



6 July 2022

DALTON WARNER DAVIS LLP  
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6 NEW BRIDGE STREET  
LONDON  
EC4V 6AB

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: Adjoining Authority Consultation on proposed changes to the Net Zero Teesside Development Consent Order Application**

**LOCATION: LAND AT AND IN THE VICINITY OF FORMER REDCAR STEEL WORKS SITE STOCKTON-ON-TEES**

I refer to the above noted application.

I can confirm that Hartlepool Borough Council have no objections to the application.

**Ecology**

BIO.1.2 I am satisfied that all terrestrial ecology surveys are valid. The oldest surveys appear to be from February 2018 which I accept. Some data collected by Industry and Nature Conservation Association (INCA) dates to 2016, however, the INCA database is an evolving one and is being added to year on year. I assess that this data forms a valid baseline.

BIO.1.5 I am satisfied that this alternative approach was acceptable, given the difficulties sometimes presented to field surveyors regarding site access, Health and Safety considerations and (recently) Covid-19 restrictions.

BIO.1.16 I consider that securing the reinstatement of habitats is better secured through a draft DCO (dDCO) than a CEMP. This is a critical biodiversity measure, which could be (unintentionally) under-delivered via a CEMP.

BIO.1.33 the Tees South Bank Quarry has not been included in the 'cumulative and combined effects' study. I do not know the details of this project and trust to other agencies to raise it if they are concerned. I do not consider that any other projects have been missed.

## Planning Policy

### SET.1.6 (Planning Policy)

A range of tourism and recreational destinations and activities in the area are set out at paragraphs 20.4.23 to 20.4.25 of ES Chapter 20 [APP-102].

Paragraph 20.6.28 and Table 20-8 summarise potential impacts on tourism to be negligible adverse during the construction phase.

- i. Do paragraphs 20.4.23 to 20.4.25 of the ES adequately describe the baseline so that effects on tourism and recreational users can be fully assessed? Are there other destinations which have been omitted that might be affected, in particular by the PCC Site?  
*Satisfied with the information provided regarding sites south of the Tees. There are no other destinations to be considered.*
- ii. Should tourism and recreational destinations north of the Tees be assessed? –  
*No, other attractions to the north of the Tees include Salthome, Cowpen Bewley Nature Reserve, North Gare, Teesmouth Nature Reserve and Seaton Carew, these attractions are likely a sufficient distance from the site to be factored into the ES.*
- iii. If any additional tourism and recreational destinations are identified, please provide a plan to show their locations.  
*N/A*
- iv. Is the Applicants' assessment that potential impacts on tourism would be negligible adverse during the construction phase only reasonable? Should any effects during operation be considered?  
*Agree with the information provided but consider Redcar and Cleveland Council better placed to give a view on if tourism and recreation in there are will be negatively impacted upon.*

## Tees Archaeology

	Question	Answer
HE1.2	i) Whether or not the Applicants' assessment is accurate, and whether there are likely to be any additional previously unrecorded heritage assets	Yes, the applicant's assessment is accurate. There is the potential for previously unrecorded heritage assets to exist within the proposed development area.
	ii) If the mitigation and enhancement measures set out in section 19.7 of the ES [APP101] (including a pre-construction geoarchaeological assessment) would be appropriate;	The proposed mitigation measures set out in section 19.7 are appropriate.
	iii) Whether R14 of the dDCO could be applicable to marine heritage assets as well as terrestrial archaeology, and any suggested amendments to wording.	It is considered that R14 of the dDCo could also apply to marine heritage assets. This would require the wording to be amended from "(2) The scheme submitted and approved must be

		in accordance with chapter 18 of the environmental statement.” to “(2) The scheme submitted and approved must be in accordance with chapters 18 and 19 of the environmental statement.”
HE1.3	i) Is the 1km study area sufficient?	Yes
	ii) Do Figure 18-2 and ES Appendix 18B provide an accurate and up-to-date record of non-designated heritage assets within the site and 1km study area? Are there any others that should be added?	These figures appear to be accurate. However, the information used was provided by Tees Archaeology (and presumably RCBC) in 2019; for the most up-to-date information (including additional heritage assets), a new search of the HER would need to be undertaken.
	iii) Is the Applicants’ assessment of impacts to the non-designated heritage assets within the site boundary at section 18.6 of the ES acceptable?	Yes, this assessment is acceptable.
	iv) Would R14 of the dDCO be appropriate in safeguarding any known and unknown archaeological features, and if not please suggest amendments to the wording?	Yes, the R14 of the dDCA would be appropriate.
HE1.4	i) Whether the 1km and 5km study areas are sufficient	Yes, these study areas are sufficient
	ii) Whether Figures 18-1, 19-2 and Appendix 18B provide an accurate and up-to-date record of heritage assets within the site and study areas	These figures appear to be accurate. However, the information used was provided by Tees Archaeology (and presumably RCBC) in 2019; for the most up-to-date information (including additional heritage assets), a new search of the HER would need to be undertaken.
	iii) If not, are there any other heritage assets that should be added?	See above
	iv) Whether the Applicants’ assessment of impacts to the assets within the site boundary at section 18.6 of the ES is sufficient. In particular, paragraphs 18.6.14 to	Yes, their significance and the impact upon their setting has been assessed.

	18.6.24 relating to setting of nearby designated heritage assets. Has their significance been adequately identified, and has the effect on their setting and significance been adequately assessed?	
	v) Would R14 of the dDCO be appropriate in safeguarding any known and unknown archaeological features? If not, please suggest amendments to the wording.	Yes, the R14 of the dDCA would be appropriate.

### Heritage

Please see attached to email the following:

- Seaton Carew Conservation Area Management Plan
- Seaton Carew Conservation Area Character Appraisal
- Seaton Conservation Area Plan

### Flood Risk Officer

Page 71 WE1.14 and page 73 WE 1.21.

With reference to the *Site Location Plan Document Ref 4.1 Key Plan* reference AP-017 as proposals sit outside of Hartlepool Borough we have no comments to make, the relevant Lead Local Flood Authorities (LLFAs) will be able to provide a response.

### Highways

No comments made.

### Countryside Access

No comments made.

If you would like any further information about the Council's decision please contact your case officer Nick Robertson quoting the reference number given above.

Hartlepool Borough Council will collect and process personal information in line with our legal obligations, details of which can be found on our web site [www.hartlepool.gov.uk/GDPR](http://www.hartlepool.gov.uk/GDPR) or by telephoning 01429 266522. Personal Information will be handled in accordance with the General Data Protection Regulation.

Yours faithfully

Nick Robertson  
Planning Officer

# MANAGEMENT PLAN SEATON CAREW CONSERVATION AREA



# SEATON CAREW CONSERVATION AREA

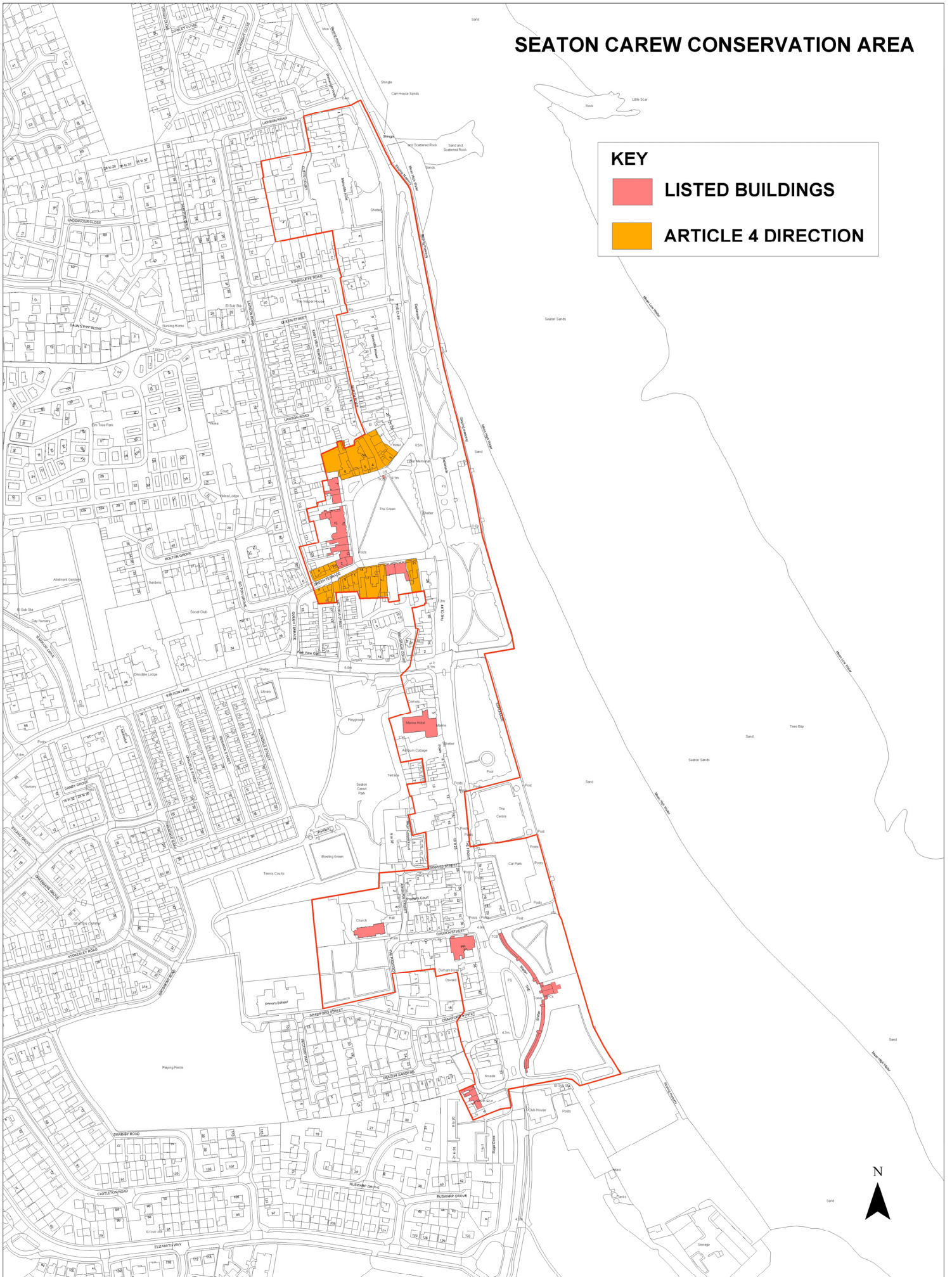
## KEY



LISTED BUILDINGS



ARTICLE 4 DIRECTION



# 1 INTRODUCTION

Conservation areas in Hartlepool are intended to add to the quality of life of those living in and visiting the town.

These areas are special quality places in which to live, to establish a business, to work and provide a link to Hartlepool's past through the buildings, coastline and countryside.

Conservation areas are attractive to those visiting the area and provide a stage to show Hartlepool at its best.



The following report provides a basis for managing the Seaton Carew Conservation Area. Change in a conservation area is inevitable and the purpose of a management plan is to direct this change in such a way that it strengthens rather than undermines the conservation areas special quality. It will ensure that the characteristics that contribute to make the area attractive and of high quality are kept and reinforced to ensure that Seaton Carew Conservation Area continues in the future to add to the quality of life of Hartlepool.

The Seaton Carew Management Plan should be read in conjunction with the Seaton Carew Conservation Area Visual Appraisal completed in June 2009. The Appraisal, in summary, identified some particular issues affecting the quality of the Seaton Carew Conservation Area which needed specific management to protect the appearance and character of the area.

## 2 KEY ISSUES WITHIN CONSERVATION AREA

The key aims of the Management Plan are:

- To raise awareness of the importance and value of local heritage
- To provide guidance and set out objectives to preserve and enhance buildings, structures and public spaces within the conservation area.
- To provide design guidance on key development issues within the conservation area.
- To outline key statutory requirements with respect to development within the conservation area.

The Visual Appraisal identified some very particular issues affecting the quality of Seaton Carew Conservation Area which needed specific responses to manage the area. These were:

- building maintenance
- alterations to buildings
- inappropriate alterations to shop fronts including roller shutters and signage
- vacant properties
- development opportunities
- the street environment.



Each of these subjects are dealt with on the following pages. An in depth analysis of each of the issues is provided alongside solutions to tackle these problems.



### 3 SUMMARY OF THE CURRENT CHARACTER OF THE CONSERVATION AREA AND POLICIES



Seaton Carew has no long term vacant properties either commercial or residential which would affect the character and integrity of the conservation area. The conservation area at Seaton Crew can be characterised as two distinct areas one to the north of Station Lane the other to the south. The area north of Station Lane is predominately residential with some commercial buildings in the form of hotels and bed and breakfasts, dotted through the area. Both commercial and residential buildings within this area are well maintained.



The area south of Station Lane is predominately commercial and retail in character. While there are no long term vacant properties (a situation changed by recent public investment under a Heritage Economic Regeneration Scheme which brought a number of vacant properties back into use) the predominate issue is building appearance arising from inappropriate repairs and alterations, inappropriately designed and detailed business advertisements and incoherent appearance of the street environment.



The public environment is also to a high standard with the possible exception of The Green which is an impressive area surrounded by housing where there is an opportunity to create a significant environment which could improve and enhance the character of the conservation area.



The Planning (Listed Buildings and Conservation Areas) Act 1990 and other relevant planning legislation provide for various powers that enable local planning authorities to discharge their responsibilities to preserve the unique character and appearance of conservation areas. At a local level the current development plan for Seaton Carew is the Local Plan adopted in April 2006. Relevant policies from this plan can be found in Appendix 1 of this document.



## 4 BUILDING MAINTENANCE

**Objective — To continue to maintain and enhance the properties in the Seaton Carew Conservation Area.**



One of the issues identified in the Conservation Area Visual Assessment is that of suitable maintenance of properties. Advice from English Heritage encourages timely maintenance of buildings in order to prevent major and costly repairs becoming necessary later.



Powers are available for vacant listed buildings in the form of urgent works and repair notices to achieve re-use of a listed building. Further details can be found in Appendix 2 of this document. There are no long term vacant buildings in Seaton Carew Conservation Area. Most listed buildings are in residential use, well maintained and therefore unlikely to become long term vacant. Of the remaining listed buildings two are in commercial use as hotels/public houses where there is a possibility of long term vacancy at some point, another is a church (i.e. Holy Trinity) and the final listed building is the Bus Shelter which is in Council ownership.



Of more concern is the maintenance and appearance of some of the shops, takeaways and restaurants in the conservation area which are not listed buildings, particularly in the area south of Station Lane. With these buildings advice on proper and timely maintenance combined with appropriate powers would be the most suitable management approach.

### **Actions:**

- 1. The Council will negotiate through the development control process and / or make use of its statutory powers to institute urgent works and repairs notices to protect listed buildings or unlisted buildings that contribute positively to the special character of a Conservation Area in cases where buildings within the conservation area are shown to be under threat as a result of poor maintenance*
- 2. The Council will accept proposals for the appropriate repair of the buildings in Seaton Carew if the designs are sympathetic to the existing architectural detail, style and proportion of the existing building.*
- 3. The Council will produce guidance documents regarding the maintenance of buildings in conservation areas.*

## 5 ALTERATIONS TO BUILDINGS

**Objective — To ensure the preservation of the architectural integrity of properties in Seaton Carew Conservation Area**



The buildings in Seaton Carew Conservation Area have a strong vertical emphasis with pitched roofs, mostly roofed in a grey slate but with some examples of clay pantiles or plain tiles.

Traditional vertical sash windows are common features of the conservation area but there are examples of horizontal sash and casement windows all of which enhance the character of the conservation area.

The earlier buildings in Seaton Carew are usually constructed in a random stone often painted while later buildings are constructed in brickwork. Many buildings have had later additions in the form of Victorian canted windows and Edwardian square windows at the first floor.



### *Actions:*

- 1. The council will discourage the introduction of any roofing materials that are un-sympathetic to the character of the existing area.*
- 2. The council will discourage any proposals that seek to introduce inappropriate or oversized windows i.e. none sash, Victorian Canted and Edwardian square windows.*
- 3. The council will discourage all applications to clad buildings with materials that are not appropriate to the appearance of the conservation area or that will negatively affect the appearance of any group of buildings within the conservation area.*



## 6 SHOP FRONTS

**Objective — To secure the preservation, restoration or improvement, as appropriate, of shop frontages in Seaton Carew Conservation Area.**



Of particular note within this conservation area are traditional shop fronts with many original examples surviving. These are relatively simple in design without elaborate decorative features.

Some of the buildings in the conservation area have undergone unsympathetic alterations which have affected the quality and character of the Area. One example of this is 34 The Front where the original details consisting of shop front, first floor bay and sash windows have been removed. Another example are amusement arcade frontages where a single modern shop front design has been introduced across the front of a number of buildings removing the variety and detail between buildings.

Other inappropriate alteration to shop fronts can include the introduction of roller shutters. It is important to note that any decision regarding attempts to restrict the use of shutters to shop fronts has to consider the need of owners to protect their properties. To achieve a balance between protecting properties and protecting the quality and character of the conservation area the Council could consider less intrusive means of ensuring the security of the properties in the conservation area. CCTV operates in Seaton Conservation Area which could be used as a way to reduce the need for shutters.

Repair and reinstatement of shop fronts and other features like bay windows by building owners can be beneficially assisted by public financial support where available.

Specific grants made available to building owners can offset the additional cost of shop fronts and reinstatement of other traditional features within the conservation area. Possible source of finance for such grants could include Council budgets and specific grant schemes from the Heritage Lottery Fund (HLF) and English Heritage.

### *Action*

- 1. The Council will produce a document to inform owners of the preferred shop front and signage designs within the conservation area.*
- 2. The council will encourage the reinstatement or repair of original doors, windows and any features that reflect the original features of the area.*

## 7 ADVERTISING ON SHOP FRONTS

**Objective — To encourage the use of traditional signage on commercial properties in Seaton Carew Conservation Area.**



The Area Assessment identifies a number of the shops within the conservation area where the design and presentation of business adverts could benefit from design guidance regarding their shop front and business advertising from the property. The use of guidance leaflets and other documents is supported by section 7.18 of English Heritages 'Guidance on the management of conservation areas'.

Central Government policy advises that before any action is taken against particular advertisement the Council should make every effort to produce a well formulated advertisement control policy.

### Action:

1. The Council will produce guidance documents regarding appropriate forms of shop front advertising.
2. The Council will exercise control over the display of advertisements in Seaton Carew Conservation Area to ensure that signs are designed and located to respect the character and appearance of the host building and historic street scene.
3. The Council will consider making a direction under regulation 7 of the Town and Country Planning (Control of advertisements) Regulations 1992 to control advertisements within the Seaton Carew Conservation Area.



## 8 VACANT PROPERTIES

**Objective — To secure the occupation and restoration, where necessary, of vacant buildings in and adjacent to the Seaton Carew Conservation Area.**

Vacant or underused buildings can have an impact on the character of an area. The seasonal nature of the resort means that some of the buildings within the area are fully occupied for only a small part of the year and some of the larger properties are choosing not to open up all of their building during the season. This can create dead frontages with shutters on properties providing an uninviting backdrop to the area.

Partial closing of larger properties is difficult to tackle and challenging economic climates may lead to total closure of some premises. Through the planning process the gradual replacement of external, solid shutters with internal shutters or perforated shutters can result in a more active frontage when buildings are closed which addresses this problem. Alongside this support for a variety of uses in the area will go some way to ensure buildings are occupied to capacity.

Buildings on the edge of the conservation area can contribute to the character. The Longscar Centre is in the middle of Seaton Carew, although the boundary of the conservation area skirts round the property. The site is largely unused and empty. Having frontages to both the seaward and commercial sides of Seaton Carew this property dominates the area and as a result has a detrimental effect upon the character of the conservation area.

There is in place a master plan for the wider area of Seaton Carew which aims to tackle a number of sites including the Longscar Centre. Although outside the area, such is the impact of the property on Seaton Carew, any solution for this site would have a positive impact upon a wider area than just those within the boundaries of its own site.



### **Actions:**

- 1. The Council will investigate the use of statutory powers where appropriate to bring buildings back into use and encourage owners to keep them in a good state of repair.**
- 2. The Council will give favourable consideration to a wider range of uses than might normally be appropriate to help bring otherwise vacant buildings back into beneficial use, providing these do not adversely affect the architectural character or setting of the buildings or amenity of nearby properties.**

## 9 DEVELOPMENT OPPORTUNITIES

**Objective — To ensure that all new developments are appropriate to the character and appearance of Seaton Carew Conservation Area.**

A Master Plan has been drawn up for Seaton Carew. The aim of the plan is to bring together the regeneration aspirations of the council by tackling key sites and buildings, along with addressing the coastal defence needs of the area.

Development proposals within the conservation area can provide opportunities to enhance the character and appearance of the conservation area. To determine whether enhancement is being achieved full details, including detailed plans, sections, elevations and landscape proposals should be submitted as part of a planning application.



### Actions:

1. *The Council will expect any application for planning permission for development within the conservation area to include full details of the proposal.*
2. *The Council will expect any proposal for a development within the conservation area to be supported by a Design Statement, which should include a full analysis of the surrounding area.*
3. *The Council will encourage proposals for future developments in the conservation area that compliment and reinforce the existing character. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment and materials. All proposals should enhance the character of the conservation area.*

## 10 THE STREET ENVIRONMENT

**Objective — To maintain and enhance the public realm of Seaton Carew Conservation Area.**

The Area Appraisal identified the incoherent appearance of the street environment mostly to the Esplanade, as an issue which was detracting from the character of the conservation area. Public investment in the street environment has necessarily been piecemeal due to the successive public investment programmes.

The adoption of a consistent design approach for the street environment in Seaton Carew, including materials to be used, could be implemented over an extended period. A completed, costed design study could be used to bid for public investment programmes when these occur. Over time a consistent overall result would be achieved in an improved public street environment.

### *Action*

1. *The Council will ensure the retention / reinstatement of traditional paving and hard landscaping where appropriate.*
2. *The Council will encourage like-for-like replacement, in appropriate materials where damage to street surface occurs.*
3. *The Council will ensure the good maintenance of street furniture, and, where replacement is required that they are an appropriate design.*

## 11 TREES

**Objective — To manage the tree coverage in and around Seaton Carew Conservation Area.**



Within Seaton Conservation Area there are few trees with the exception of the church yard to Holy Trinity Church which is set away from the main part of the conservation area. This group of trees together with other groups on Station Lane and in Seaton Carew Park create a back drop to the conservation area and are part of its setting. Those trees in the conservation area do not require specific tree preservation orders being automatically protected by conservation area status. Other groups of trees outside the conservation areas boundary which provide the setting to the conservation area are protected by specific tree preservation orders. The requirement to submit consent for works to trees protected by an order and the required six week notice regarding works on trees in the conservation area should provide sufficient time for the council to make a decision as to the validity of the proposed works.

### *Action:*

1. *The council will encourage the planting of new and replacement trees where appropriate within the Conservation Area and outside the Area where these support the setting of the conservation area.*



## APPENDIX 1

### EXISTING NATIONAL AND LOCALLY BASED CONSERVATION AREA POLICIES

1. Existing national legislation and policy advice in the form of the “**Planning (Listed Buildings and Conservation Areas) Act 1990**” and “**Planning Policy Statement 5: Planning for the Historic Environment**” (including the Practice Guide published by English Heritage to interpret PPS5) provide guidance and advice on how to manage development in conservation areas. They provide specific advice on the decision making process and issues to be considered as regards listed buildings, non listed buildings in conservation areas and conservation areas themselves.
2. Many of these national policies and advice are translated specifically to Hartlepool via the Local Development Framework (previously the **Hartlepool Local Plan**) which provides specific policies to manage listed buildings and conservation areas. The relevant local plan policies and guidance are listed below:

HE1: Protection and Enhancement of conservation Areas

HE2: Environmental Improvements in Conservation Areas

HE3: Developments in Vicinity of Conservation Areas

HE8: Works to Listed buildings Including Partial Demolitions

HE12: Protection of Locally Important Buildings

Supplementary Note 5: Design Guidance for Development in Conservation Areas and for Works to Listed Buildings.

New Local Development Documents within the Hartlepool Local Development Plan will replace the Hartlepool Local plan over time.

The Council will follow the guidance under the current Local Plan and the Local Development Framework once it is adopted when considering applications.

## APPENDIX 2

### EXISTING STATUTORY POWERS

#### Planning (Listed Building and Conservation Areas) Act 1990

- Powers are available under the Planning (Listed Building and Conservation Areas) Act to make an **Urgent Works Notice** (Section 54) for the urgent preservation of an unoccupied (or partly unoccupied) listed building to prevent further deterioration of a building.
- Under Section 48 of the same Act a **Repairs Notice** can be served on an empty listed building to carry out physical works of preservation. If the owner declines to undertake the works specified, then compulsory acquisition powers can be invoked to acquire the building. With CPO powers “back to back “ deals can be considered with a building preservation trust (like the Cleveland Building Preservation Trust operating locally) as a development partner, giving access to grant for feasibility studies and loans of up to £500,000 for development works from the Architectural Heritage Fund. The costs associated with this type of action are staff time which will have been budget for. The willingness of the authority to use the powers described may be enough for the owner of a listed building to sell to an owner more willing or able to re-use a building.
- Some of the above powers also apply to non-listed buildings in conservation areas. Section 76 of the 1990 Act allows the local planning authority to invoke Section 54 (outlined above) with the agreement of the Secretary of State allowing an **Urgent Works Notice to be served on an unlisted building**. Powers are not available to invoke Section 48 to serve a Repairs Notice on an empty non-listed building. There are further alternative powers relating to public safety (1984 Building Act), or to provide residential accommodation under Section 17 of the 1985 Housing Act by acquiring buildings.

#### Town and Country Planning Act 1990

- Other relevant powers are provided by the Town and Country Planning Act 1990. Under this legislation a **Section 215 Notice** is a notice that is served on the owner or occupier of a property when the poor condition and the appearance of the property or land are detrimental to the surrounding areas or neighbourhood. The notice requires proper maintenance of the property or land in question, and it specifies what steps are required to remedy the problem within a specific time period.

# SEATON CAREW CONSERVATION AREA



## Visual Assessment





## **A. INTRODUCTION.**

1. The following report gives a short assessment and appraisal on Seaton Carew Conservation Area which was declared in 1969 and subsequently extended in 1976 and 2002. The assessment and appraisal follows the framework given by English Heritage in its advisory document "Guidance on conservation area appraisals." The report is not intended to be an in depth analysis of Seaton Carew Conservation Area but is intended as a short working document to identify the current strengths and weaknesses of the Conservation Area and what actions, if any, are required to tackle emerging issues within the Area.

## **B. DESCRIPTION OF CONSERVATION AREA**

1. Seaton Carew Conservation Area is located on the coast 2 miles south of Hartlepool. Plan 1 in the appendices shows the relationship of Seaton Carew to the main settlement of Hartlepool. A further plan (Plan 2) gives the current boundary of Seaton Carew Conservation Area. In form Seaton Carew Conservation Area consists of a frontage of properties facing out to the North Sea, across a wide expanse of sandy beach (at low tide) with a single road running north south to the front (the A178). This road is divided into two parts at the junction with Station Lane (which comes in from the west) with The Cliff to the north and The Front to the south. A more or less continuous frontage of buildings is formed behind this road, from Lawson Road in the north to South End at the southern end of the Conservation Area. This largely continuous frontage is punctuated by The Green which is a large impressive square of properties set back from The Cliff, the junction of Station Lane (already mentioned) and the relatively narrow building-lined Church Street leading up to Holy Trinity Church. The exception to this general description is a small terrace of properties on the east side of the road at 70 to 79 The Front set with the rear elevations facing the sea. Just south of this group of buildings is the art deco Seaton Bus Station facing inwards in a similar way. Though not in the Conservation Area boundary the Longscar Centre falls into a similar category.
2. Plan 2 in the appendices also indicates the listed buildings contained within the Conservation Area with the majority being located on the western side of The Green. Two further listed buildings are located at



the south side of The Green (18 and 19 The Green) with a listed telephone box located on the north side of The Green itself. The other significant listed buildings are located at the southern end of the conservation area consisting of the Marine Hotel on The Front, the Seaton Hotel at the corner of The Front and Church Street, Holy Trinity Church at the top of Church Street and the Seaton Bus Station. There is a further small group of listed buildings at South End at the very southern extremity of the Conservation Area. The Bus Station is most impressive architecturally consisting of two sweeping symmetrical shelters either side



of a central clock tower with an overall length of 150 metres. The Shelter constructed in the mid 1930's in reinforced concrete with a rendered finish reflects the Art Deco style of the period. Holy Trinity Church located within its churchyard at the edge of the Conservation Area provides a quiet space away from the main part of the Conservation Area. In terms of atmosphere and more intangible qualities Seaton Carew Conservation Area can be split at Station Lane with the area to the north being residential with a relaxed quiet quality while the area to the south is the busy commercial part aimed at a market of day trippers with hot food take aways, amusement arcades and novelty shops with the exception of Holy Trinity Church and church yard which offer an alternative quality as already noted.

3. The buildings in Seaton Carew vary in height from single to three storeys, with additional space in the attic where dormers to the roof provide light and ventilation. The Marine Hotel is an exception to this being 3 or 4 storeys in height. Buildings have a strong vertical emphasis with pitched roofs, the earliest buildings finished in clay pantile with the later buildings finished in slate. Traditional timber sash windows predominate many of which are multi paned and add to the vertical emphasis, but there are examples of casement and horizontal sliding sash windows.



Walling is commonly constructed in brickwork, often rendered and painted but the earlier buildings are constructed in random rubble and whitewashed. Bay windows of the Victorian canted type and the Edwardian square type have been added at first floor level, sometimes replacing an earlier sash window. Of particular note are the traditional shop fronts with many original examples surviving. Unlike examples in

### **C. LOCATION AND SETTING**

1. Seaton Carew Conservation Area is located on level ground south of Hartlepool with equally flat topography in an arc from north to the south of the Conservation Area. Extensive flat sands and the expanse of the North Sea form the other boundary. Seaton Carew is visible from the north from areas like the Headland set against the undulating sand dunes of the North Gare, the Tees estuary and the Cleveland Hills and industry to the south of the Tees. Much of the atmosphere of Seaton Carew and its main economic function is given by this seaside location.



### **D. HISTORY**

1. The name Seaton Carew derives from sea-town or on-sea and from the family manorial name of Carrowe. While the earliest evidence of settlement dates from the medieval and Roman periods, the layout and building character now evident in the Conservation Area derives from the economic and social activities between the 18<sup>th</sup> and early 20<sup>th</sup> centuries.



2. These economic and social activities and their effect on the character of the Conservation Areas can be divided into three distinct phases. Each phase produced its own distinct building design and appearance and use of particular materials. This has produced the distinctive character of Seaton Carew with a mixture of buildings of different periods mixed together side by side to produce an interesting and unique appearance.
- The first is from fishing, agriculture and the collection of sea coal in the 18<sup>th</sup> century; though a salt industry derived from an evaporation process of brine and later boring for brine on the marshes south of Seaton Carew were a much earlier influence from the 15<sup>th</sup> century and

before. This produced much of the informal layout of Seaton Carew and buildings like Ashburn Cottage, 7 to 9 Green Terrace, 7 to 10 The Green and 5 to 8 South End all of which are constructed in random stonework with clay pantile roofs and a simple unselfconscious external appearance influenced by local needs.

- The second distinct phase was in the 19<sup>th</sup> century when access to Seaton Carew was improved by the construction of railways and roads to replace rough tracks. This was supplemented by a tram service from Hartlepool in the early 20<sup>th</sup> century. This improved access had two effects one was to change Seaton Carew to a seaside resort with visitors attracted by the easily accessible beaches and secondly to create a residential escape for families made wealthy by the industrial and commercial success of Hartlepool, a similar process already noted in conservation appraisals for the Park Conservation Area. This period produced its own set of buildings; consciously designed residential villas the prime example of which is the Staincliffe (now a hotel), but also 1 to 5 The Cliffe and the majority of the houses around The Green (with some of these converted from the earlier phase like 10 The Green). The response in terms of buildings to the visitors to Seaton Carew was the construction of hotels like the Seaton Hotel and the Seven Stars Hotel, later to be demolished and replaced by the Marine Hotel (both grade 2 listed). All these buildings, unlike the earliest phase of Seaton Carew have a designed appearance with strong vertical emphasis and the display of self conscious architectural ideas imported from beyond Seaton Carew. The materials used are brickwork (often with decorative render), slate roofs with elaborate detailed decoration in the form of balconies, porches and towers.



- The final phase in the development of Seaton Carew in the early 20<sup>th</sup> century was the conscious reinforcement of its role as a seaside resort by the creation of the Bus Station with its South Shelter and the North Shelter opposite The Green (both shelters now demolished). These buildings were aimed at improving the experience of visitors to Seaton Carew. All were constructed in the favoured material of the time which was reinforced concrete and reflected the Art Deco design influences of the 1930's when they were built. A more formal promenade layout was also introduced to improve





completion of the formal Esplanade at the northern end in 1905.

3. Attached in the appendices is Plan 3, a historic map from 1897 with the present Conservation Area boundary super imposed which shows that this boundary includes much of the original settlement of Seaton Carew. The historic plan illustrates how compact Seaton Carew was, concentrated on a narrow strip facing the North Sea. One feature of note from the historic plan is that with the exception of 70 to 79 The Front the sea frontage was clear of buildings. With historic photographs, as added information, the frontage to the sea was very informal consisting of rough grass and sand dunes bounded by a bird's mouth fence, until this was formalised as noted immediately above. All the land to the west was an extensive agricultural field system managed from farm buildings within Seaton. Prior to the construction of roads and the railways the plan also shows how isolated Seaton was. Until 1882 when the road between Seaton and Hartlepool was constructed communication was by means of a meandering track. At the southern end of Seaton the road ended in a farm track and footpath with a road to Graythorp etc only constructed relatively recently in 1914, creating the current through route for traffic. In 1836 a railway link was constructed between the Hartlepool and the Clarence lines to connect to Seaton, also causing the creation of a road link from the west along Station Lane. Before these changes access to the outside world was via a coach service for the wealthy and stage wagon for those that were not, running from Darlington in 1783. A regular coach service started from Hartlepool to Stockton passing through Seaton in 1836. A tram service commenced in 1902. The slowly improving transport access was the cause for the most recent change to Seaton with the conversion of the agricultural land to the west of Seaton to a residential suburban character, a process that was already beginning in 1897 and can be seen continuing in attached historic plans for 1938.

#### **E. PUBLIC INVESTMENT RESPONSE TO DECLINE**

1. Visitors have been important to the economy of Seaton since the 18<sup>th</sup> century. A visitor, William Tate, in 1821 observed that two thirds of the Seaton villagers were employed as waiters, cooks, laundresses and cleaners. This importance to the local economy continued into the 20<sup>th</sup> century and with improved communications (indicated previously) visitors changed from paying guests staying for weeks at time to day trippers arriving in large numbers first by train, then by bus and coach at the Bus Station and then by their own cars. With larger numbers the economic importance widened beyond Seaton to become important to the economy of Hartlepool. With rising affluence in the form of increasing car ownership and the ability to travel the attractiveness of Seaton declined and with reduced visitors, investment in Seaton as a resort also declined. By the 1960's, together with the wider economic problems of Hartlepool, Seaton Carew was visibly deteriorating. The

public policy response was to raise the status of Seaton Carew by its declaration as a Conservation Area in 1969 and to apply public funding programmes in the form of the Urban Programme (in the late 1980's) and a Heritage Economic Regeneration Scheme (HERS) in 2002 to 2005 funded from central government sources, English Heritage and Hartlepool Council.



2. The public investment response under these two programmes was to provide building grants to undertake basic repairs to properties and undo the many inappropriate alterations to restore the original character of buildings. One particular design difficulty was past investment by amusement arcade owners, introducing long continuous modern shop frontages running across several different properties, producing a single appearance but obliterating the variety and differences between buildings which provides much of the character of Seaton. Other investment occurred in the environment, particularly under the HERS where a paving scheme was undertaken on both sides of The Front from Station Lane to Church Street. Public investment under the Urban Programme also occurred in the environment, but as the two phases of investment were not to a common set of design criteria there is reduced mutual reinforcement from the public investment made.



3. The public investment was only partly successful. The take up of building grants was patchy despite the rate of grant for shop fronts under the HERS being 75% and for works to the rest of the front elevation at 60%. Feedback from owners/developers indicates that the day tripper economy does not generate enough income for them to take part fully in publically funded investment initiatives. The day tripper economy of Seaton Carew is only significant between Easter and autumn in any year and can be highly affected by bad weather during this period. The day tripper economy is also low value with low



spend per head. The consequence is that building owners cannot accumulate the capital (or raise by commercial borrowing) to fund their proportion of grant aided works despite the high levels of grant offered. The Seaton day tripper economy for many business owners is largely a subsistence one.

4. An element of the intention of the public investment was to diversify the Seaton economy partly away from the day tripper economy, but also to support it. Part of the support was to introduce an all year indoor facility which would attract visitors to Seaton unaffected by the weather and the time of year, to extend the trading period for local owners and increase their incomes. The diversification was to introduce different economic uses to Seaton which were unconnected with the day tripper economy and connected to a wider economy. Partial success was achieved in this with a music shop and gift and flower shop having set up together with restaurants, some with the aid of building grants. Progress in establishing any substantial new-build attraction on the sea front, however, depends on a positive outcome from current coast defence studies.



## **F. REVIEW OF CURRENT POSITION**

1. Overall Seaton Carew can be considered to be in relatively good condition with no vacant or underused groups of buildings (unlike Church Street Conservation Area which was recently assessed) which can have a detrimental effect not only on the character and appearance of the Conservation Area but on the local economy. One exception to this is the Longscar Centre which although not in the Conservation Area boundary is adjacent to it and is largely unused and empty. The last significant public investment in the Conservation Area was in 2005 and as indicated this was only partially successful. There are remaining issues of poor building maintenance and inappropriate alterations which can have an adverse effect on the character and appearance of the Conservation Area and upon the attractiveness as a visitor destination. A related issue to the appearance of buildings is the design and appearance of adverts. The public investment in the environment that has been made has been restricted by the budgets available with a consequent reduced impact. The appearance also appears piecemeal and therefore reduced in impact due to the lack of a common design approach.
2. Seaton Carew Conservation Area can be divided and considered in two distinct parts, divided by the road junction at Station Lane. To the north of Station Lane the character is predominantly residential, though there

are a small number of hotels and bed and breakfasts. The area to the south of Station Lane is predominately commercial and retail in character, but with some solely residential properties mostly on the north side of Church Street and at 4 to 6 The Front .

3. **Area north of Station Lane** – As a consequence of the predominately residential character there are no empty buildings with properties largely well maintained. The commercial properties like Staincliffe Hotel, Norton Hotel and 18 to 19 The Green(a bed and breakfast) are also well maintained. The commercial properties benefited from grant investment under the Urban Programme as did 12 The Green under the HERS scheme. Residential properties have also received grant under the Council's Conservation grant budget. This investment has therefore had a long-term benefit. The appearance of the Esplanade to this area is also well maintained with recent improvements achieved following the demolition of the structurally unsound North Shelter (the reinforced concrete construction had been badly affected by the seaside location).



4. The area of The Green provides an opportunity to create a significant environment which could improve and enhance the character of the Conservation Area. Set back from the Esplanade, The Green presents an interesting open space framed by buildings. Although the buildings are mostly well maintained with many having benefited from public investment and retaining period detailing, The Green itself has not benefited from any recent investment. An environmental scheme including the footpath across The Green and its boundary, the surrounding roads, footpaths and lighting has the potential to create a greater positive impact. Residents have also expressed an interest in a railing restoration scheme to their property boundaries. At the north east corner of The Green is a war memorial, the setting of which could be improved in a similar way to that undertaken at the Headland enhancing this particular corner of The Green.



5. **Area south of Station Lane** – The area to the south of Station Lane is predominately commercial and retail in character. The issues in this area to be considered are building appearance arising from inappropriate repairs and alterations, inappropriately designed and

detailed advertisements to properties and the incoherent appearance of the street environment, mostly to the Esplanade. The presence of the Longscar Centre and its largely unused condition, although not in the Conservation Area, has a major detrimental effect upon its character and economic confidence.

- Building appearance. The character of the Conservation Area is reduced by inappropriate alterations and maintenance. A good example of this is 34 The Front which has lost all original period details including shop front, first floor bay windows and sash windows. One notable issue is the predominance of amusement arcade frontages at 18 to 25 The Front and 12 to 13 The Front, where a single modern shop front design has been introduced across the front of a number of buildings, removing the variety of detail between buildings that is the character of Seaton Carew.

- The Longscar Centre is at the centre of the area south of Station Lane. Although not in the Conservation Areas it is adjacent to the boundary and its presence physically dominates the surrounding area. The Centre has been extended to improve its economic viability, measures which have largely failed with the result that the Centre is mostly in an unused condition and adversely affects the local economy and the quality of the Conservation Area.



- The design of adverts to properties in the form of fascia signs to shop fronts and hanging signs to front elevations and their illumination can enhance the quality of a building and the conservation area. The choice of materials, style or font type of letters used, the colours used for backgrounds and letters and the way the advert is illuminated are some of the detailed issues which need to be addressed to achieve satisfactory advert design. Design advice made available to owners and agents who submit applications would be a means to address this design issue.



- The Esplanade, including the car park to the rear of 70 to 79 The Front and the area to the rear of the Bus Station has been subject to successive environmental schemes under Urban Programme and the HERS. The public investment has of necessity

been piecemeal with no overall single initial design and palette of materials. A consistent design approach for this area including material types (also taking in the area of the Longscar Centre) which could be implemented over an extended period would achieve an improved impact.

- Another area to be considered for environmental scheme which could enhance the character of the conservation area and the visitor experience is the church yard to Holy Trinity (grade 2 listed). The rear of the Church yard contained the Vicarage until it was demolished. The churchyard surrounded by a wall and containing original features like railings provides a space for an alternative quieter environment for visitors with the opportunity to create a garden in the area of the former vicarage.



- The future management of Seaton Carew Conservation Area needs to be considered in the context of the Sea Change initiative which is a possible source of public investment in the environment, buildings and heritage of seaside resorts. A number of seaside resorts in the north east region have already been successful in obtaining funding from the Sea Change initiative. An application to Sea Change has been submitted for Seaton Carew. The application focuses on the area around the Bus Station. Alongside this application s wider feasibility study is being carried out to the seafront area in conjunction with the Coast Strategy which is considering sea defences in the area.

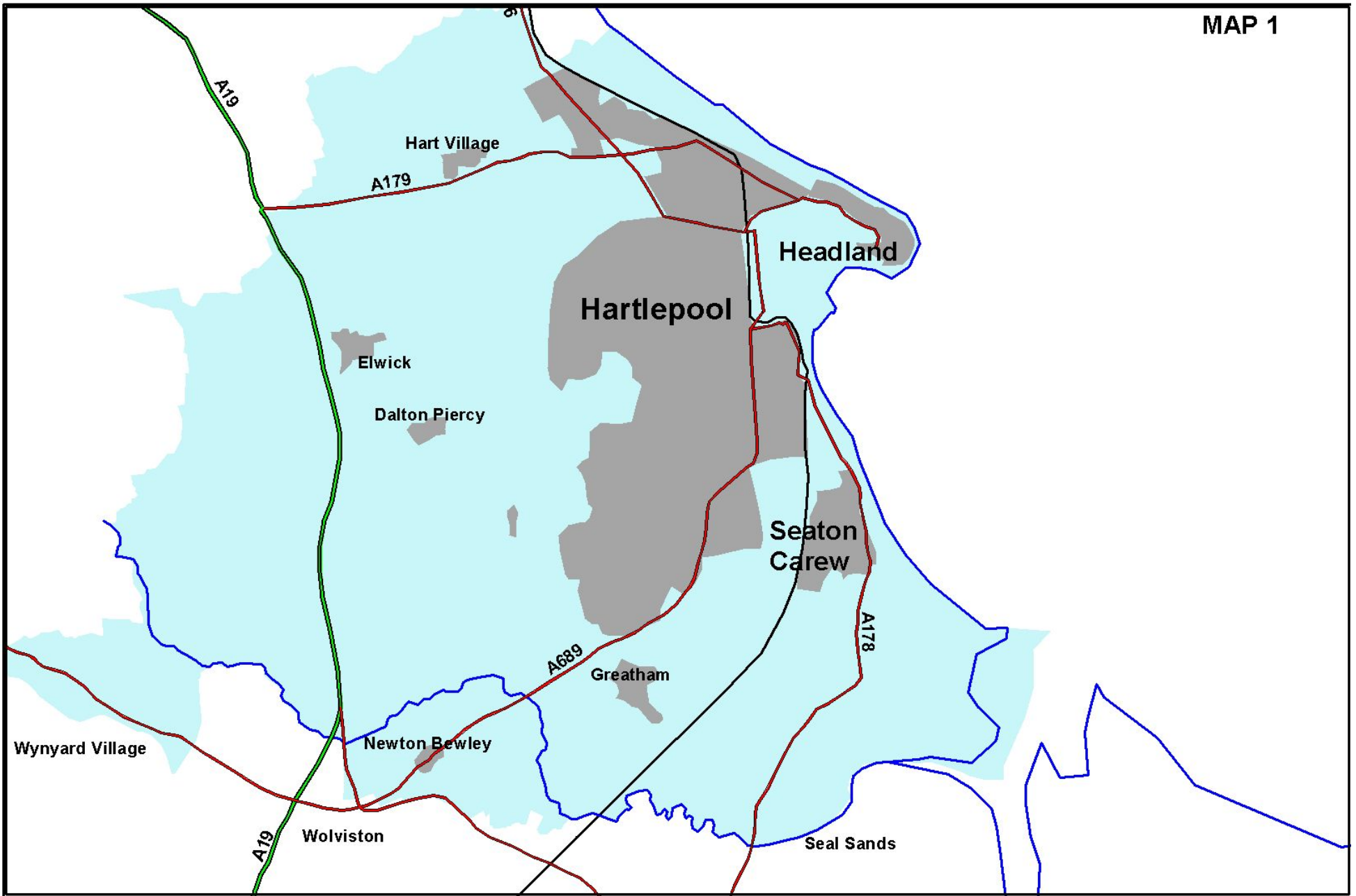
## **G. CONCLUSION AND RECOMMENDATIONS**

1. The heritage of buildings and the general environment in any sea side resort form an important part of an area therefore steps to achieve the appropriate management of Seaton Carew Conservation Area will be a foundation for a successful resort. The conservation area appraisal report has addressed the following issues in the future management of Seaton Carew Conservation Area:
  - Building appearance, arising from inappropriate alterations and maintenance.
  - The design of adverts to properties.
  - The design and appearance of the street environment, including the possibility of further areas of enhancement.
2. **Building Appearance** – As the report indicates the quality of the Conservation Area is reduced by inappropriate alterations to buildings, poor design and maintenance in the context of a conservation area.

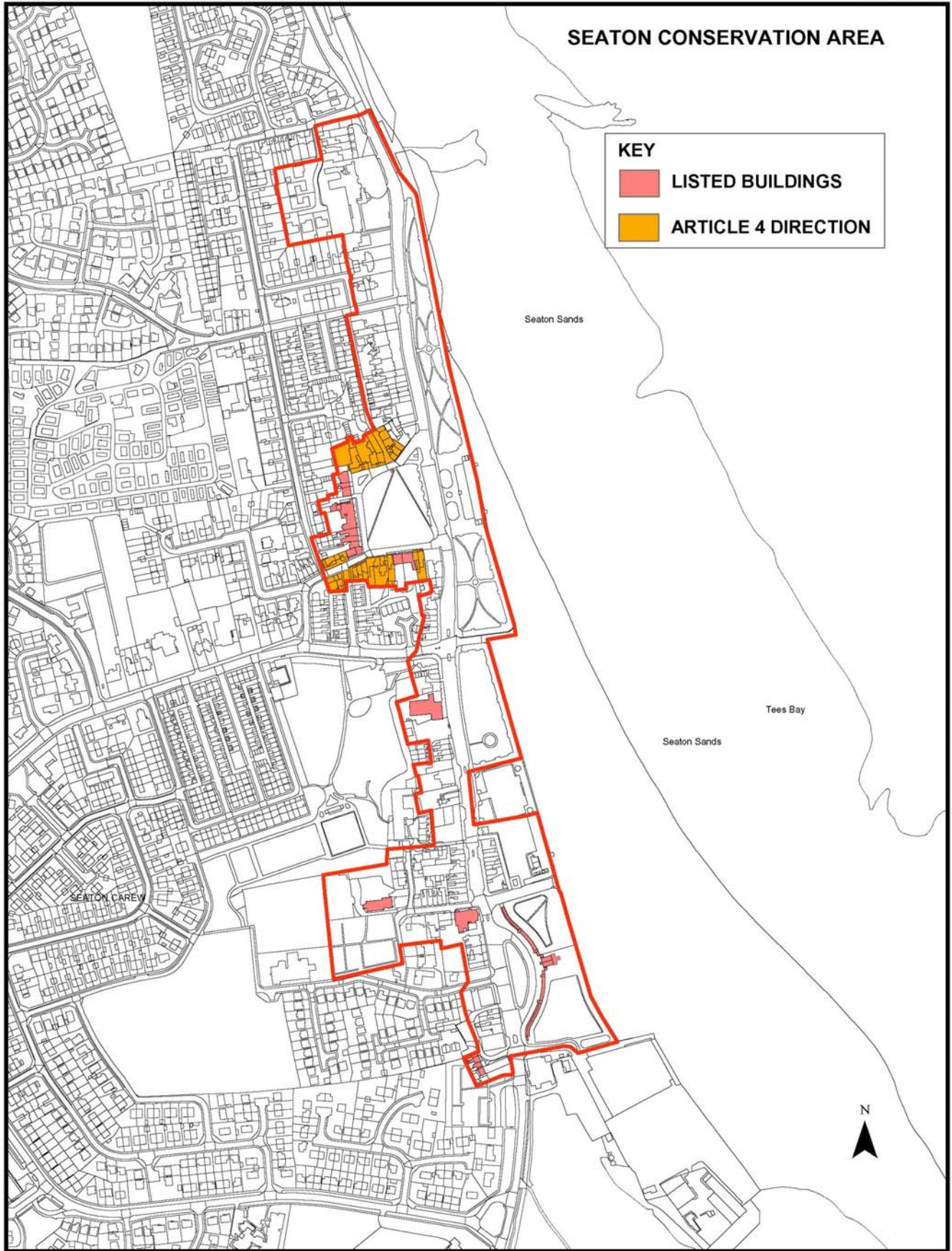
The report noted the example of properties on The Front where all the traditional appearance has been lost by inappropriate alterations. The predominance of long continuous horizontal amusement arcade frontages have removed the variety and interest that a number of differing traditionally detailed frontages would provide. Part of the solution to achieve an improvement would be to provide building design advice to owners particularly concerning shop front design. A leaflet "Shop front Design Guide" already exists along with a Supplementary Guidance Note in the Local Plan providing guidance on shopfronts and advertisements. These could be adapted and expanded in a leaflet to be applicable to Seaton Carew. The Appraisal has also noted the detrimental effect of the Longscar Hall on the positive character and appearance of the Conservation Area. Although outside the Conservation Area it abuts the boundary and because of its physical size and largely unused condition has a negative effect.

3. **Design of advertising** – The type of design and detail of advertisements to buildings and shop fronts can have a positive impact on the appearance of Seaton Carew as a Conservation Area. The leaflet on "Shop Front Design" mentioned above could be adapted to address good design of advertisements on buildings and shop fronts in the context of a conservation area. The integration of roller shutters into the overall shop front design can enhance the character of individual buildings and the wider appearance of Seaton Carew and the leaflet could address this issue as well.
4. **Design and Appearance of the Street Environment** – The Appraisal report has noted the condition of some of the street environment, particularly the area around the Longscar Hall, the car park to the rear of 70 to 79 The Front and to the rear of the bus station. This area has been subject to a number of environmental improvement schemes which due to the periodic availability of funding has been piecemeal and not to a single overall standard. The materials used have also not been of sufficient quality to be long lasting. An approach working to a single overall design with a limited range of high quality materials (which could be implemented over an extended period, if sufficient funding was not readily available) would provide a consistent overall outcome. The Appraisal report also notes that beside the sea front other areas seem appropriate for environmental improvements consisting of The Green (including a railing scheme suggested by residents) and the churchyard to Holy Trinity Church.

Attached as an appendix is a table outlining the issues in the conservation area drawn from the above conclusions and the way in which these can be addressed through existing working practices.



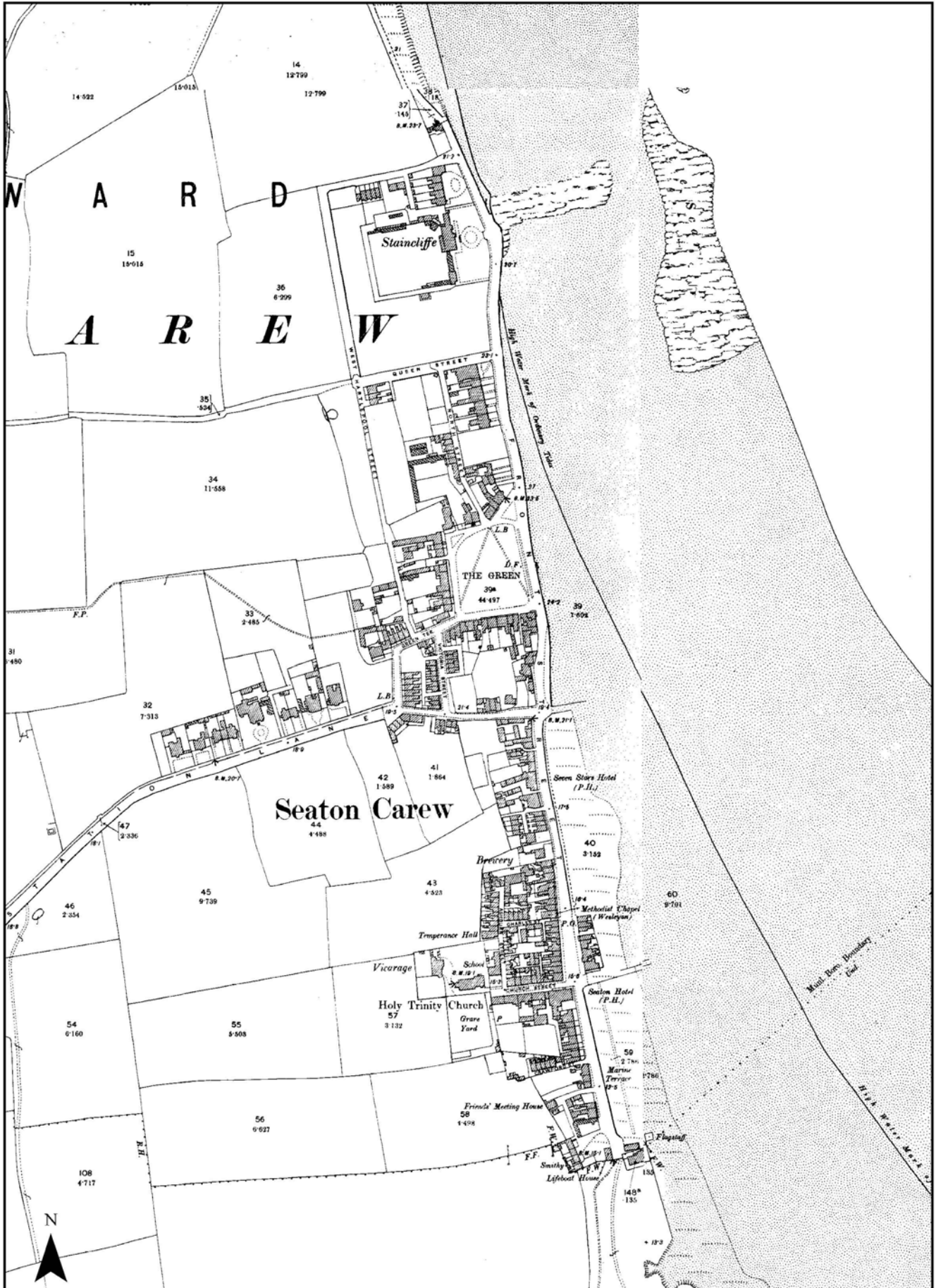




SEATON CONSERVATION AREA

KEY

- LISTED BUILDINGS
- ARTICLE 4 DIRECTION



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Scale 1:5,000

DRAWN BY J.BROWN 2009  
DEPT REGENERATION & PLANNING  
HARTLEPOOL BOROUGH COUNCIL

### Action Plan addressing issues which have arisen from the appraisal

Issue	Potential Action
Unsympathetic alterations and loss of traditional architectural details to buildings	<ul style="list-style-type: none"> <li>• Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development control powers.</li> <li>• Encourage appropriate reinstatement of traditional architectural details in future development negotiations.</li> <li>• Take enforcement action against unauthorised removal of traditional architectural details where a breach of planning control has occurred.</li> </ul>
Poor quality shop fronts and signage	<ul style="list-style-type: none"> <li>• Take enforcement action against unauthorised change of use or removal of a shopfront where there is a negative impact on the character or appearance of the conservation area.</li> <li>• Encourage appropriate reinstatement or sympathetic shopfront and signage design (following guidance in Local Plan Supplementary Guidance Note 5)</li> <li>• Provide a leaflet offering guidance to building owners of alterations to shop fronts similar to that provided by the New Deal for Communities Partnership.</li> </ul>
Poor maintenance of buildings	<ul style="list-style-type: none"> <li>• Seek improvements to poorly maintained buildings or land by negotiation through the development control process.</li> <li>• Consider a strategy for using Section 215 Notices*1 to improve quality of built environment.</li> <li>• Serve Section 54 Urgent Works Notices*2 on listed buildings at risk, and consider use on unlisted buildings at risk, with agreement from appropriate authorities.</li> </ul>
Maintenance of street surfaces and street furniture.	<ul style="list-style-type: none"> <li>• Ensure retention/reinstatement of traditional paving and hard landscaping.</li> <li>• Encourage like-for-like replacement, provided material is 'fit for purpose', where damage to street surface occurs.</li> <li>• Where wholesale replacement is required co-ordinate with appropriate sections to ensure consistency and quality of alternative material.</li> <li>• Ensure good maintenance of street furniture, and, where replacement is required that they are of an appropriate design.</li> </ul>

The above table provides a list of issues relating specifically to the conclusions drawn in the Seaton Carew Conservation Area Appraisal. The implementation of the potential actions may depend on the existing and future financial and staff resources that Hartlepool Borough Council departments work within.

\*1 A Section 215 Notice is a notice that is served on the owner or occupier when the poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood. The notice requires proper maintenance of the property of land in question, and it specifies what steps are required to remedy the problem within a specific time period.

\*2 An Urgent Works Notice is served under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, and can be served on a vacant (or vacant parts of a) listed building where works are urgently necessary for the preservation of a listed building. In exceptional circumstances there are special powers available to the Secretary of State to authorise the use of these powers to an unlisted building in a conservation area where the preservation of the building is important for maintaining the character or appearance of the area. The works that can be implemented include making the building weather tight, safe from structural collapse and preventing unauthorised entry, vandalism or theft.

