

# Transforming High Streets When There Isn't One



Paul Taylor – Strategic Development and Sustainability Manager



# We don't have a High Street...

1. Hartlepool the place
2. Engagement, vision and investment plan
3. Town Centre Masterplan and pipeline
4. Significance of Town Deal
5. Waterfront regeneration
6. Levelling Up delivery
7. No High St, create a Heart of Hartlepool



# Hartlepool...



# Hartlepool Regeneration Vision...

- **Economic benefits and binding communities together**
- **A step change in growth and sustaining of economic activity in the Town Centre**
- **Health and well-being benefits for residents through leisure services, sports facilities, cultural and heritage assets and inspiring public realm**
- **A sense of pride and value through quality place**
- **A more accessible, vibrant and functional town**
- **Perceptions of Hartlepool will be changed for the better, our community will be proud and positive about our future**



# Strategic planning

## 2020

- 'Town Investment Plan' first published

## 2021

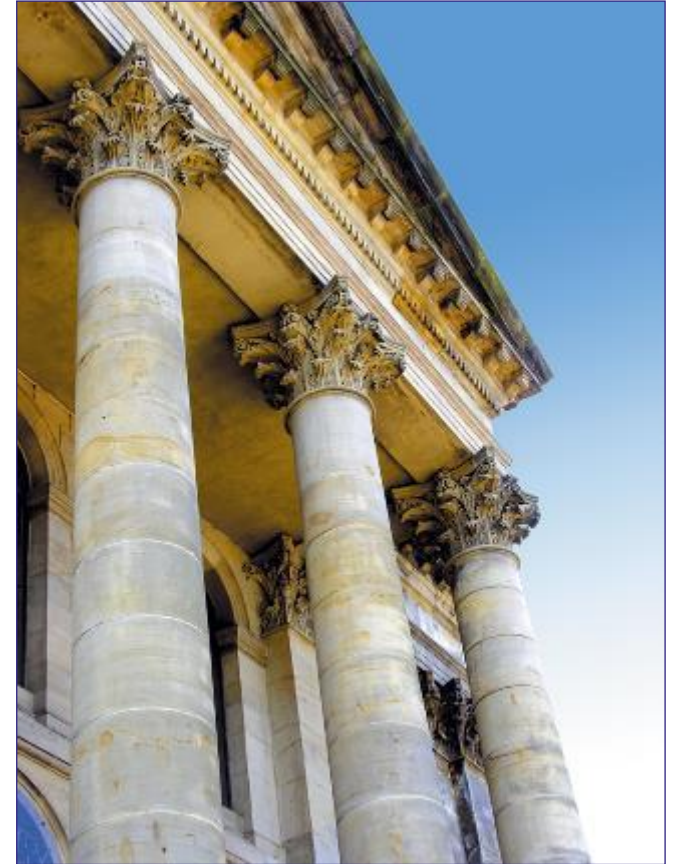
- Our first 'Town Centre Masterplan' adopted
- Climate Pledge approved to embed Net Zero

## 2022

- Adopted our 'Inclusive Growth Strategy'
- Five Town Deal projects of £25m to delivery

## 2023

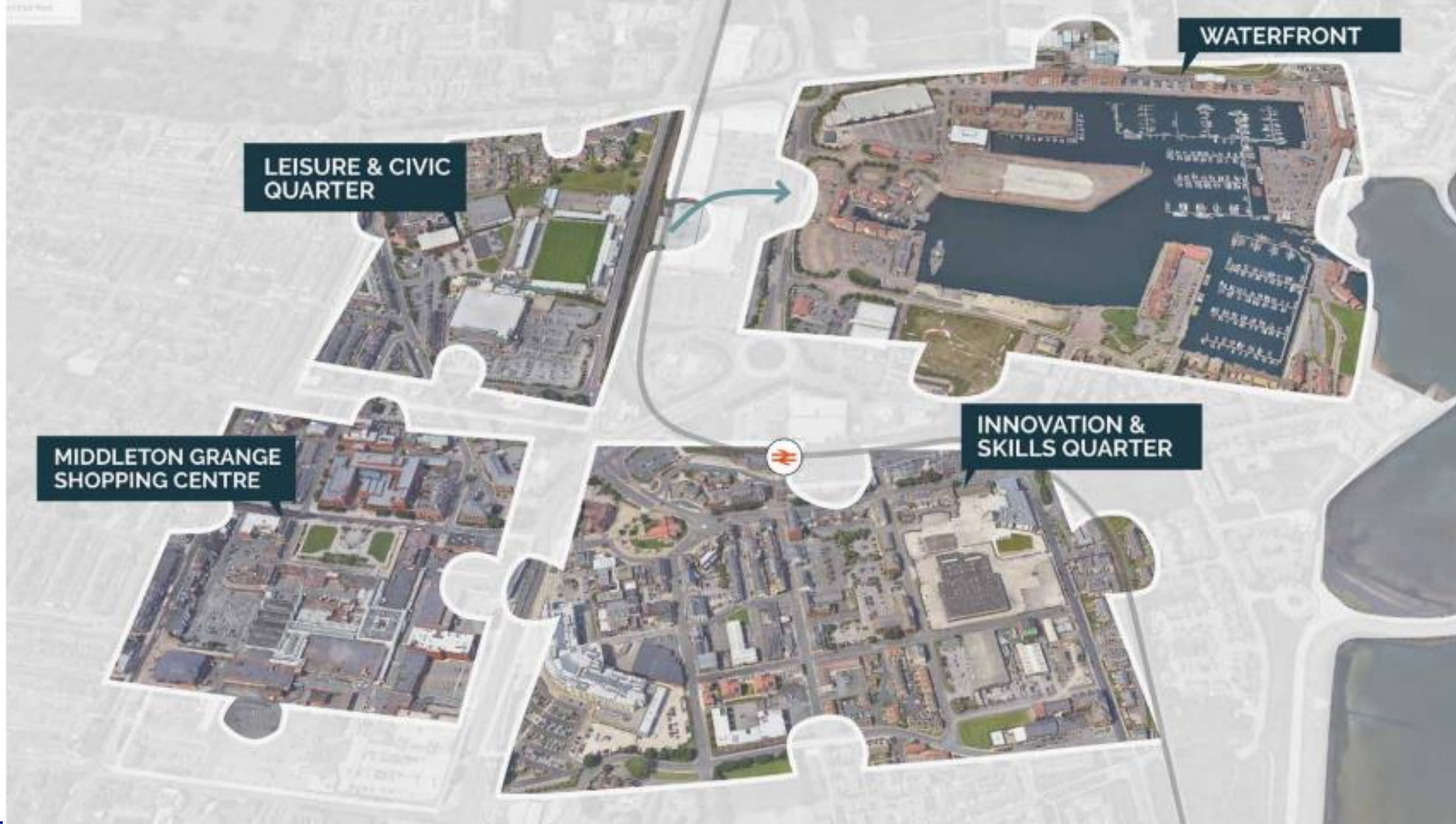
- £16.5m of Levelling Up Round 2 funding secured



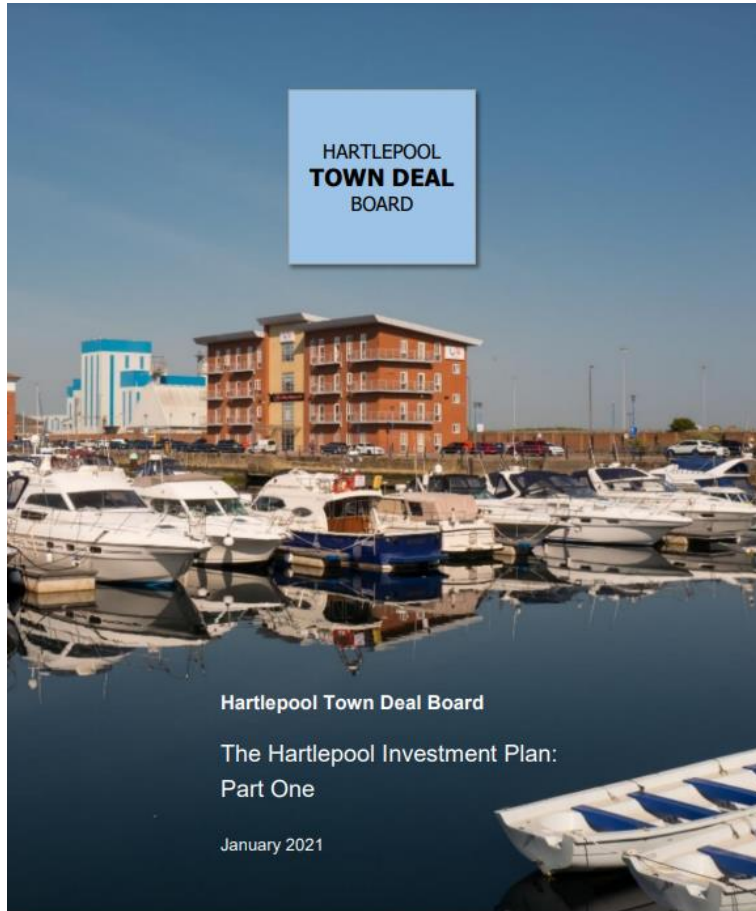
# Town Centre Investment Plan and Masterplan



- Detailed evidence and analysis of the things to change
  - Logic chain of investment for a proposed investment pipeline
  - An investment prioritisation process and proposed projects – 400 stakeholders
  - Masterplan spatially sets out a long-term framework, individual projects and interventions
  - Presents a vision and ambition for change
  - Underpinned the securing of £25m Town Deal funding and £16.5m Levelling Up Round 2 funding
- 
- **But there's no High Street, no central focus.... so time to create a new Heart for Hartlepool, with a different offer**



# Towns Fund Projects - £25m



- Reimagining Middleton Grange
- Wesley Chapel
- Waterfront Connectivity
- Civil Engineering Skills Academy
- Health and Social Care Academy

# Reimagining Middleton Grange



## What

- £13.8m redevelopment of North East wing of shopping centre
- Bringing the former Grade II listed Binns Building back into use
- 3,900 sq m of public realm and 4,000 sq m of flexible space created

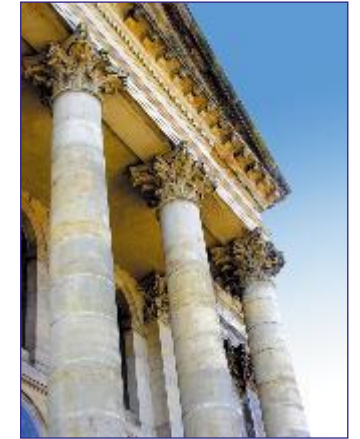
## When

- April 2023 – March 2026

## Who

- HBC, AEW, Town Deal Board

# Wesley Chapel



## What

- £4.1m redevelopment of 1873 Grade II listed building
- 36 bedroom boutique hotel, hospitality venue and commercial units
- 55 FTE jobs at venue operation and 28 months to completion

## When

- March 2023 – March 2025

## Who

- Jomast and HBC

# Waterfront Connectivity



## What

- £6.2m public realm improvements
- Improving waterside edge, connecting marina to railway station, active mode improvements to Seaton Carew
- Improved legibility and design quality across waterfront

## Where

- Hartlepool waterfront to Seaton Carew

## When

- March – June 2023 (Phase 1)
- August 2023 – Summer 2025 (Phase 2)

## Who

- HBC and range of partners

# Two Skills Academies



## What

- £2.25m Civil Engineering Skills Academy
- £2.25m Health and Social Care Academy
- Expanding access to skills and qualifications

## Where

- Brenda Road Hartlepool, Hartlepool FE College and North Tees Hospital

## When

- March 2023 – April 2024

## Who

- HBC, NHS, Seymours, HCFE



# Waterfront Programme



Programme of seven key capital projects

- £32.2m programme
- Highlight Leisure Centre
- Wingfield Castle Restoration
- Dam Board repair
- Museum of Hartlepool refurbishment
- 2023 – 2026



## Where we are

- Projects range from RIBA 1 to RIBA 4 with huge interdependencies
- **What's happening next**
  - **Highlight** – Contract award April 23
  - **Wingfield Castle** - Phase 1 Emergency Repairs. Statement of Significance
  - **Dam board** - Dive Survey, develop plan and plan works
  - **MOH** – Tender for design competition to RIBA 3

# Levelling up Hartlepool



**LEVELLING  
UP**

131 new jobs created

10 dilapidated buildings brought back into use

2,600 additional people visiting the Production Village per annum

2,750 square metres of new floor space for the screen industries and creative sector

- Leveraging Hartlepool's emerging strength in the Screen Industries and wider creative sectors'
- A Production Village will be embedded within Hartlepool Town Centre.
- The Village will complement recent investments
- Involves acquisition and development of flexible spaces for post-production, back-office, accommodation and wider support services for the Screen Industries
- The intervention will support job creation, productivity growth, enhanced environment and placemaking at the heart of Hartlepool
- Setting foundations for future market-led intervention in an emerging North-East Screen Industries hub.

# Key Interventions



**Station Arrival Experience**



**Scene Square**



**Lynn Street Public Realm**



**Church Street**



**The Vault**



**21-23 Whitby Street**



**Shades**

# Hartlepool Borough Council's Capital Programme

**Highlighted Projects (Red Dashed Lines):**

- NMRN Expansion
- Dam Board
- Wingfield Castle Restoration
- Highlight Leisure Centre
- Borough Hall
- Museum of Hartlepool
- Waterfront Connectivity
- Hartlepool Art Gallery
- S.I. Production Village
- Wesley Chapel
- Lynn Street Housing Development
- Reimagining Middleton Grange

**Not highlighted on map (Blue Dashed Lines):**

- Health and Social Care Academy
- Civil Engineering Skills Academy
- Stranton Cemetery and Crem
- Seaton Carew Masterplan
- Public Sector Decarbonisation
- Sustainable Warmth LAD3
- Drug & Alcohol Relocation
- 15 Church Street
- Elwick Bypass

Google Earth

5



Waterfront Programme projects

All designed to....

Create a new Heart for Hartlepool

Provide different offers and mix of economic activity

Deliver a more vibrant and functional town

Demonstrate viability

Change peoples perception of Hartlepool for good



Town Deal Projects



value of capital projects

21



live capital projects



# Thank you



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