framework (NPPF)* conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions.

Further details of what Conservation Area Designation may mean can be found in the [Management Plan in Part 3](#) of this document.

0.4 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the [Glossary in Part 4](#) of this document.

0.5 PURPOSE, OBJECTIVES AND STRUCTURE OF THIS DOCUMENT

Understanding the character and significance of conservation areas is essential for managing change within them. Councils are required to 'formulate and publish proposals for the preservation and enhancement' of conservations areas within their jurisdiction. They are also required to periodically review these proposals.⁰³ These proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAMP).

For ease of use, this document has been separated into four sections:

Part 1 defines and records the special interest of a conservation area

Part 2 analyses the characteristics that make the area special, also referred to as 'the Appraisal'

Part 3 provides an analysis of the current issues and opportunities facing the conservation area. It then provides an overarching vision for the conservation area, recommendations to enhance the conservation area and guidance and design advice on how to manage change.

Part 4 contains further information for residents and developers on where to seek advice and help, a bibliography and the appendix

⁰² Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

⁰³ Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*



The CAMP is both an evidence base and the Council's management tool for the preservation and enhancement of the conservation area. As such, the CAMP will be a material consideration in the process of determining planning applications as well as providing important evidence for the future development of planning policy relating to the area.

The last appraisal of the area took place in 2007. Issued as 'Headland Conservation Area Character Appraisal', in 2007 and written by Scott Wilson, Section 6 identified a number of issues including derelict buildings, a lack of enforcement and lack of understanding of the conservation area status. However, it also identified opportunities. These were reiterated and expanded upon in '[A Heritage Strategy for Hartlepool Headland \(part 1\), 2020-2030: An audit of Potential and Opportunity](#)' produced by Hartlepool Council. This emphasised the value of the Headland's heritage to wellbeing, identity and economic regeneration, presenting a vision for the Headland which has the Headland's history and heritage at its heart.

The special character of the Headland Conservation Area has continued to deteriorate for a number of years and it has been placed on the Historic England 'At Risk' register by the Council. The 2021 register describes the condition of the conservation area as 'Very bad'.⁰⁴ The Council were recently successful in securing a Regional Capacity Building Grant from Historic England to support the drafting of a new appraisal and a bespoke Management Plan.

⁰⁴ Historic England 'Heritage at Risk: North East and Yorkshire, Register 2021'. PDF available at <https://historicengland.org.uk/images-books/publications/har-2021-registers/> [last accessed 23 Sept 2022]

This CAMP has been prepared in line with current best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment; specifically:

- [Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 \(Second Edition\), February 2019](#)
- [Understanding Place: Historic Area Assessments, Historic England, April 2017](#)
- [Valuing Places: Good Practice in Conservation Areas, Historic England, January 2011](#)
- [Conservation Principles, Policies and Guidance, April 2008](#)

It has also been produced in alignment with local planning policy, namely Hartlepool's [Local Plan \(2019\)](#) and Headland's Heritage Strategy (Part 1) 2020-2030: an Audit of Potential and Opportunity (2020), presenting an action plan within Part 3 of this report in response.

The assessment which provides the baseline information for this CAMP has been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area. Although this document is intended to be comprehensive, specific mention cannot be made of every building or feature. Their omission does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area.

0.6 CONSULTATION AND ENGAGEMENT

It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for conservation area guidance produced by or on behalf of the Council to be subject to public consultation, including a public meeting, and for the local authority to have regard of the views expressed by consultees.

Initial consultation with the residents of the Headland took place at an early stage of the project at an event held on 3rd November 2022 at Heugh Battery Museum. A questionnaire was also distributed to gather thoughts and ideas from the public both in hardcopy and on the Council's website.

Once fully drafted, the document was placed on the Council's website in March 2024 and a further drop-in session was held on 15th April 2024, also at Heugh Battery Museum. The evening was well attended and comments and feedback were taken into account in the drafting of this final document.

0.7 ACKNOWLEDGEMENTS

The authors would like to thank members of Hartlepool Borough Council, members of the Steering Group for their help and support, and specifically Sarah Scarr, Head of Service (Heritage and Open Spaces) and Chloe Snowdon. In addition, thanks go to the Parish Council, Heugh Battery Museum, the Civic Trust and Thirteen Group, as well as members of the public who welcomed us to the Headland and responded to the various consultations.



Part 1

What Makes The Headland Special?

This part of the CAMP starts with a summary of what is special about the conservation area in terms of its development, appearance, character and setting, then continues with a description of the development of the Headland, then concludes with those buildings and areas within the conservation area which are given special protection by virtue of their significance.

1.0	Summary of Special Interest	22
2.0	A Brief History of The Headland	23
3.0	Heritage Assets	38





One of the most extraordinary palimpsest landscapes in the North East..... though hard on the eye at times, [it] is never dull. This is no easy, chocolate-box heritage, yet it is one of the most important historic landscapes in the county.⁰¹

- The Headland has a deep and varied history. It is particularly significant for the Anglo-Saxon monastic community which was established here in the 7th century, its connections with the De Brus family, ancestors of the Kings of Scotland, its Franciscan Friary and for its medieval port and defences. It grew during the 19th century through increased trade and industry, reflected in the architectural quality of religious and civic buildings and elegant terraces.
- It has significant archaeological potential as demonstrated by the numerous accidental finds and archaeological excavations and has the potential to add to our understanding of the people who have lived on the Headland from early times to the present day.
- The highly significant St Hilda's Church, constructed in the 13th century but retaining 12th century fabric potentially on or close to the site of St Hilda's Anglo-Saxon monastery, remains a key landmark in views both within and outside of the conservation area.

- The Headland features a variety of architectural styles including medieval religious and defensive structures, Georgian town houses, and Victorian terraces, chapels and civic buildings which demonstrate the wealth and status of the Headland through time. The church, Heugh Battery and Friarage Manor House are constant reminders of the Headlands deep and varied history.
- Heugh Battery is of high historical value; along with the neighbouring Lighthouse Battery, it was the only British coast defence guns to engage enemy warships during the First World War. It also retains a range of well-preserved features including two types of gun emplacement which add to the monument's importance.
- The palate of materials ranges from local stone in significant buildings such as its churches, the Friarage Manor House and medieval walls, to colour-rendered houses with red-pantile roofs. Brick is also found in pale browns to bright red and orange/red. Polychrome brickwork features on a number of 19th century buildings.
- There is a striking contrast between the wide, open spaces of areas like the Town Moor and Friary Field with the enclosed, intimate historic residential streets where houses appear to huddle together for protection.

- The Promenade has seen recent investment with the introduction of sympathetic surfacing, whilst the Town Square has been landscaped in 2006 to create an interesting multi-use public space and park.
- Once an area of former common land where local people could graze their animals, the Town Moor continues to be used by the people of the Headland; although no longer frequented by cattle or sheep, it is a space for recreation and enjoyment.
- The Headland is valued by those who live and work there. The atmosphere of the Headland is further enlivened by the events and activities which take place throughout the year. Events and activities, such as the fair and carnival, boost the Headland's vibrant character during the summer months.
- Public art adds to the vibrancy of the Headland, enforcing the area's heritage.
- The 20th century developments vary in their contribution to the Headland's character, although the 1930's housing on Town Wall along with the Croft public park are now an established part of the Headland's history and overall special character.

⁰¹ Martin Roberts (co-author of the Pevsner Architectural Guide to County Durham) Yale University Press, Official London Blog, 16th March 2021



Prehistoric and Roman

The promontory of the Headland with its seemingly remote position, defensive capabilities and easy access to the sea, would have made it attractive to prehistoric settlers. During the Neolithic (c. 4000-2500 BC) the first farming systems began to develop; a stone axe head from this period is recorded to have been found close to the southern shore indicating early activity in the area.⁰¹ A Roman signal station may have been sited here, although no evidence has yet been uncovered.⁰²

Anglo-Saxon

640s AD

According to Bede a monastery was founded on the Headland by the nun Hieu, selected by Bishop Aidan of Lindisfarne. The area was referred to by Bede as 'Heruteu, id est insula cervior' or the 'Island of the deer'. Archaeological evidence has confirmed the presence of a community here from the 7th century.



Manuscript illustration of a monk writing

649 AD

When Hieu departed for Tadcaster in 649 AD, Bishop Aidan appointed another nun, Hild, later St Hilda, as second abbess of the monastery, who was the great-niece of King Edwin of Northumbria. Hild is believed to have brought the religious order into hand, establishing a strict code of religious worship, study of the scriptures and the spreading of the Christian faith.



St Hilda depicted in a stained glass window in Christ Church, Oxford

⁰¹ HER ref 4821 <http://www.teesarchaeology.com/maps/landmap.html>

⁰² M Roberts, N Pevsner & E Williamson, County Durham: The Buildings of England, 2021, Yale: New Haven and London, p.458

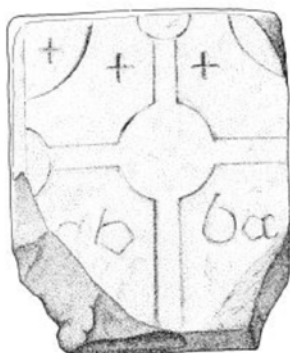


Anglo-Saxon (continued)

649 AD

The monastery was recognised in its time as a place of prayer and also of pilgrimage. King Oswiu of Northumberland (c. 612-670) sent his one-year-old daughter Aelfflaed to join the community in c.655.⁰³

The joint house contained both monks and nuns and is believed to have been established on the cliff headland not far from the present church of St Hilda. Archaeological evidence has suggested that the settlement was made up of a collection of small individual timber buildings (or cells) for the monks and nuns, with shared facilities such as workshops, refectory and a church within an enclosure. Burials have also been uncovered over a number of centuries, and a grave marker is now on display in St Hilda's Church. Another cemetery was excavated in Church Walk in the 1970s which perhaps represents a lay community which existed outside of the monastery.⁰⁴



Anglo-Saxon grave marker (Tees Archaeology)

c.657 AD

Hild left to establish a new community at Whitby, becoming the abbess of both establishments. However, by the 9th century, the monastic community may have been abandoned, or may have moved to Whitby. However, it is possible that a small secular community remained here.

Medieval to Post-Medieval

1066

Following the Norman Conquest, 'Hartepol' was given to the de Brus family, ancestors of the Kings of Scotland. They laid out a town on the western scarp of the Headland creating what is now Middlegate and High Street. As Lords of the Manor of Hart they are also believed to have financed the laying out of the port for the powerful Prince Bishops of Durham.

c.1200

Located on the highest ground on the peninsula, the present church of St Hilda was constructed about this time. It incorporated elements of an earlier Romanesque church and was funded by Robert de Brus (d. 1191) or his son William, Lord of Hartlepool 1194-1215. Its size reflects the family's prestige and status.



St Hilda's Church in the 19th century as depicted in Sir Cuthbert Sharpe's *History of Hartlepool* (first published in 1816 and republished in 1851).

⁰³ Tees Archaeology, 'An Anglo-Saxon Monastery at Hartlepool', http://www.teesarhaeology.com/projects/Anglo_Saxon_Hartlepool/Anglo_Saxon_Hartlepool.html, last accessed 25th October 2022

⁰⁴ Ibid



Medieval to Post-Medieval (continued)

1201

The town was granted its first royal charter by King John.

1230

Richard Poore, Bishop of Durham, granted a further charter so that 'Every year at the festival of St Lawrence (i.e. in August), a free fair, to continue fifteen days'. Today the modern carnival, which was first held in 1924, continues to be held, opening on the Saturday of the first full week of August.

The port flourished during the medieval period, holding a virtual monopoly on trade outside of the Palatinate. Land was reclaimed from the sea, thus creating a larger harbour area and the street of Southgate. Other streets included St Mary's Street and St Helen's Street.⁰⁵



Town Wall and Sandwell Gate around the start of the 20th century

c 1240

Medieval monastic houses are rare in County Durham because of the power wielded by the Benedictines in Durham.⁰⁶ However, a friary of Franciscan monks was established in Hartlepool, and first mentioned in 1240 when Henry III granted money to the friars for tunics.⁰⁷

The church of the Friars Minor of Hartlepool was mentioned in an Assize Roll of 1243 when it was used as a sanctuary by a robber.⁰⁸

Archaeological excavations have indicated the layout of the settlement and have suggested the church may have been built by the same masons as St Hilda's, perhaps by the same wealthy benefactor, Robert de Brus IV.⁰⁹ A cloister lay to the south and a cemetery has also been found. The monastic precinct was enclosed by a boundary, today partly represented by the wall around Friarage Field.

⁰⁵ Scott Wilson, 'Headland Conservation Area Character Appraisal', 2007 (unpublished report), p14

⁰⁶ Robert, Pevsner & Williamson, p31

⁰⁷ 'Friaries: Franciscan (Hartlepool & Durham)', in 'A History of the County of Durham: Volume 2', ed. William Page (London, 1907), pp. 109-110

⁰⁸ Ibid

⁰⁹ R Daniels, *Hartlepool: An archaeology of the medieval town*, p132]



Medieval to Post-Medieval (continued)

1322

The Town Walls were completed. These defences were built to protect the town and harbour from attack via both land and sea. Originally a bank and ditch, it was later reconstructed in stone with interval towers and turrets which stretched across the isthmus. Towers flanked the harbour, which was also chained, and the wall continued on the southern side until it reached the cliffs.¹⁰ It was built to protect Hartlepool from Scottish raiders, and not as Sir Cuthbert Sharpe claimed, built by Robert the Bruce - although formerly Lords of the Manor, Hartlepool had been confiscated from the family some years earlier.¹¹

Whilst much was removed in the 19th century, elements today like the Sandwell Gate have been incorporated into the sea defences. The remains are now Grade I listed and a Scheduled Monument.



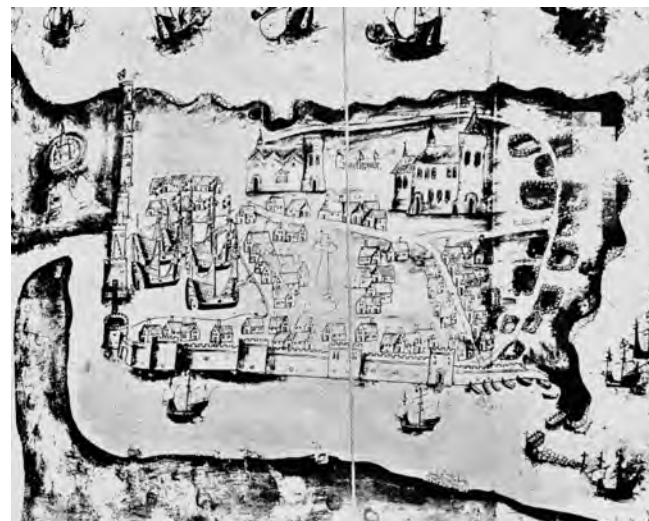
Sandwell Gate

1545

The Friary was dissolved by Henry VIII during the Dissolution of Monasteries, when it was granted to John D'Oyly and John Scudamore. At that point there was one keeper and 18 brethren.¹² A manor house was constructed on the site perhaps at the end of the 16th or in the 17th century, of which only a two-storey east wing now remains.¹³ The Friarage was purchased by the trustees of Henry Smith's charity in 1634.¹⁴

c.1585

The Headland was depicted in a plan by Robert Dromslawer. Prominent are the town walls with intermittent turrets protecting the town and busy harbour. Houses nestle along a simple network of streets. The church of St Hilda is the largest building shown, whilst a second building could be the Friarage.



The 16th century depiction of Hartlepool by Robert Dromslawer (British Museum)

1593

Queen Elizabeth I granted the town a second charter.

¹⁰ Page, W (ed), 'A History of the County of Durham: Volume 3'. Victoria County Histories London, 1928, pp. 263-285, at British History Online <http://www.british-history.ac.uk/vch/durham/vol3> [accessed 25 October 2022].

¹¹ Ibid

¹² Sharpe, 1851, p138-9

¹³ Page (ed), 1928

¹⁴ R Daniels, *Hartlepool: An archaeology of the medieval town*, p141



Medieval to Post-Medieval (continued)

1600

Money was paid in 1600 to William Porrett for providing a 'fferriboote'. Believed to be the first documentary evidence of the Hartlepool ferry, it initially took travellers from the Headland to the old coast road, which went along the sands to Stockton.¹⁵ By the 19th century, with the growth of West Hartlepool, the ferry was essential for the daily commute to work at the shipyards and engineering works in Middleton.



Headland's old ferryboat

1638

The town's defences were described as 'very ruinous, and will require a great charge, and a great time to repair' by Sir Thomas Morton who visited Hartlepool that year. Soon after it was attacked by the Scots, convincing the authorities of the necessity of repairing its defences.¹⁶



The medieval town walls of Hartlepool as depicted in Sir Cuthbert Sharpe's History of Hartlepool (first published in 1816 and republished in 1851)

1644

During the Civil War (1642-51) the town was garrisoned by the Scots against the King under the command of Lieut-Colonel Richard Douglas. The walls were repaired and defensive earthworks were also dug across the peninsula. In the early 20th century earthworks possibly representing the remnants of the Civil War defences were marked on the Ordnance Survey map across Town Moor; today they are still visible as dark marks on aerial images. The garrison remained in Hartlepool, beyond the end of the Civil War much to the annoyance of the townspeople.¹⁷



The 1947 6 inch Ordnance Survey map (surveyed 1939) still marks the earthworks on Town Moor

¹⁵ Hartlepool History Then and Now, The Ferry - a short history, <https://www.hhtandn.org/notes/8/the-ferry-a-short-history>, last accessed 20th December 2022

¹⁶ Ibid

¹⁷ Ibid



Medieval to Post-Medieval (continued)

1680

Stockton's port became a rival to Hartlepool, challenging Hartlepool's hold over trade. So began the port's decline and the silting up of the harbour. During the following century, fishing emerged as Hartlepool's main industry, and by the beginning of the 19th century the town was better known as a health resort than a port.¹⁸



Fishing boats depicted off the Headland in Sir Cuthbert Sharpe's *History of Hartlepool* (first published in 1816 and republished in 1851)

Eighteenth Century

1700s

Many of the elegant houses along the Town Wall were built during this period.



Georgian Houses on Town Wall

1750s and 1780s

John Wesley is known to have preached in the town



John Wesley (Creative Commons Public Domain Mark 1.0)

¹⁸ Ibid



Eighteenth Century (continued)

1770s

The Friarage was used as a workhouse from the 1770s.¹⁹ Workhouses enabled the poor of the parish to claim aid. Following the introduction of the New Poor Law in 1834, workhouses were made deliberately harsh and forbidding places in order to discourage people from entering them; this included a prison regime, near starvation, the separation of families, and long hours of unpaid labour.



The Friarage depicted in a sketch of 1780 by Samuel Hierionymous Grimm.

Nineteenth Century

1803-1815

During the Napoleonic Wars, Heugh Gun Battery and a sister site were constructed to protect Hartlepool's port from French attack.

THE HARTLEPOOL MONKEY

It was during the Napoleonic Wars that the Monkey Hanging Story took root; the story goes that Hartlepool fishermen fearing an invasion, arrested and tried the lone survivor of a wrecked French ship; a poor monkey said to have been dressed in a uniform. Fearing he was a French spy he was sentenced to death and hung from the mast of a fishing boat. Whether this story is true or not, the tale of the monkey has found its way into local legend and the phrase 'monkey hangers' is still used as a term for the people of Hartlepool.



1808

The Slake, which had largely silted up, was enclosed for agriculture. The decision was reversed five years later, although funds to repair the pier and harbour did not materialise until the 1830s.

¹⁹ Hartlepool History Then and Now: 'St Hilda's Hospital', at <https://www.hhtandn.org/venues/1119/st-hildas-hospital-hartlepoons-hospital> [accessed 25 October 2022].



Nineteenth Century (continued)

1830s

A railway line was laid connecting the docks with the collieries of the South Durham Coalfield. So began a new period of growth for the docks which saw its transformation into a thriving port exporting coal and importing timber. The harbour was restored and Victoria Dock opened in 1840.

The ports attracted workers leading to an increase in population on the Headland. Significant rebuilding of the medieval town took place but many of inhabitants had to live in cramped housing resulting in outbreaks of cholera in 1832 and 1849.

Rival docks (West Harbour and Coal Docks) opened to the south in 1847 and further docks followed, along with the rapid growth of the new town of West Hartlepool which was soon to overshadow the old town.²⁰



A thriving Hartlepool as depicted in Sir Cuthbert Sharpe's *History of Hartlepool* (first published in 1816 and republished in 1851). The tower of St Hilda's dominates the skyline behind the sailing ship

1843

The Independent Chapel (later United Reform Church) was built on Durham Street; it is now converted into apartments.

1847

The original Heugh Lighthouse was built. It was constructed in stone and stood to a height of 17.6 metres. It cost £5750 and was lit by gas. The present lighthouse, which is clad in iron sheets, dates to 1926-7.



Hartlepool lighthouse (Museum of Hartlepool)

²⁰ Scott Wilson, p15



Nineteenth Century (continued)

1850-1

St Mary's Catholic Church was built to the designs of J A Hansom of Preston. The tower formerly possessed a spire which was removed in mid-20th century.



1857 6 inch Ordnance Survey of the Headland published 1861

1857-9

Heugh Gun Battery was substantially improved, leading to the infilling of caves to strengthen the cliffs below. The battery's guns were able to cover the area between two other batteries, the Lighthouse Battery and Fairy Cove. Over the next few decades Heugh continued to be upgraded with bigger and more sophisticated artillery.²¹



Boats on Fish Sands seen from the Old Pier

1860

Morison Hall in Church Close, was built by Gibson Kyle. Formerly St Mark's Methodist Church, it has now been converted into flats.

1865-6

Borough Hall and buildings was constructed as municipal offices and a market hall to the designs of C J Adams of Stockton. The market hall became a dance hall with an Art Deco interior.

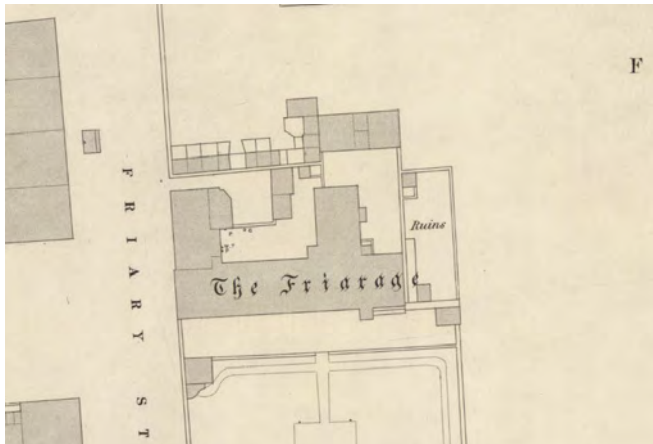
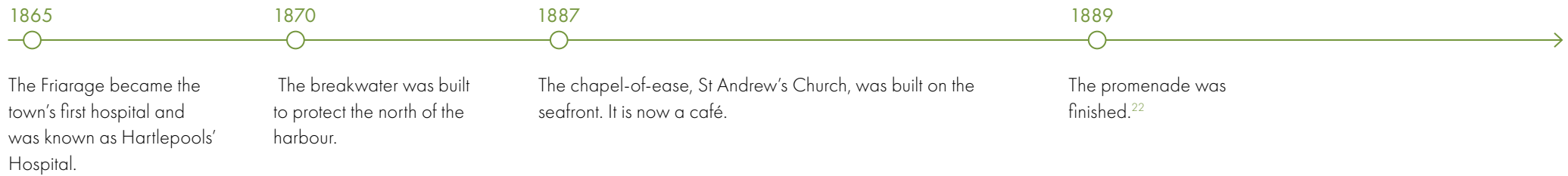


Middlegate and the tower of Borough Hall

²¹ This is Hartlepool: Heugh Gun Battery: http://www.thisishartlepool.co.uk/history/history_of_the_heugh_battery.asp [accessed 25 October 2022].



Nineteenth Century (continued)



The Friarage Site as shown on the 1862 Ordnance Survey Town Plan (surveyed 1856-7)



St Andrew's Church from the pier (Hartlepool Museum Service)



Entertainment on the promenade, now the Elephant Rock open air arena (Hartlepool Museum Service)

²² Page (ed), 1928



Nineteenth Century (continued)

1891

Elephant Rock, a natural rock formation off the shore, made popular by its resemblance of an elephant, fell into the sea during a storm.



Elephant Rock (Museum of Hartlepool)



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

Twentieth Century

1900

Heugh Battery was rebuilt as two concrete emplacements with an underground magazine, giving the site the layout seen today. Two Vickers 6 inch Mk VII were installed which could fire over seven miles out to sea.

16th December 1914

The bombardment of Hartlepool: Such was the growth and success of the docks for trade and shipbuilding, the Germans targeted the area on the outbreak of war. Three warships began bombarding the town on the 16th December. 119 people lost their lives and the Headland has the sorry claim to have seen the death of the first soldier by enemy action during the Great War on British soil. The attack also wounded over 200 people and caused significant damage to the Headland. Hartlepool's Hospital narrowly escaped destruction as shells fell nearby. Over 40 serious operations were performed that day, including many amputations.²³



Soldiers from Fourth Yorkshire Regiment. Taken during the First World War possibly at the Heugh Gun Battery (Hartlepool Library Service)

²³ Hartlepool History Then and Now: 'St Hilda's Hospital', at <https://www.hhtandn.org/venues/1119/st-hildas-hospital-hartlepoons-hospital> [accessed 25 October 2022].



Twentieth Century (continued)

1917

HRH Princess Mary opened the Morison Memorial Wing of Hartlepool's Hospital, later to be renamed St Hilda's Hospital.²⁴



The Harlepool's Hospital in 1910. The gable end of the present building is to the right.



Pilot's Pier Lighthouse c.1920 (Museum of Hartlepool)

1923

The open-air swimming pool beside the Town Walls was opened. It had changing rooms and seating over two storeys set against the sea wall. Sadly it was damaged during a storm in 1953; a semi-circle of stone are all that remain.



The open-air swimming pool

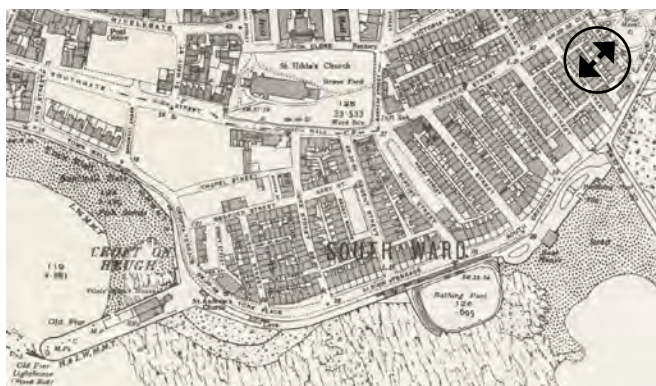
²⁴ Ibid



Twentieth Century (continued)

1930s onwards

The Headland was significantly reshaped from the 1930s with the clearance of 19th century slum housing which was replaced with the modern housing estates we see today.²⁵ For example, the area of the Croft and Sandwell Chare near the Sandwell Gate was cleared in the late 1930s with the creation of Croft Gardens and adjacent housing.



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

Second World War

Heugh Battery was upgraded during the war as France fell to the Germans. The battery was equipped with two 6 inch Mk 24 dual purpose Coast Defence Anti-Aircraft guns. These had a range of almost 14 miles and could defend the coast against ships and aircraft but were never fired in anger during the conflict.

1948

Headland Replanned: Max Lock, a planning consultant, was engaged to survey the Hartlepools and make recommendations for their improvement. The area was criticised for its 'haphazard development around the harbour area' which he proposed should be replaced with eight-storey housing blocks. His plan did propose to retain St Hilda's Church and its well-planned Victorian terraces near the sea.

1952

The Hartlepool Ferry was closed, but the landing stage can still be seen below Town Wall at its easternmost end.

²⁵ Scott Wilson, p16



Twentieth Century (continued)

1956

Heugh Battery was de-mobilised and the site's ownership passed to the town council. Now open to visitors, the site includes two gun emplacements, an underground magazine, the Battery Command Post and a barrack building. The site was designated as a Scheduled Monument in 2002.



Crowds throng to Fish Sands in the 1950s

1968

Until the latter half of the 20th century, Hartlepool on the headland, and West Hartlepool to the south were distinct boroughs. These were merged into a single unitary authority in 1968, though the earlier settlement now identified here as the Headland retains a distinct and unique identity.

21st July 1984

St Hilda's Hospital closed and the majority of buildings were demolished. Today, the remaining wing of the Friarage Manor House lies vacant, urgently requiring a sustainable new use.



The Friarage site in 1987 (NMR ref BB93/36057)



Twenty-First Century

The Headland continues to change and evolve. More recent developments include the laying out of the Elephant Rock Arena, the New Town Square and History Garden, improvements to Beaconsfield Square and the Block Sands play area and paddling pool.²⁶ Challenges, however, include the placing of Heugh Battery on the Heritage At Risk register and the site continues to suffer from a deterioration of fabric coupled with a lack of financial investment.

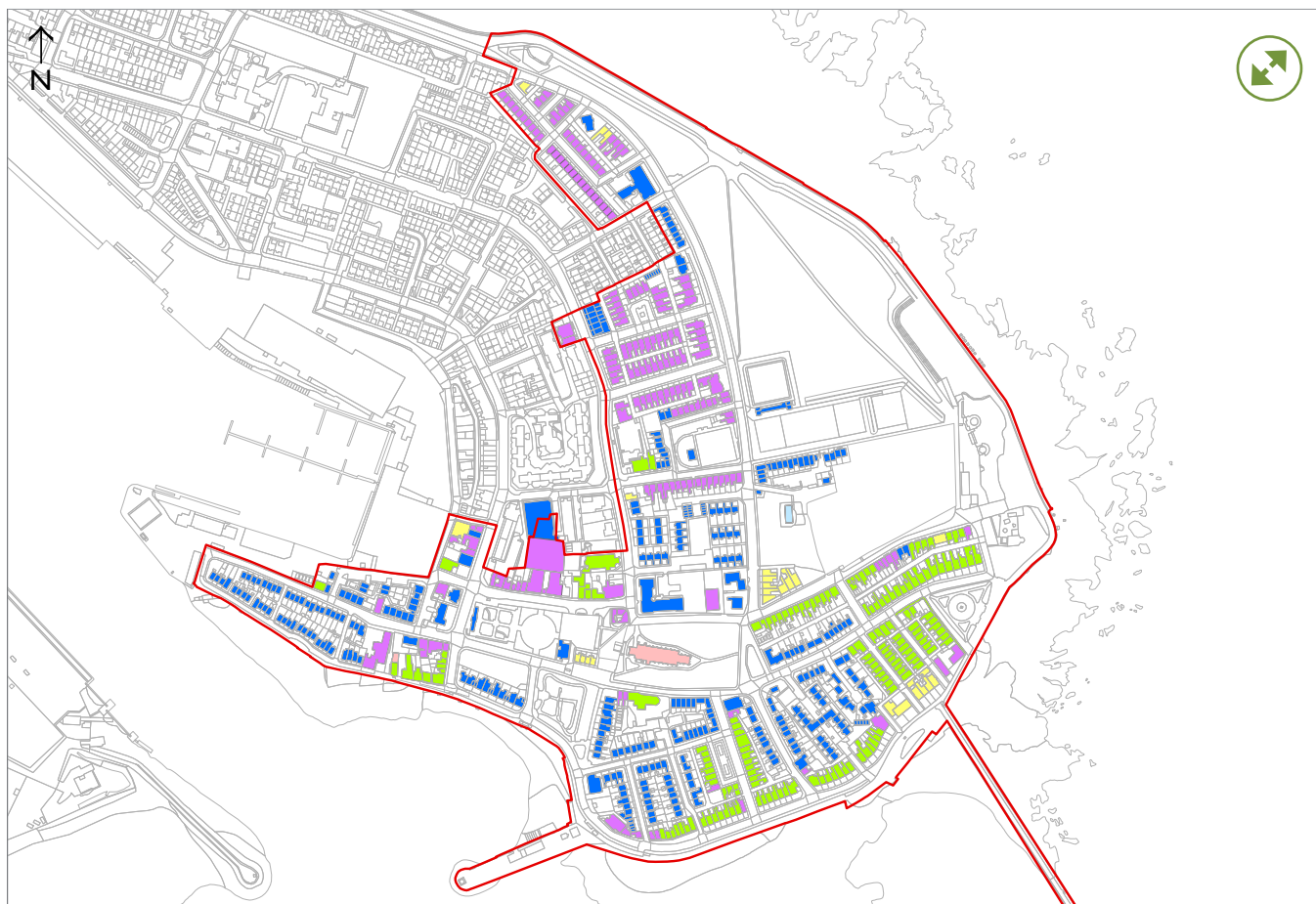
The adjacent plan indicates the age of the existing built fabric of the main buildings in the Headland. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing buildings from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Other buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

HISTORICAL DEVELOPMENT PLAN

— Headland Conservation Area Boundary

Medieval	By 1896
16th-17th Century	1896-1914
By 1856-7	Post 1914 to Modern

This plan is not to scale



²⁶ Ibid



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.

3.2 LISTED BUILDINGS

Designated heritage assets (also known as Listed Buildings) have been designated by national government as having special historic or architectural interest at a national level and are subject to requirements relating to additional planning consents, known as 'Listed Building Consent'.

Within the conservation area, there are 35 listed building entries, although nine of these contain more than one building within a single entry.⁰¹ The heritage assets include the highly significant Grade I listed St Hilda's Church, the medieval walls including Sandwell Gate (also Grade I listed), the elegant early 19th century Grade II listed terraces on Regent Street and Regent Square, as well as features such as the churchyard walls and the cast iron ornamental water pump on High Street. The List demonstrates the variety and breadth of heritage assets which are protected under law on the Headland.

Despite its Grade I listing and high significance, St Hilda's Church remains on the Heritage at Risk Register due to its deteriorating fabric. Urgent funding to arrest decline is required.⁰²

⁰¹ As established via the The List, Historic England, available at: <https://historicengland.org.uk/listing/the-list/> [last accessed 28th October 2022]

⁰² Historic England, Heritage at Risk: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/18978>

3.3 LOCALLY LISTED BUILDINGS

Additionally, Hartlepool Council have identified a number of buildings within the conservation area which are 'Locally Listed Buildings'. A locally listed building is one that has a degree of significance meriting consideration in planning decisions, but which is not formally designated.⁰³ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in Advice Note 1: Conservation Area Appraisal, Designation and Management (2019). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.⁰⁴

Locally listed buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape. Within the Headland, features such as the Breakwater, the Bowling Green, Redheugh Gardens, and the Town Moor, and buildings such as Morison Hall on Church Close and The Cosmopolitan on Middlegate are of special local interest and are Locally Listed.

The location of Listed Buildings and Locally Listed Buildings are shown on the map on the following page, and a comprehensive list of heritage assets can be found in **Part 4** of this document.

⁰³ Historic England *Local Heritage Listing*, 2016

⁰⁴ Historic England, Advice Note 1: Conservation Area Appraisal, Designation and Management, 2019, p.20



St Hilda's Church is Grade I listed, whilst the boundary wall is Grade II listed



The Duke of Cleveland public house is a late 17th or early 18th century town house which is Grade II listed*



Morison Hall, formerly a Methodist Church and built in 1860, is locally listed



The Georgian town houses here are Grade II listed, whilst the sea defences are both a scheduled monument and Grade I listed, recognising their high significance



3.4 NON-DESIGNATED HERITAGE ASSETS

Non-designated heritage assets (also known as unlisted buildings) also help shape the character and appearance of the conservation area. These constitute the majority of historic buildings within the conservation area such as the unlisted 19th century terraced houses, and whilst many may have suffered some form of superficial alteration, such as cement render or uPVC windows, the underlying integrity of the historic building and its part in the historic development of the Headland means it still makes a positive contribution to the conservation area.

Quick Facts:

What is a Heritage Asset?

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). (National Planning Policy Framework)

What is Listing?

To find out more see Historic England's website: <https://historicengland.org.uk/listing/what-is-designation/>

To find details of an individual Listed Building or Scheduled Monument search the National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

What is Local Listing?

Find out more at Historic England's website: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>





3.5 SCHEDULED MONUMENTS

Scheduled monuments are sites or structures designated under the Ancient Monuments and Archaeological Areas Act of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent which is required from Historic England when change is proposed. There are two scheduled monuments within the Headland Conservation Area; the medieval Town Wall and Sandwell Gate [List UID 1006761] and the Heugh Coastal Artillery Battery [List UID 1020801].⁰⁵ Whilst the Town Walls have seen recent repair works, Heugh Battery is in a deteriorating condition and has been placed on the Heritage At Risk Register. *An urgent plan (TEXT MISSING)*⁰⁶

3.6 ARCHAEOLOGY

Although not always a visible part of the conservation area, archaeological remains can contribute to our understanding of how the area has developed and how it appears today. There is significant potential in the Headland for archaeological remains, both known and as yet unknown. Therefore it may be possible, for example, to add to our current understanding of the early monastic community which existed here during the Anglo-Saxon period and of the later medieval town.

Despite the construction of Victorian and modern housing on the Headland, the archaeological potential of the Headland has been demonstrated by numerous accidental finds and through archaeological excavations. For example, finds between South

Crescent and Prissick Street have uncovered burials probably from St Hilda's original monastic community. Further burials were found south of St Hilda's Church which may represent a lay community which supported the monastery in the 8th century. Other finds have provided information about Anglo-Saxon buildings, items of dress and evidence of metal-working. Channel 4's Time Team also visited the Headland in search of the Anglo-Saxon cemetery and uncovered a female skeleton dating to the 8th century.

Excavations were undertaken at the Friarage in the 1980s, indicating the layout of the medieval religious house including the plan form of the church and the position of the cloister. A number of excavations have also provided glimpses of the medieval town including the medieval defences, burgage plots and stone

buildings, floors, pits, ovens and kilns. It has also been shown that No.3 Barker Place retains elements of a medieval building within its fabric.

More recent discoveries by Tees Archaeology have also uncovered evidence of Victorian Hartlepool; the foundations of former buildings, yard surfaces and a number of wells were uncovered in advance of the redevelopment of the New Town Square.⁰⁷

It is clear that the Headland possesses significant archaeological potential. It is therefore important that owners and developers are mindful of archaeological considerations during any ground works or more significant development within the conservation area.



Channel 4's Time Team on the Headland

⁰⁵ As established via the The List, Historic England, available at: <https://historicengland.org.uk/listing/the-list/> [last accessed 28th October 2022]

⁰⁶ Historic England, Heritage at Risk: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/28071>

⁰⁷ Scott Wilson, 'Headland Conservation Area Character Appraisal', 2007 (unpublished report), p17



Part 2

The Character of The Headland

This part of the CAMP provides analysis and assessment of the character and appearance of the Headland and the way in which this contributes to its special interest. It covers different elements of character including townscape and spatial analysis, important views and setting as well as identifying the contribution different buildings make in an audit of heritage assets.

4.0	Description	42
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8.0	Public Art and Memorials	69
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10.	Character Areas	71



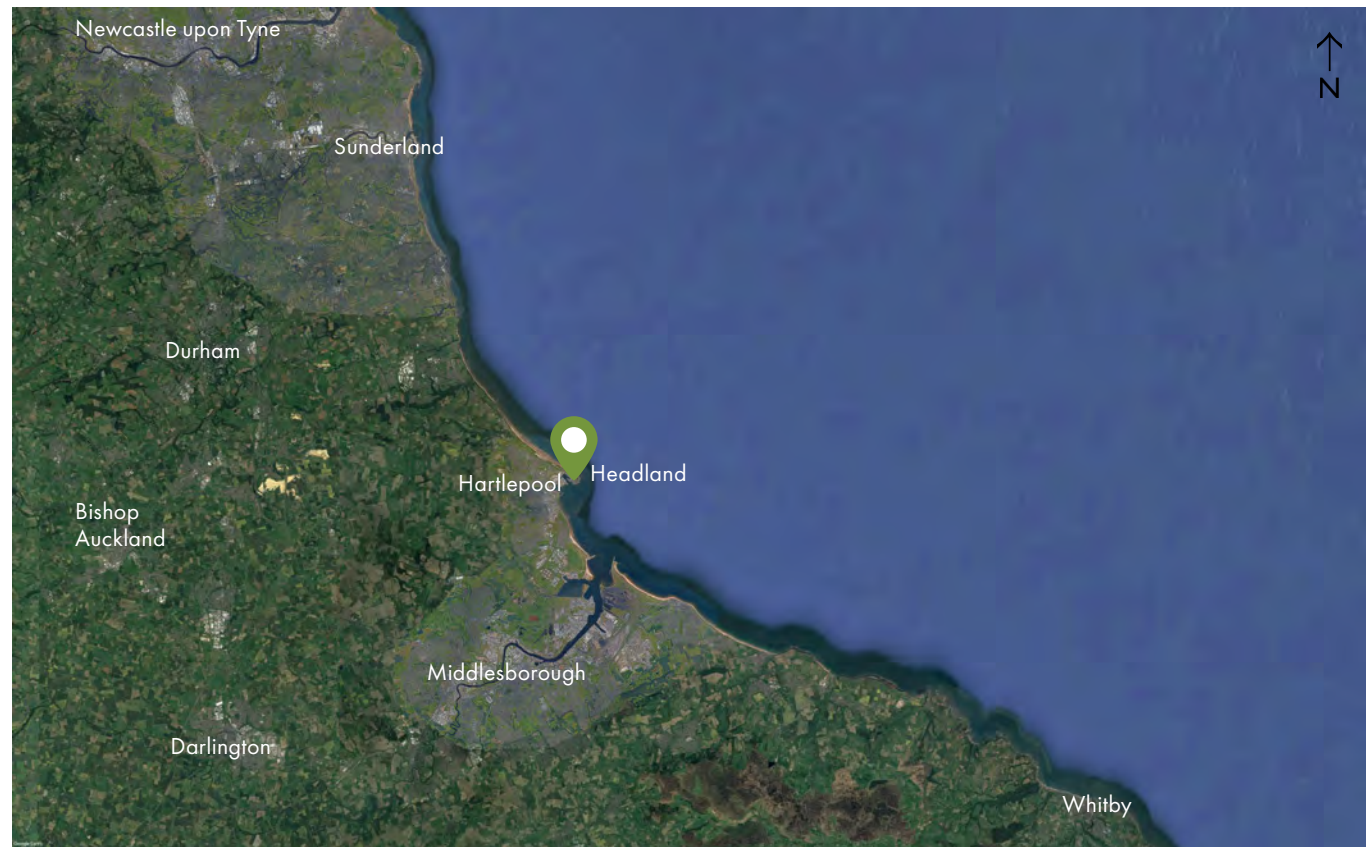
4.1 LOCATION AND SETTING

The Headland lies within the Borough of Hartlepool which is one of the five local authorities which make up Tees Valley. The conservation area is uniquely located on a peninsula jutting out into the North Sea which historically afforded the Headland a natural harbour and defensive location. Today, its location provides it with a close affinity with the sea as well as excellent views along the coastline. The Headland is the original settlement of old Hartlepool; the town centre of Hartlepool (formerly West Hartlepool), lies approximately 3.5km by road to the south-west of the Headland.

Almost surrounded by sea (although there is no evidence to suggest it was ever an island), it is connected to the mainland by a narrow isthmus of less than 300m in width, now the focus of modern housing.

On the western side of the Headland, and also lying outside of the conservation area, is Victoria Harbour, which combines tradition fishing vessels on Fish Quay with the modern port, providing an interesting backdrop to the conservation area.

The England Coast Path runs through the area connecting the Headland with the Durham Heritage Coast to the north and the Tees Valley coastal path to the south. The coastline around the Headland which is a mix of sandy beach and rocks is also protected as the Teesmouth and Cleveland Coast SSSI.

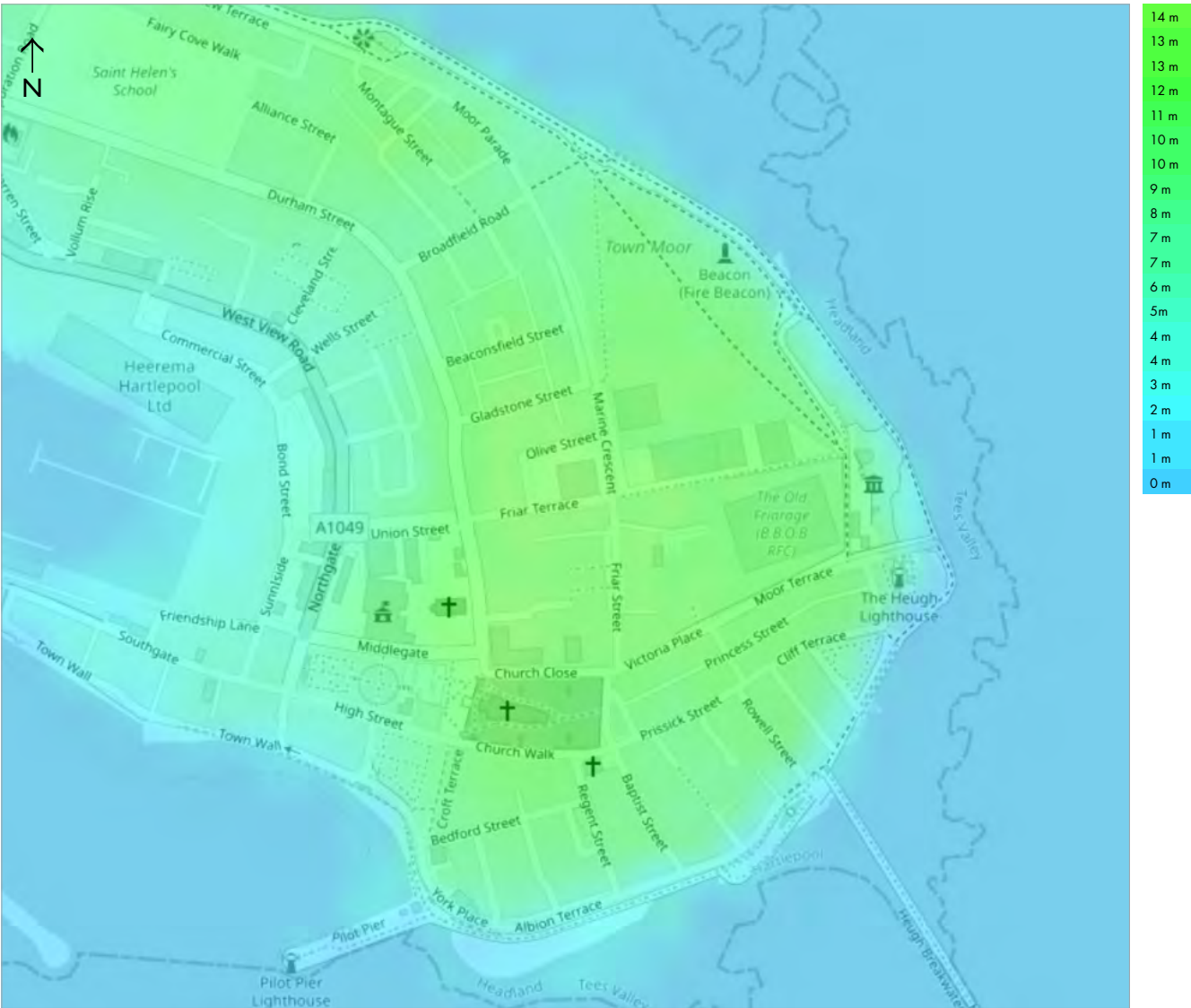


Location Plan



4.2 TOPOGRAPHY AND GEOLOGY

The geology of the Headland is of particular significance to the area’s history and development. The bedrock which comprises magnesium limestone which is overlain by aeolian sand. Much of the Headland is just above sea level upon a plateau dominated by a ridge which runs north to south. The highest point lies at 14m AOD which is occupied by St Hilda’s Church, prominent from much of the conservation area and beyond. The Headland is gently sloping on the east but descends more rapidly towards the west where the early settlement and harbour were established.



Topographic map of the Headland (<https://en-gb.topographic-map.com/>)



4.3 VIEWS AND LANDMARK BUILDINGS

The assessment of views is an important part of establishing the character of a place. Views can be static or dynamic (that is they may change as a viewer moves through a place). They may be short or long range, look into, within and out of the conservation area. They may be channelled between buildings or trees, focussed on a key building, show relationships between buildings and open spaces or be panoramic, taking in a wide prospect of the conservation area. Views may also change between the seasons.

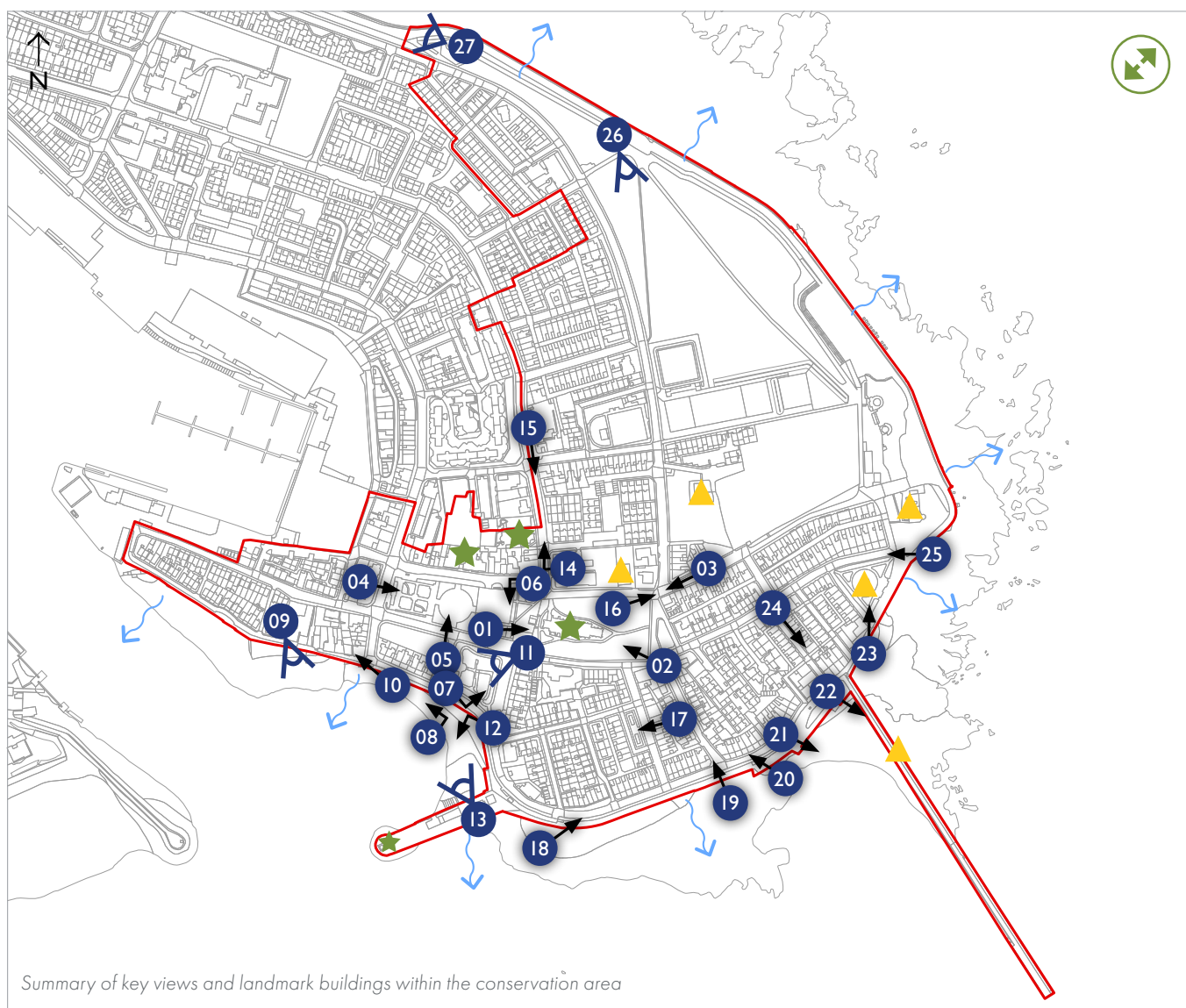
A selection of representative views are shown on the map adjacent. It must be stressed that these are a selection only and there are many more views of the key buildings such as the church, and those which look out of the conservation area towards the sea are too numerous to mention. The omission of any view here does not mean that it has no value.

In addition, the map includes key buildings identified here as landmark buildings and local landmark buildings which often feature in views and which make a contribution to the townscape and character of the conservation area.

VIEWS AND LANDMARK BUILDINGS

- Headland Conservation Area Boundary
- ★ Landmark Building
- ▲ Local Landmark
- 13 → Key View
- ↖ Vista
- Sea Views

This plan is not to scale











5.1 BUILDING TYPES AND USES

The Headland is predominately a residential area. Commercial activity within the conservation area boundary is limited to a number of small shops which serve the community, including a barber's on Middlegate, a fish and chip shop on High Street and a small collection of shops, take-aways and convenience stores on Northgate which lie both inside and outside of the Conservation Area. Cafés include Mary Rowntrees on York Place (a former church), a café on Northgate on the edge of the conservation area, and Heugh Battery Museum during openings times. The conservation area also has a number of public houses, including the Fisherman's Arms on Southgate, the Pot House, and the Duke of Cleveland, amongst others. The Cosmopolitan on the corner of Middlegate and Durham Street has bar facilities and is also a hotel.

The church of St Hilda is the most prominent place of worship within the conservation area. Headland also has a Baptist Church on Baptist Street and the Catholic community are served by St Mary's Church on Durham Street. Other places of worship have been converted to alternative uses.

As a small seaside destination for day-trippers, activities include walks along the promenade, a paddling pool area on South Crescent and two sets of toilet facilities. A popular attraction is the unique Heugh Battery Museum. Entertainment facilities also exist within the Borough Hall, the original home of the Council, whilst Elephant Rock, an outdoor event space besides Heugh Battery, was recently completed.

For an overview of current uses, please refer to the map opposite.



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



5.2 BUILDING SCALE, FORM AND MASSING

As a largely residential area, buildings tend to range from one to three storeys - most commonly found, however, are two-storey houses. Dormer windows are also frequently found on both two and three-storey residential houses. Patterns of scale can be identified – for example, the elegant 19th century terraces with sea views along Albion Terrace and South Crescent tend to be at least three storeys, whilst those in the streets behind tend to be of a smaller scale.

Civic and religious buildings (both former and current) are key exceptions to the typical two and three-storey scale of most buildings, including the towers of Borough Hall, St Hilda's Church and St Mary's Church, whilst the massing of both churches' nave and chancel, are notable exceptions.

The majority of 20th century housing is two-storeys, although modern apartments of three-storeys are also present.

The patterns of building scale throughout the conservation area can be found on the map opposite.



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

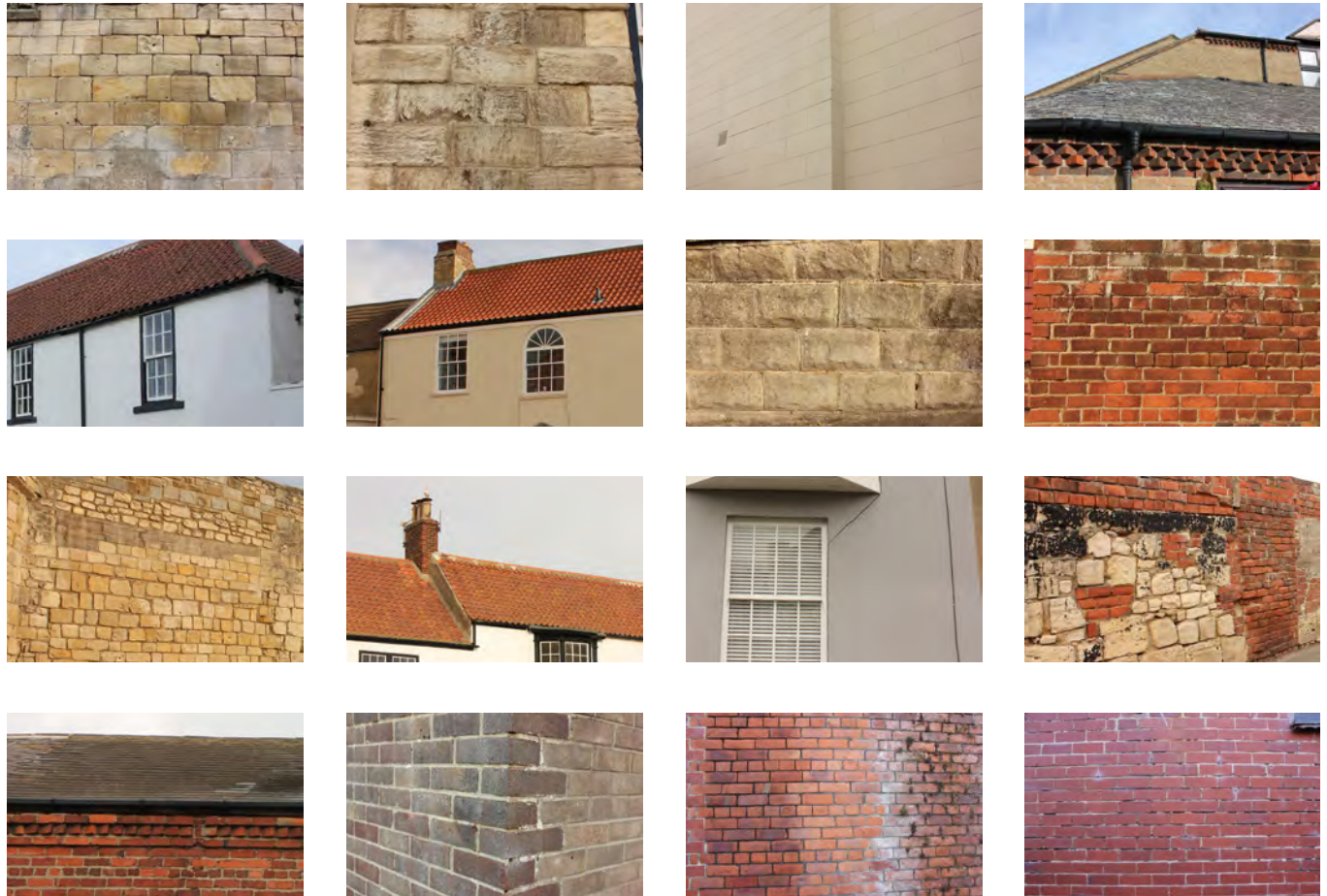


5.3 TRADITIONAL MATERIALS

There are few structures which date to earlier than the 18th century. Those that survive are constructed in exposed locally sourced limestone – these includes St Hilda's Church, the Town Walls and Sandwell Gate and the Friarage Manor House. More commonly, 18th century buildings are rendered stone often lined out to imitate ashlar with red clay pantiles, whilst 19th century buildings may be brick or smooth render. Roofs are more commonly of slate. Local bricks tend to be red, although paler buff and brown bricks are also found, for example, on Albion Terrace.

The 20th century housing varies from red brick with red plain tile roofs commonly found on interwar and post-war housing, to the later 20th century housing of paler brown palettes.

Wall and Roofing Materials Palette:





5.4 ARCHITECTURAL STYLES AND FEATURES

The buildings within the conservation area were constructed to perform a variety of functions; consequently, the area demonstrates a variety of architectural forms, dates and styles. The historic importance of the Headland is demonstrated in the fabric of the medieval church of St Hilda and in the medieval Town Walls, built to defend the harbour and town. The success and expansion of the town in the 19th century is reflected in a number of buildings intended to express civic pride, including the Borough Hall and commercial buildings such as a former bank on Southgate. The catholic Church of St Mary on Durham Street, former chapels like Morison Hall on Church Close and the Methodist Church on Durham Street reflect religious diversity, whilst the quality and quantity of residential housing reflect the growing population during the 19th century, as well as variations in wealth and status.

Religious Buildings

St Hilda's Church is the most significant building within the conservation area which was built circa 1200. Built of limestone is in the Early English style, an early form of Gothic, incorporating remains of an early 12th century church. As is usual for medieval churches, it has undergone periods of rebuilding, restoration and additions including aisles partly rebuilt in the 15th century in the Perpendicular style.

The Church of St Mary was built in 1850 by J A Hansom. It adopts the Early English Style; the choice of the Gothic Revival style would have been a conscious decision for the architect as it was seen by many as a truer form of Christian architecture, and a product of a purer society. Built in limestone, it is one of the few exposed stone buildings in the conservation area and compliments that of St Hilda's Church.

In contrast, the non-conformist movement preferred more classical forms of architecture, which can be seen in the two chapels which have survived on the Headland. Morison Hall, Church Close, is a striking classically-styled chapel in red brick. Built in 1860 to the designs of Gibson Kyle; it was formerly

St Mark's Methodist Church and has now been successfully converted into apartments. Another former non-conformist chapel can be seen on Durham Street. Built in 1843, it is in a more restrained Classical Revival style.



Church of St Hilda, built c1200



Church of St Mary, 1860



Former chapel, Durham Street, 1847



Morison Hall



Civic and Commercial Buildings

The success of the Hartlepool in the 19th century is reflected in buildings like the Borough Hall; built as the town's civic centre and a market hall in 1865, it features polychrome brickwork, in rich red and yellow adopting Romanesque features including the arched windows and clasped columns with decorative capitals. The tower is a distinctive element visible from many parts of the conservation area and beyond.

Other distinctive commercial buildings from the later 19th century include Nos.72 and 74 Southgate, a former bank with

an impressive frontage with solid classical doorcase. Another former bank is No.62 Southgate; this three-storey building was originally red brick with stone dressing (now painted) and built in the Italian Palazzo style. Both buildings were intended to express the wealth and reliability of the occupying businesses.

A contrasting style can be seen in another commercial premises at No.2 Middlegate on the corner of Victoria Street and Middlegate. Victoria Buildings was originally built as shops and offices and is Grade II listed. The building has a curved corner and polychrome brickwork and is an interesting interpretation of the Gothic Revival style.

The Cosmopolitan is another impressive building in the conservation area. Built as a Victorian hotel and public house, it has classical features successfully contrasting red brick detailing with gault brick walling. The ground floor frontage is typical of shop front designs based upon classical forms. There are a number of other traditional-style shop fronts on Middlegate.

The conservation area also features a number of public houses. Union House (a former tavern) on Southgate and The Ship on Middlegate are both in a similar Georgian restrained style with elements of symmetry and classical doorcases.



Borough Hall, Romanesque features enlivened by polychromatic brickwork and distinctive tower



Gothic Revival and polychromatic brickwork of Victoria Buildings, Middlegate / Victoria Street



The Ship's Georgian architecture with a restrained classical doorcase



Italian Palazzo style former bank on Southgate



Victorian commercial hotel with classical features successfully contrasting red brick detailing with gault brick walling. The ground floor frontage is typical of shop front designs based upon loose classical features.



Traditional shop fronts



Georgian style Union House, a former tavern on Southgate



Early 20th century Edwardian former public house



Residential

Residential properties from the late 17th century through to the modern day comprise the majority of buildings within the conservation area. However, a building on Barkers Place is rather earlier, incorporating the remains of a 13th or 14th century dwelling, holding the claim as the oldest residential property in the conservation area. The Friarage Manor House dates perhaps to the late 16th or early 17th century and retains features such as the remains of stone mullioned windows and hoodmoulds, and a crow stepped gable and chimney stack.

Buildings from the Georgian period feature within the conservation area. Typically they are of two or three storeys, with smooth rendered stone or brick with raised quoins, and clay pan-tile roofs. Windows are multi-paned sashes and entrance doors are usually timber with six-panels and overlight set within a classical doorcase. No.36 Town Wall features an elegant doorcase with a Gibbs surround, and stepped keystones to the doorcase and windows, and was clearly constructed for a wealthier resident.

The Duke of Cleveland, now a restaurant and public house, is a former house and dates to the late 17th century. The limestone ashlar frontage with quoined openings expresses the wealth of the original inhabitant. Although modern, the entrance porch is suitably classical in style

Nos.26 and 29 Middlegate represent houses from the Georgian period built for the less wealthy of the Headland. Despite their vernacular style, the doorcases retain classical features favoured during the 18th century.



Georgian restraint: the Duke of Cleveland, built in limestone ashlar, and a former residence dating to the late 17th and early 18th century



Gibbs surround, Town Wall



Georgian residential housing on Town Wall



Middlegate, 18th century cottages



The majority of historic residential properties in the Headland were built during the 19th century; those in the south of the conservation area date to the earlier part of the 19th century, with housing expanding northwards in the latter half of the century. Most of the 19th and early 20th century residential housing are terraced, although a few individual houses can be found. Larger terraced properties of three or more storeys generally occupy the sea front (along York Place, Albion Terrace and South Crescent) or face onto Town Moor, whilst those in the streets behind tend to be on a smaller scale and of two or two-and-a-half storeys.

Typically, terraces adopt a classical language, normally expressed in their doorcases, although Gothic Revival and Flemish Revival styles can also be found. Generally, they have timber sashes with fewer glazing bars than their Georgian predecessors, and front doors are timber panelled in a variety of forms. Canted bays on ground and first floors and small dormer window are commonly found throughout the conservation area. Edwardian period housing occasionally features original stained glass windows and doors.

The loss of these traditional features, and their replacement with manmade materials in inferior styles and designs has been noted throughout the conservation area, continuing a trend recognised in the appraisal of 2007.

Examples of 19th and early 20th Century Residential Houses within the Conservation Area

Larger residences



Smaller residences





Windows Palette





Doors Palette





Architectural Details Palette





Maritime and Defence

Headland's close connections to the sea, also mean that maritime or defensive forms of architecture are also crucial to the character of the conservation area. These include the Heugh Lighthouse, the 20th century structure of the Heugh Battery, the sea defences, pier and breakwater.



Sandwell Gate



Pilot Lookout



Store Old Pier (pilot pier)



Sebastopol Gun



Heugh Lighthouse



The Breakwater

6.1 STREET LAYOUT

Historic plot boundaries and street patterns can be important in defining how a settlement has developed over time or where change has occurred. The present pattern of streets in the Headland has developed over many centuries, and despite 20th century intrusions, has largely retained its historic plan form.

The earliest recognisable street pattern derives from the medieval period, when settlement was laid out on the western side of the peninsula, represented by the historic routes of Northgate, Durham Street, Southgate / High Street and Middlegate. The medieval burghage plots which have been identified within archaeological excavations are less easy to trace in the modern townscape. Friarage Field retains the approximate area formerly covered by the Franciscan Friarage which was established here in the 13th century.

A significant proportion of the Headland's plan form was laid out in the 19th century when densely packed terraces with limited outdoor private spaces. Initially, development spread eastwards with the creation of fashionable terraces like Regent Street and Albion Terrace. Population pressures during the Victorian period led to the laying out of new streets northwards along Northgate and Durham Street, and eastwards encroaching upon the common of Town Moor with the creation of Moor Parade and Marine Crescent. Regular rows of terraced housing were laid out including Gladstone Street, Beaconsfield Street and Montague Street.

The interwar and post-war clearances had a significant impact on the character of the Headland, sweeping away the densely packed 19th century housing, and creating new public spaces and streets. The area below Middlegate, for example, was cleared away and pleasant spaces like Croft Gardens, the putting green and the Town Square were created. New estates and streets were laid out elsewhere, sometimes interrupting the existing street layout. Heugh Chare, for example, was built in the 1930s and was formerly a through-route known as George Street. St Hilda Chare, a development of later 20th century housing, saw the loss of St Hilda Street. Lumley Square is a 19th century square, cleared in the later 20th century although still partially respecting the earlier street layout.



Typical closely knit terraced street which developed in the 19th century (Catherine Street)



Sandwell Chare; the surrounding area was cleared of housing during the inter-war period and redeveloped; formerly a narrow lane which led between the Sandwell Gate and the High Street, the street layout has been retained and new vistas have been created



The street pattern has been interrupted on St Hilda Chare (formerly St Hilda Street) by the creation of a modern housing estate



6.2 PLOT PATTERNS AND SPACES

The Headland is an interesting mix of open spaces contrasting with the intimate enclosed nature of other areas. For example, the spaces of Town Moor and Friarage Fields, St Hilda's churchyard, Croft Gardens and new Town Square have an open, sometimes rather exposed character, due sometimes, to their lack of trees and vegetation. This contrasts with the intimate enclosed spaces of residential streets in the southern part of the conservation area. Streets like Regent Street and Regent Square where terraced housing are densely packed occupying regular plots with limited private space to the front and rear. Despite their intimate and enclosed character, the open sky and sea are never far away; many of these streets terminating on the promenade.

The housing of the interwar and post-war period in the Headland, like elsewhere, were built in more generous plots with private gardens to the front and rear, as can be seen in 37-44 Town Wall. The pressures of increasing population in the later 20th century and early 21st century have once again seen a reversal of this earlier trend, with smaller plots relieved by small areas of open space, as can be found at Lumley Square or to the rear of Anchor Court.



Wood Street formerly continued through to Prissick Street but has been interrupted by the interwar development of Heugh Chare.



6.3 SURFACES

The majority of road surfaces in the conservation area are tarmac with typical road markings. The main car park off Middlegate is also tarmacked. However, fragments of historic road surfacing in the form of stone setts, stone cobbles and scoria bricks can be found, generally, within public or private back lanes.

The Council have in recent years introduced a sympathetic paving scheme in a number of historic areas utilising natural stone riven slabs. This has also included the use of stone setts to several small areas on Town Wall and South Crescent, both to great effect. Away from the promenade the pavements are a mix of natural stone in areas like Regent Street, but utilitarian concrete or tarmac predominate in areas of both historic and modern development.

The Town Square has seen recent investment and transformation utilising a variety of surfacing both natural and man-made to create an interesting public space and park.

Surfaces Palette

Examples include sympathetic natural and less sympathetic but hard-wearing modern concrete and tarmac





6.4 STREET FURNITURE AND SIGNAGE

The council have introduced a variety of sympathetic heritage-style items of street furniture, although there is limit consistency. The conservation area retains one historic lamp post on Middlegate which was manufactured by the Rowland Carr and Co., London, for the Hartlepool-Electricity Supply in 1903. The lamp post is locally listed. Lighting columns on the Town Moor are modern and distinctive with inset PV panels.

Bollards, bins, guard railings and benches can also be found. Their condition varies. Less than-sympathetic are a number of large utilitarian wheeled rubbish bins recently introduced on the seafront and around the Town Square. Other rubbish bins tend to be the standard black waste bins found elsewhere in the borough. The bus shelters on Durham Street and Northgate are standard forms of steel with a clear plastic roof and walls.

Railings are necessary to ensure public safety. They are used in a number of locations including on Town Wall where they are a plain unobtrusive form. On the Promenade they adopt the attractive traditional seaside style. Railings can also be used adjacent to public highways for pedestrian safety. There are few examples including a stretch on Friar Street which is less than sympathetic to the conservation area.

Signage to welcome visitors to the Headland can be found on the main route into the area (West View Road), outside of the conservation area boundary. A heritage trail partly funded by the National Lottery Heritage Fund of 17 cast-iron information boards topped by a monkey echoing the Hartlepool legend, have been installed across the Headland. The council have also introduced a number of traditional metal finger posts with pointers to sites of interest.

Information signs on the history of the Headland can be found near the Heugh Battery on the Bombardment of Hartlepool, and outside of the ladies toilets close to the Town Square.

Generally, street name signage is in a standard form found throughout the Borough, but there are number of notable exceptions on historic buildings including a street sign on Regent Square of ceramic and cast-iron, and the integral plaster sign of St Hilda Street and similarly marking Rowell Street.

Palette of Street Furniture

Benches



Bins



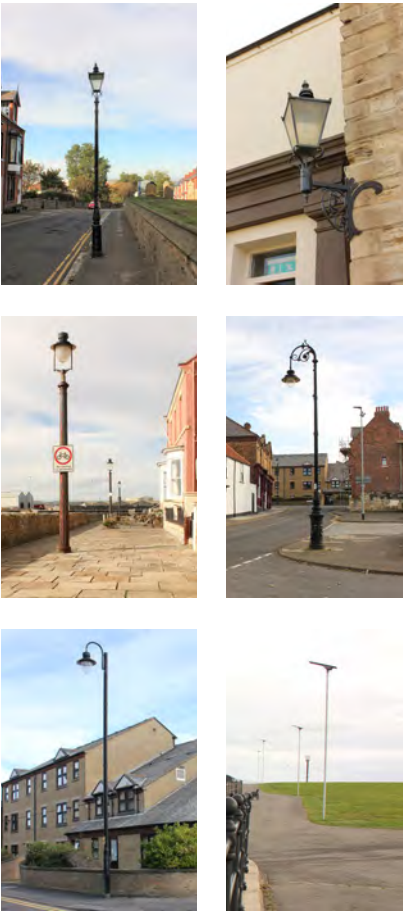


Palette of Street Furniture

Bollards



Lighting Columns



Railings



Other



6.5 BOUNDARY TREATMENTS

Where buildings are positioned close together and up against the pavement, there are few boundary treatments present. Where space allows for front gardens away from the central core of the conservation area, there are more frequent examples of boundaries. On Town Wall, York Place, Albion Terrace, South Crescent and Cliff Terrace, historic boundaries are commonly a low stone plinth topped by wrought iron railings. Where historically lost, some homeowners have reinstated railings to great effect, others are of varying quality. Hedges are also found to shelter gardens and add privacy. Low brick walls are also found; for example, on Montague Street, Moor Parade, Gladstone Street and Beaconsfield Street. It is likely that a number were once topped by railings, similar to those at No.1. Beaconsfield Street. Due to a lack of private space, some homeowners have installed timber fencing on top of front garden walls. Unusual in the conservation area is the high boundary wall to Moor House; it has an elegant red brick wall with decorative detailing and a curving corner, making it distinctive along Durham Street.

Stone is the choice of a number of important boundaries including St Hilda's churchyard wall. The boundary wall to Friarage Field which likely follows the boundary of the Franciscan Friary, is a mixture of stone and modern materials including brick and breeze. Despite this, it has its own unique character and according to an archaeological survey in 1988 is likely to contain material robbed from the lost Franciscan Friary.⁰¹



⁰¹ C. Scott, 2014, *The Friarage Hartlepool, Heritage Impact Assessment*, ARS Ltd, p13

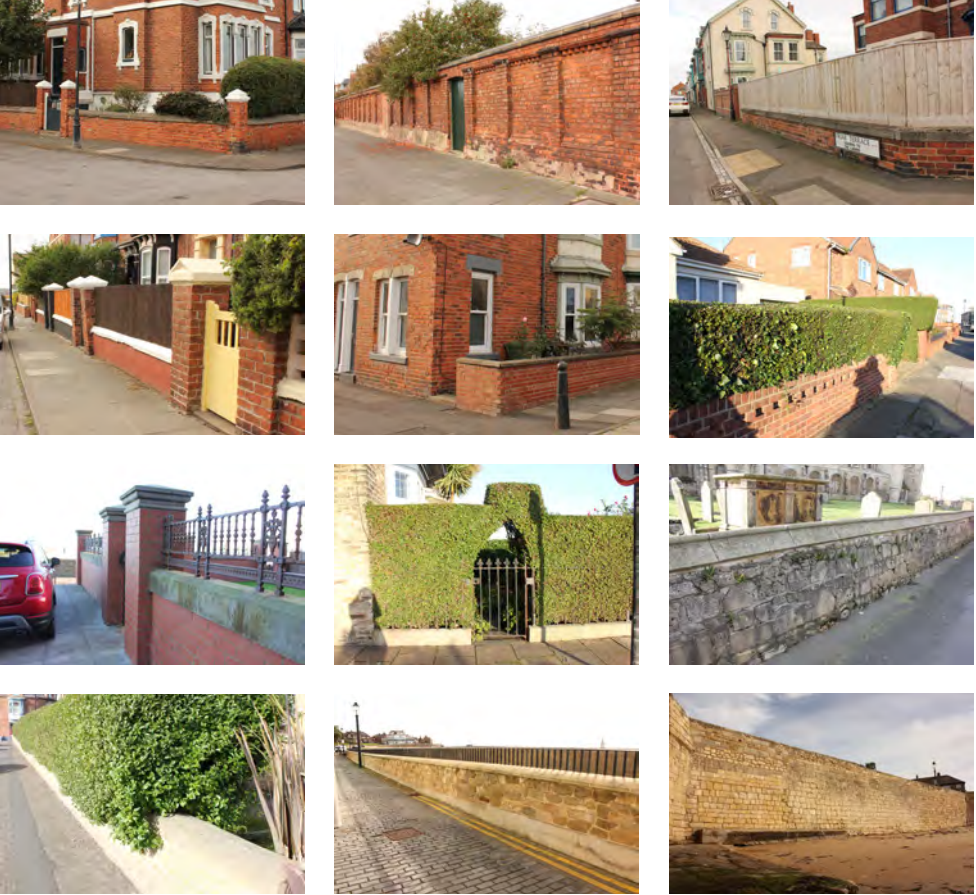


Palette of Boundary Treatments

Railings



Other Boundaries





6.6 MOVEMENT, ACTIVITY AND PARKING

The principal roads into the conservation area follow the historical routes from the north-west along Northgate (A1049) and Durham Street; the latter route turns west onto Middlegate, converging with Northgate to form a loop. The local bus service also follows this route making them the busiest streets in the conservation area. Off of the main streets, many streets are quieter with reduced traffic.

Busy in the summer with day trippers, the Headland's principal car park is located adjacent to the Town Square and Borough Hall, giving it a sense of arrival, although the way to the sea front is not immediately obvious from this position. The car park is ideally situated for events at Borough Hall and visiting St Hilda's Church. Parking is free and public toilets are also located to the south of the gardens. Other very limited car parking can be found adjacent to Heugh Battery where there are additional public toilet facilities. Parking can also be found on streets in many areas, but with some restrictions. Visitors to Heugh Battery by car are directed along Durham Street, turning left on Friar terrace and approaching the site along Victoria Place and Moor Terrace, making this at times busy with traffic and on -street car parking.

The Promenade is within easy walk from the central car park. Restrictions on access in the residential streets in the south of the conservation area and a one way system on York Place and Albion Crescent, reduce through-traffic here. Despite this, visitors are able to park along the sea front. People also park on Moor Parade to access the Town Moor. Bicycle parking stands are very limited.

In addition to the Northgate and Durham Street, the busiest pedestrian route is along the promenade which continues around the Headland as far as Town Wall. This is in fact part of the Durham, Hartlepool and Sunderland section of the England Coast Path which runs for 34 miles.

In addition are a number of walking trails around the Headland. Of note is the heritage walking trail over 3 miles (4.8km), developed some years ago and marked by a series of distinctive monkey-topped metal posts with information panels presenting tales from Old Hartlepool's history. The three mile circular walk begins at the western end of Marine Drive outside the conservation area and continues in a clockwise direction along the sea front, taking in the Town Wall and returning along Northgate past the Throston Engine House on Thorpe Street. The latter is a steam powered engine house, once used to haul coal wagons along the railway incline.

Also available from the Council website, but not marked, is a shorter circular trail, known as 'The Headland Wander', which takes in the key sites of interest. The 'Headland Sea Watch' is a linear trail of 4 miles along the coast. Starting at Hart Warren Dunes and ending at Heugh Battery, it takes in the SSSI of Hart Warren Dunes Nature Reserve, Steetley Pier, and Sion Kop Cemetery before entering the Headland Conservation Area.

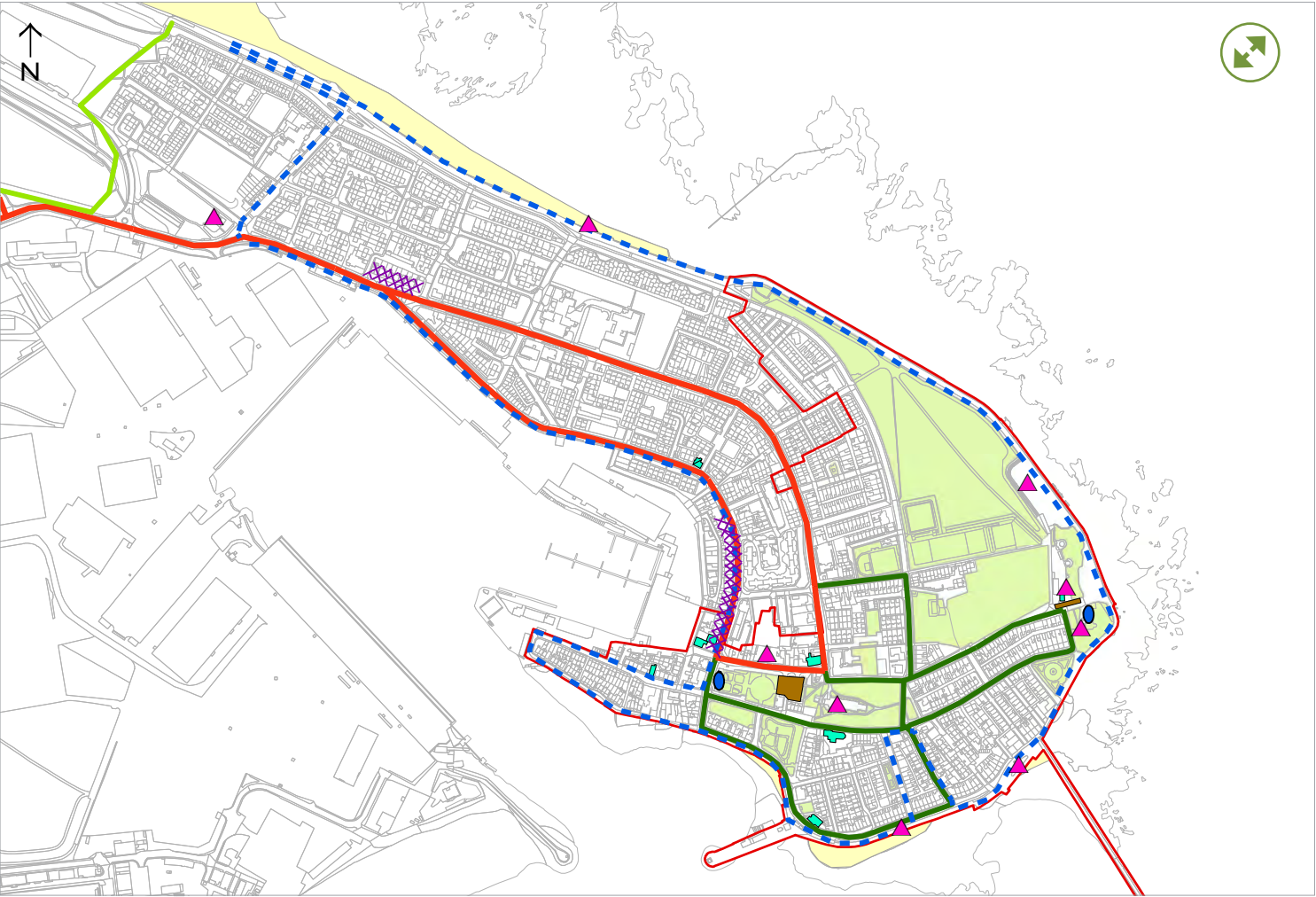
Whilst the National Cycle Route 14 goes through Hartlepool, skirting around the Marina, historic docks and Victoria Docks, before heading north-west,⁰² it does not go to the Headland. However, improvements are being made by the Council to modify the route and connecting Seaton Carew in the south with the Headland in the north.

Cycle and walking trails are available for the Council's own website aimed at getting residents active.⁰³



⁰² National Cycle Route 14, <https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/route-14/> [last accessed 6th February 2023]

⁰³ Explore Hartlepool, 'Walking and Cycling' <https://www.explorehartlepool.com/directory-categories/active/walks-and-rides/> [last accessed 6th February 2023]



MOVEMENT

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

This plan is not to scale



Green spaces and vegetation not only improve the quality of life for residents but are an essential part of the character of a place. As mentioned above, the Headland is a mix of wide open spaces and intimate enclosed spaces. The open space of Town Moor is a dramatic space of open sky and unbroken views towards the sea. It is crossed by paths and enjoyed by locals and visitors to the Headland. St Mary's churchyard is another significant green space; although surrounded by buildings it has an open character which is devoid of planting but allows a multitude of views towards the church. Other notable green spaces in the conservation area are Friarage Field and the area around Heugh Lighthouse, none of which feature any planting.

Away from the seafront, trees and vegetation can be found on the Town Square and the adjacent Old Putting Green and Croft Gardens. Elsewhere Regency Square is a pleasant intimate private garden whilst Redheugh Gardens is a formal space maintained by the council. Planting and shelter belts can also be found around the playground, tennis courts and bowling greens on Marine Crescent / Moor Parade.

Other pockets of vegetation can be found in few private gardens, which provide welcome relief in the streetscape, largely confined to the modern housing estates which afford their own gardens. The location of green spaces and important pockets of trees and vegetation can be seen on the plan opposite.





There are many memorials or gravestone in St Hilda's churchyard. Particularly prominent is the War Memorial in Redheugh Gardens, to the fallen of two World Wars and featuring a bronze draped Winged Victory, known as 'Triumphant Youth', atop a limestone pedestal. Close by is a memorial wall.

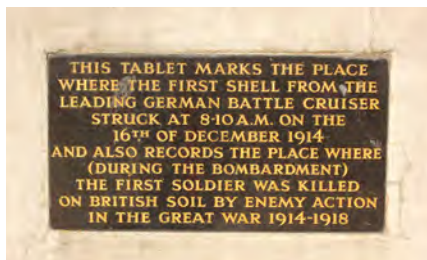
The Headland has a unique collection of public art within public spaces and on buildings which enliven the street scene and also draws visitors. These are connected to Headland's heritage and also a local hero, Andy Capp. Additionally, a number of residents have introduced artwork to the rear of their properties, brightening otherwise dull back lanes.

Street Art Guidance

For guidance on the creation and maintenance of street art in the Headland Conservation Area, please refer to Part 3, [information box, page 143](#).



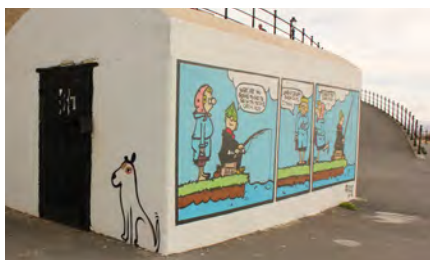
War memorial, Redheugh Gardens



Commemoration tablet to the Bombardment of Hartlepool



The Ship Inn



Andy Capp Cartoon, Old Pier



The Pot House, 'Elephant Rock'



Fisherman statue



Back lane artwork



Fisherman's Arms



Andy Capp statue

With the promise of sea views, visitors are drawn to the Headland to stroll along its promenade, taking tea at a café or enjoying fish and chips from its take away, all set against a backdrop of historic buildings, elegant Victorian terraces and Georgian town houses. Visits to the Church of St Hilda and the Heugh Battery add to the unique experience offered by the Headland.

The 3-mile Headland Monkey Trail is a pleasant and informative tour of the Headland and a prominent heritage walk. The Council have also developed the Headland Sea Watch which is a walk of 4 miles along the coast starting at Hart to Haswell and finished at Heugh Battery, whilst the Headland Wander provides a shorter trail of 1.1 miles, linking key sites in the Headland - information can be downloaded from the Council's website.

Additionally, the Headland derives a vibrancy from the people who live and work here and the events and activities which are held throughout the year. The Headland Carnival, for example, has been running for almost a century and includes a variety of entertainment from a fairground on Town Moor, to the carnival parade of costumes, to be held this year (2023) on 12th August.

The Borough Hall is an excellent indoor venue for events, performances and concerts, such as 'Hartlepool's Got Talent'. Once an important part of the Headland's seaside culture, Elephant Rock Arena was recently restored for summer season concerts and performances. The Town Moor is an open area, ideally suited for large events, festival and fairs. For smaller events, the local pubs regularly host live music.

Events in the Headland also include the Wintertide Festival which is a vibrant, independent event established in 2014. Organised by a group of volunteers it is supported by local businesses and

organisations as well as donations via GoFundMe. It successfully holds music events, light displays, creative workshops, an art market and fireworks, drawing visitors from the area and beyond.





This section divides the Headland Conservation Area into smaller character areas. Each area has a slightly different atmosphere and character depending on street layout, building types, scale, design and uses, amongst other things. The descriptions of each character area summarise their individual characteristics and provide more detail on variations in character throughout the conservation area.

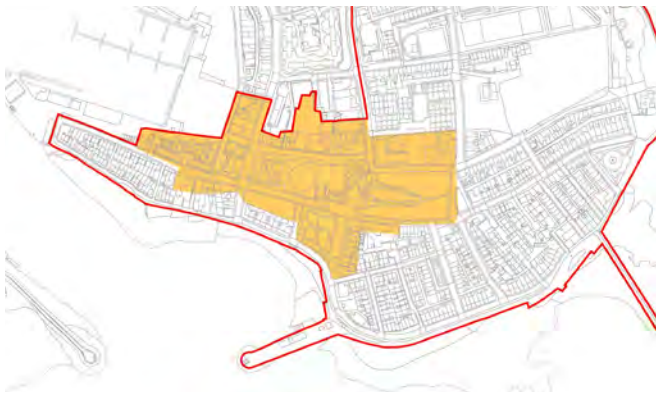
These character areas largely follow those in the 2007 appraisal, but modern development has been integrating throughout.

Character Area 1	Headland Central Area
Character Area 2	Town Wall and Promenade
Character Area 3	Residential Streets north of the Promenade
Character Area 4	Friarage Field and Lumley Square
Character Area 5	Town Moor
Character Area 6	Beaconsfield Street and Gladstone Street Area
Character Area 7	Montague Street Terraces





Character Area 1: Headland Central Area



Summary

This area comprises the religious and civic core of the Headland, covering roughly the area formerly occupied by the medieval settlement. Twentieth century clearances have produced open spaces and gardens which are a feature of this character area, providing suitable settings within which historic buildings like the Borough Hall can be appreciated.

Summary of Character and Significance

- Focussed on the well-presented and well-maintained Town Square, which is an asset to the Headland, it mainly comprises 19th century buildings of two and three storeys in brick or smooth render with slate roofs, but also includes a number of earlier vernacular forms.
- Includes a key collection of nationally significant historic buildings including St Hilda's Church which dominates the area, and the Borough Hall.
- Whilst predominantly residential, the area contains the majority of shops and pubs which are within the conservation area boundary. These are generally within historic buildings and a number of historic shop fronts can also be found
- This area is the focus for year-round activities and events in the square and in the Borough Hall, where a library is also located.
- The principal vehicle route runs through this area. Buses use Durham Street, Middlegate and Northgate as a bus loop. This area also contains the main car park for the Headland.
- The area has a spacious, leafy feel; whilst St Hilda's churchyard, lacking vegetation, has a more exposed and open character.
- There are pleasant views into and out of the Town Square.
- A key characteristic is the sloping topography from the highest point at St Hilda's Church down towards the harbour area to the west.
- There are key views from Town Square towards the tower of St Hilda's Church and from the Town Wall into this character area.
- Curved building frontages of The Cosmopolitan and St Hilda's Crescent form a significant junction at the top of Middlegate.
- Public art in the form of sculpture and wall art (Fisherman's Arms and The Ship) are an important feature.
- The character area terminates abruptly at its western end - the boundary wall and fencing to the harbour and Fish Quay is a defining feature which separates the harbour from the town.
- A number of grand, 19th century, three-storey buildings on Southgate including several former banks, evidence the former importance and wealth of the Headland.
- There are good townscape features, including surfacing, traditional-style lamp columns, benches and bollards.



Character Area 1: Headland Central Area

Key Buildings:

Listed Buildings

- Church of St Hilda, Grade I (Heritage at Risk Register)
- Duke of Cleveland, 2 and 3 Church Walk, Grade II*
- Borough Hall, Grade II
- Church of St Mary, Grade II (Heritage at Risk Register)
- Nos.27 and 29, Middlegate, Grade II
- Victoria Buildings, Grade II
- Union House, Grade II
- No.62, Southgate, Grade II

The boundary wall to St Hilda's Church, the elaborate water pump in the middle of the High Street and the cross base located between the car park and St Hilda's are all listed Grade II.

Locally Listed

- The Cosmopolitan, Durham Street
- Morison Hall, Church Close
- St Mary's Presbytery, 23 Middlegate
- The Ship, Sunnyside

The Croft Gardens and the Town Square are also locally listed.



St Hilda's Church and churchyard



Borough Hall



Rare surviving 18th century cottages on Middlegate



Looking north-west across the History Garden towards the modern toilet facilities



Car park and Town Square looking south



Town Houses and the Duke of Cleveland, Church Walk



Edwardian terrace on the High Street close to St Hilda's



Eastern edge of the character area demonstrates the openness and rather exposed nature of the area, lacking vegetation. Morison Hall (now apartments) features here.



Character Area 2: Town Wall and Promenade



Summary

This area comprises the houses and buildings which face the sea front from the Fish Quay to the west, to Redheugh Gardens in the east. The character area also includes the Old Pier and the Breakwater. Included are two and three-storey residential terraces on York Place, Albion Terrace and South Crescent, terminating at Redheugh Gardens which is overlooked by some of the conservation area's grandest terraces.

Summary of Character and Significance

- Seafront character with significant open views out to sea.
- The Town Wall to the west was constructed during the medieval period on a projection of reclaimed land which enclosed the medieval harbour. This area may have been continuously occupied from the medieval period and is of historical significance.
- Historic buildings along Town Wall date to the 18th and 19th century, are two and three-storey town houses of colourfully painted smooth render, some with canted bay windows and generally with red-pantile roofs. No.36 Town Wall features an elegant doorcase with a Gibbs surround.
- The interwar terraces on Town Wall and Southgate feature painted rough render, rendered stacks, hipped plain-tile roofs, timber-clad gables and canopied entrances supported on moulded brackets - all typical features for houses of this period.
- The Town Wall also features two-storey interwar, semi-detached properties with hipped pantile roofs, red brick and painted rough render as well as double-height bay windows. The interwar housing is set in generous plots with front and rear gardens.
- The tranquil space of Croft Gardens, a green space with vegetation and a circular path created in the post-war period has excellent views of the sea. It is overlooked by Croft Terrace, a row of two-storey terraces of post-war housing in brick and roughcast render with hipped roofs.
- The elegant early 19th century terraces of York Place, Albion Terrace and South Crescent are largely three and three-and-a-half-storey houses of both brick and painted render, with slate roofs, double-height bay windows and well-tended front gardens, separated from the pavement by railings.
- The promenade along York Place, Albion Terrace and South Crescent is a popular area for visitors to the Headland. Many come to park and look at the views or stroll along the seafront.
- Locally listed Redheugh Gardens features the Grade II listed war memorial. It depicts 'Triumphant Youth' and was designed by Philip B. Bennison and erected in 1921. It sits within a well-tended formal public space of significant value to residents and to the conservation area.
- The eastern part of the character area features a number of houses painted in traditional black, which references a period when houses were coated in bitumen to protect them from the sea air.
- A number of later 19th century buildings on South Crescent break from the norm, occupying larger building plots and in different architectural styles.
- The area features a children's paddling and play area below South Crescent, a short distance away from what was once the town's open air swimming pool which was sadly destroyed in the 1950s.
- There are good townscape features, including natural stone pavements, granite setts, traditional-style lamp columns, benches, railings and bollards.
- The character area includes the Pot House public house with a mural of Elephant Rock; adjacent is the Andy Capp statue commemorating a local character. Sculpture can also be found in Croft Gardens.



Character Area 2: Town Wall and Promenade

Key Buildings:

Listed Buildings and Scheduled Monuments

- Town Wall and Sandwell Gate, a scheduled monument and Grade I listed building
- Remains of Town Wall, south-east side of South Crescent, Grade II
- No.3, Barkers Place, Grade II
- No.33, Town Wall, Grade II
- No.34, Town Wall, Grade II
- No.35, Town Wall, Grade II
- No.36, Town Wall, Grade II
- Former St Andrew's Church, now Mary Rowntree Café, Grade II
- No.1-7, Albion Terrace, Grade II
- No.8-12, Albion Terrace, Grade II
- No.1-6 South Crescent, 16a Baptist Street and 32 St Hilda Chare, Grade II
- No.7, South Crescent and 33 St Hilda Chare, Grade II
- War Memorial, Redheugh Gardens, Grade II

Locally Listed

- Redheugh Gardens
- The Breakwater
- The Old Pier (Pilot Pier)



Georgian town houses, Town Wall, with interwar housing to the right



Interwar housing, Town Wall



Colourful traditional detailing in York Place



Beacon House, York Place



York Place



Listed town houses on Albion Terrace



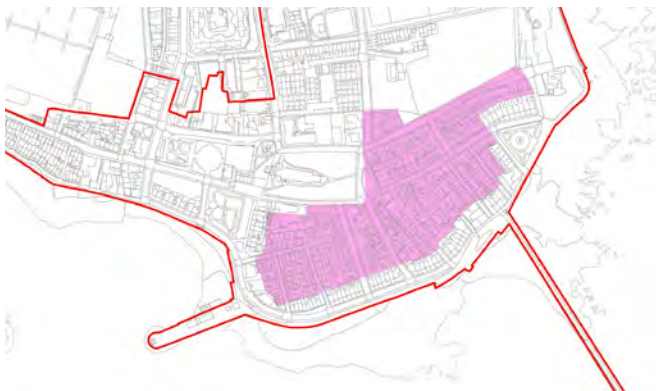
Traditional coloured houses on Radcliffe Terrace



Redheugh Gardens



Character Area 3: Residential Streets north of the Promenade



Summary

This character area lies behind the Promenade, running as far north as Victoria Place / Moor Terrace, and between Heugh Battery and Croft Gardens. This area is largely residential and includes both later 19th century and 20th century residential housing; the latter built following clearances.

Summary of Character and Significance

- Narrow and intimate residential streets away from the Promenade, regularly laid out with limited through traffic, most (apart from Victoria Place) lie off the visitor route.
- Narrow back lanes are a feature of this area, some enlivened by colourful murals.
- The historic terraces tend to be on a smaller scale to those on the Promenade and comprise two and two-and-a-half storeys, without front gardens as buildings front the pavement edge. The majority have slate roofs and are colour rendered, giving the streets liveliness and vitality. Windows and doors are also colourfully painted.
- Despite the lack of front gardens, many historic houses feature two-storey canted bay windows.
- Regent Street and Victoria Place feature colour rendered terraces with first floor canted bay windows.
- Regent Square is a well-tended communal garden which makes a significant contribution to the character of the area.
- Plant pots and hanging baskets add colour and interest where front gardens are absent.
- There are many pleasant views along streets towards the sea front.
- There are two principal areas of modern housing – the post-war terraces and later 20th century housing. The former can be found on Prissick Street, Heugh Chare, Baptist Street, Bedford Street, Marquis Street and Londonderry Street, with architectural features typical of this period including hipped roofs with red plain tiles, painted rough render and red brick. These tend to be set in more generous plots with front and rear gardens.
- St Hilda Chare features a later 20th century development with a brown brick and tile palate with some render. Plots are rather smaller than the earlier 20th century housing, and the development cuts across the street at first floor level. Empty raised beds indicate a loss of planting which has not been renewed.
- Modern housing on Regent St / Raby Street / Church Walk sits reasonably well in the conservation area due to its modest scale, the use of grey slate, coloured render, semi-circular headed entrances and features like the first-floor bay windows which compliment features on the historic buildings in the area.



Character Area 3: Residential Streets north of the Promenade

Key Buildings:

Listed Buildings

- Nos.1-8 Regent Square
- Nos.1-6 Regent Street
- Nos.9-21 Regent Street
- Nos.9, 10, 11 Regent Square
- Archway Cottage



Well maintained residence in Rowell Street retaining many historic features



Regent Street and Regent Square, with St Hilda's Church tower above



Murals and plant pots enliven this back lane



Moor Terrace, a colourful residential terrace on the northern edge of the character area



Typical terraces of Regent Square



View along Catherine Street



Well maintained historic terraces with original features such as slate roofs, cast-iron gutters, timber sash windows and timber panelled doors are a compliment to this area



The Masons Lodge and view along Regent Street



Paddling pool area



Baptist Street, a post-war development within the character area built following the clearances of historic terraces



Character Area 4: Friarage Field and Lumley Square



Summary

This area features both the open green space of Friarage Fields, with newly planted trees and Heugh Battery and lighthouse. It also includes an area of modern infill housing dating to the later 20th century which retains an open space in roughly the location of the 19th century Lumley Square, though no longer recognisable as such.

Summary of Character and Significance

- A key attraction is the Heugh Battery Museum accessed via Victoria Place / Moor Terrace. A scheduled monument whose history stretches back to the Napoleonic Period, Heugh Battery is of high historical value; along with the neighbouring Lighthouse Battery, it was the only British coast defence guns to engage enemy warships during the First World War. It also retains a range of well-preserved features including two types of gun emplacement which add to the monument's importance. Unfortunately, due to its declining condition, it has been placed on the Heritage at Risk Register.⁰¹
- Adjacent is the Heugh Lighthouse which was replaced by the present structure in the 1920s, and the Sebastopol Gun which is Grade II listed.
- The Friarage Manor House is Grade II listed. Thought to have been built in the late 16th or 17th century as the wing of a larger house, it is located on the site of a Franciscan Friary. The building was converted into a workhouse and later became a hospital. The site was almost completely cleared in 1984. Excavations have shown the archaeological sensitivity of the site, tracing the presence of a church, cloisters and other structures below ground. Today the site is owned by developers, but is currently mothballed with little or no expectation of redevelopment by the present owners. The site has significant potential for enhancement.
- Friarage Field is partially surrounded by a wall of some interest, which combines stone, brick and modern materials. The wall probably follows the boundary of the former Franciscan monastery.
- North of the Friarage site is a small modern development of two and three-storey brick houses which have no historical value and do not add heritage interest to the conservation area.
- The area of modern housing on Lumley Square on the west side of Friar Street is highly visible from Friar Street and also does not add heritage interest to the conservation area. The estate is open to views towards the Friarage Manor House and Heugh Battery Museum beyond. Lumley Square was formerly occupied by terraced housing and other buildings including a chapel.
- This character area has limited planting and consideration should be given to addition of trees and other vegetation to soften views.

⁰¹ Historic England, Heritage at Risk: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/28071>



Character Area 4: Friarage Field and Lumley Square

Key Buildings:

Listed Buildings and Scheduled Monuments

- Heugh Coastal Artillery Battery, Scheduled Monument
- Sebastopol Gun, Grade II listed
- The Friarage Manor House, Grade II

Locally Listed

- Headland Lighthouse, Bath Terrace



Friarage Manor House



Lighthouse and Sebastopol Gun (right)



Friarage Field looking towards Heugh Battery



Friarage Field boundary wall



Sebastopol Gun, Grade II listed



Heugh Gun Battery



Modern housing estate beside Friar Street and open to views towards the Friarage Manor House



Character Area 5: Town Moor



Summary

This character area includes the entirety of Town Moor up to Fairy Battery, the bowling green, play area and tennis courts to the south, as well as residential housing facing onto Town Moor which are an integral part of its character

Summary of Character and Significance

- The Town Moor represents a historic town common where townsfolk had the right to graze animals, a practice which continued into the 19th century. Today, Town Moor is crossed by footpaths and is a key area for recreation on the Headland.
- The area also comprises more formalised recreation areas including two bowling greens, tennis courts and a children's playground.
- The Town Moor plays a key role in the yearly carnival and is where the fair is normally located.
- A coastal beacon is located beside the Promenade, continuing the centuries-old tradition of beacon lighting and signalling. The 1888 Ordnance Survey shows a Coastal Signalling Station and Semaphore near to the location of present beacon.
- There are extensive sea views, and views northwards along the coast from Fairy Cove.
- Recent works by the local authority have seen the creation of Elephant Rock adjacent to the Heugh Battery Museum, an outdoor event space with tiered seating, recreating the entertainment area which formerly occupied this space. Named after a historic rock formation, it is located out of sight below Town Moor in an exposed position on the sea front.
- The Moor is bordered on the west by Moor Parade and Marine Crescent. These roads were laid out in the later 19th century. The historic residences which face onto the Town Moor tend to be two-and-a-half to three storeys with basements. They were built for the wealthier residents of Hartlepool who could afford a more superior outlook onto the Moor. The two blocks on Henry Smith's Terrace have grand stone staircases leading up to the front doors. Canted bays of one or two storeys are common, as are the square bays often preferred in Edwardian architecture.
- The expansive Town Moor slopes gently up towards the Bowling Club, play area and tennis courts. Here vegetation shelters the recreation facilities. Vegetation can also be found in a number of front gardens.
- The character area also includes a modern apartment block and housing facing the Town Moor which make no contribution to the character of the area. Consideration could be given for their removal from the conservation area.



Character Area 5: Town Moor

Key Buildings

Locally Listed

- Town Moor, including the bowling green play facilities and tennis courts



Houses facing onto Town Moor



Looking south-east on Town Moor



The Promenade and Town Moor



Terraces on Moor Parade



Edwardian house overlooking Town Moor



Town Moor, looking North-west



Modern housing facing onto Town Moor



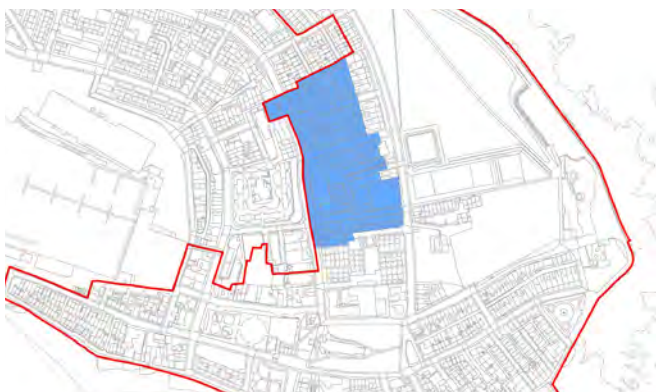
'Elephant Rock' outdoor event space



Front door and stone steps facing Town Moor



Character Area 6: Beaconsfield and Gladstone Street Area



Summary

This character area comprises mainly later 19th century residential terraces north of modern housing on Lumley Square, between Town Moor to the east and Durham Street to the west.

Summary of Character and Significance

- A quiet residential area which features large town houses built in the later 19th century for the Headland's wealthier residents.
- Gladstone Street and Beaconsfield Street are both roads of a relatively generous width. They feature elegant terraces of two-and-a-half storeys with small front gardens bound by brick walls. Houses have double-height canted bay windows, classical door cases and distinctive dormers with semi-circular headed windows and pierced bargeboards.
- Beaconsfield Square on Beaconsfield Street is a pleasant small green square. Houses of two-and-a-half storeys, some with basements, are generously proportioned. The continuous porches with decorative fascia, square window bays, pointed-arched entrance doors and double dormers make these distinctive residences.
- Besides the 19th century terraced housing, the character area features a number of exceptions including the early 19th century Moor House on Friar Terrace, the Methodist Church (now apartments) on Durham Street, and unusual for the area, the adjacent three-storey brick building in the Flemish Revival style.
- Friar Terrace also features a terrace of three late 19th century houses known as Milne Close with Gothic Revival features including pointed-arched entrances and hood moulds. The houses have distinctive first-floor box bay windows and all retain their original timber windows with coloured glass and panelled doors. A particularly pleasing feature is the painted gold name 'Ingram House' within the entrance door fanlight.
- Generally, vegetation is limited to private front gardens, with a few exceptions including the enclosed gardens of Moor House. Despite its high red brick wall, trees and vegetation rise above.
- Another large green space is the bowling green which nestles between Olive Street and Friar Terrace. It is partially surrounded by hedging, and is a well maintained space which enhances the conservation area. The modern club house with solid security shutters is, however, of no merit within the conservation area.
- The residential streets benefit from traditional-style lighting columns, although roads and pavements are in modern concrete and tarmac. Beaconsfield Square is paved in granite setts which add to its historical character.
- The character area also includes some modern housing on The Lawns, which is modest in scale, and sits reasonably well in the conservation area due to the use of coloured render, small first-floor bay windows and slate roof with chimney stacks.



Character Area 6: Beaconsfield and Gladstone Street Area

Key Buildings:

Listed Buildings

- United Reform Church, Durham Street Grade II
- Moor House, Friar Terrace, Grade II
- Mayfield House, Friar Terrace, Grade II

Locally Listed

- Bowling green



Colourful terraces on Beaconsfield Street



Beaconsfield Square



Example of a generously proportioned and distinctive house on Beaconsfield Square, well maintained and retaining a number of historic features



Former United Reform Church, Durham Street and adjacent Flemish Revival style brick house



Gladstone Street is more generously proportioned than many other streets in the conservation area



Friar Terrace from the west



Olive Street



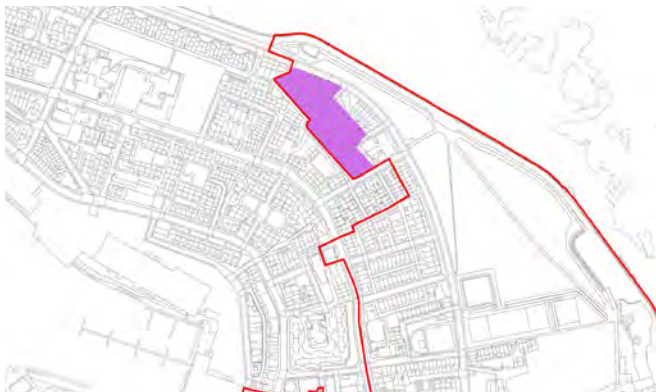
Houses on Durham Street



Bowling Green



Character Area 7: Montague Street Terraces



- The terraces on the east side of Montague Street are built against the back of the pavement, with first floor canted bay windows. This terrace is rendered and a number are brightly painted. A back lane separates the east terraces from the housing facing Moor Parade, allowing access to small yards.
- The terraces on Nesham Street have additional architectural detailing including bracketed hoods above entrance doors and clasped columns enlivening the tripartite ground floor windows.
- A quiet residential area off Town Moor with easy access, it benefits from traditional-style lighting columns and bollards. Roads and pavements are in modern concrete materials and tarmac and there is limited vegetation.

Summary

This character mainly focuses on Montague Street, a well-cared for residential street off Moor Parade at the northern end of the conservation area which was built at the very end of the 19th century. This small character area also includes the short terraces on Nesham Road and Clarence Street. Modern housing has encroached upon its setting.

Summary of Character and Significance

- Terraces of generally two and two-and-a-half-storeys with slate roofs. Those on the west side of the street have small front and rear gardens, paired semi-circular headed entrance doors, two-storey canted bay windows and distinctive dormers with pierced bargeboards. The majority of terraces on the west side of Montague Street have red brick frontages but rendered rear elevations. Some have brightly painted windows and doors.



Southern end of Montague Street



Rear view of modern apartments for Montague Street



Distinctive dormer windows with pierced bargeboard



East side of Montague Street



Elegant terrace on Nesham Road retains no original doors or windows



Upper west side of Montague Street