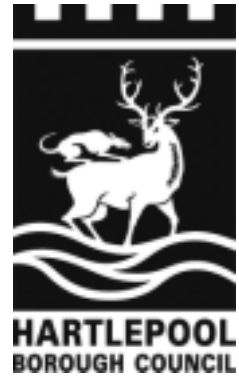


CONSERVATION AREA ADVISORY COMMITTEE AGENDA



Thursday 5th March 2009

at 6.00 p.m.

at

the Marine Hotel, Seaton Carew

MEMBERS: CONSERVATION AREA ADVISORY COMMITTEE:

The Mayor, Stuart Drummond
Councillor Rob Cook, Chair of Planning Committee
Mrs Sheila Bruce, Hartlepool Civic Society
Mrs Maureen Smith, Hartlepool Archaeological and Historical Society
Mr Brian Walker, Greatham Parish Council
Mrs Pat Andrews, Headland Parish Council
Ms Julie Bone, Headland Residents Association
Mr Lloyd Nichols, Seaton Carew Renewal Advisory Group
Mr Richard Tinker, Victorian Society
Mrs Andy Creed-Miles, Society for the Protection of Ancient Buildings
Mr Brian Watson, Royal Institution of Chartered Surveyors
Mr Andy Riley, Royal Institute of British Architects
Ms Julia Patterson, Park Residents Association
Mr Ian Moore, Princess Residents Association

1. Apologies for absence
2. Minutes of last meeting held on 4th December 2008
3. Matters arising
4. Windows Policy Update
5. Grange Conservation Area Appraisal Update
6. Draft Visual Appraisal Seaton Carew
7. Any Other Business

CONSERVATION AREA ADVISORY COMMITTEE

MINUTES

4 December 2008

The meeting commenced at 6.00pm at The Historic Quay, Maritime Avenue,
Hartlepool

Present: Mrs Julia Patterson, Park Residents Association
Mrs Andy Creed-Miles, Society for the Protection of Ancient Buildings
Mr Brian Walker, Greatham Parish Council

Officers: Sarah Scarr, Landscape Planning and Conservation Manager
Peter Graves Conservation Officer
Sarah Bird, Democratic Services Officer

20. Apologies for Absence

Apologies were received from The Mayor, Stuart Drummond, Councillor Rob Cook, Mr Brian Watson, Mr Richard Tinker and Mrs Maureen Smith.

21. Appointment of Chair

In the absence of The Mayor and Councillor Rob Cook, Sarah Scarr facilitated the meeting.

22. Minutes

The minutes of the meeting held on 11 September 2008 were confirmed as an accurate record.

23. Grange Conservation Area Appraisal

The Landscape Planning and Conservation Manager presented the report. Members were reminded that the Grange area had been designated a Conservation Area in 2004 but there had been some changes since that time. The North of England Civic Trust had been appointed as consultants to carry out an appraisal of the area. The Authority wanted consultants who would engage with residents and encourage them to take ownership of the conservation area. The Trust had been imaginative in their consultation in the Park conservation ward and had engaged with local schools. The ideas that they had for the Grange area were equally innovative. The appraisal was due to commence in January 2009 and a Steering Group was currently being

formed consisting of The Mayor, Stuart Drummond, Councillor R W Cook (Chair of Planning Committee), Brian McBean (resident representative) and Mr Brian Watson (Royal Institute of Chartered Surveyors) and a representative for the Ward Councillors in Grange. Progress updates would be reported back to this committee.

Recommendation

The Committee noted the report.

24. Windows Policy Update

The Landscape Planning and Conservation Manager outlined the public consultation which had taken place regarding the proposed new windows policy for properties covered by an Article 4 Direction in Conservation Areas. The proposed policy was more open to allow for modern materials although using a similar design to traditional windows. The consultations had not been very well attended and over 2,000 questionnaires had been sent out but only 87 had been returned. The comments would be reported back to the Planning Committee on 18 December 2008 and it was hoped that the policy would be finalised then.

Mr Walker asked whether guidance would be produced and was informed that a general guide would be written for residents. Mrs Patterson asked whether suppliers would also be given guidance. The Landscape Planning and Conservation Manager confirmed that she could compile guidance for circulation to local suppliers. The Committee however were unanimous in that grants should not be given to residents who wished to use modern materials. The Landscape Planning and Conservation Manager stated that the Mayor was in favour of a grant scheme encouraging the use of traditional materials when carrying out building work. She said that the budget had already been allocated for this financial year and the department was taking applications for the next financial year. Mrs Patterson said that the Mayor should be encouraged to continue with the grant aid.

Recommendation

The committee were in favour of the new proposed policy and hoped that it would be supported by Planning Committee in the future when applications for windows in conservation areas are received, recognising the need for consistent application of the policy

25. Any Other Business

Greystones

Mrs Patterson asked whether there were any updates on this property and was informed that there had been no update since meeting with the owner in August. The Conservation Officer stated that there had been some good work done on the boundary wall to the property and it appeared that the owner had

taken advice on board.

Equestrian Arena

Mrs Patterson asked whether there was any update on permission for an equestrian arena at Tunstall Hall Farm which had been submitted. She stated that she did not wish a metal building to be sited next to a public right of way. The Landscape Planning and Conservation Manager stated that she understood it to be an open arena rather than enclosed.

Christmas lights

Mrs Creed Miles asked whether planning permission was required to erect Christmas decorations on a listed building and was informed that as they weren't permanent it was not considered necessary.

26. Date and time of next meeting

The next meeting was scheduled for 5 March 2009 at 6.00 pm. Venue to be confirmed.

The meeting concluded at 6.40 pm.

Subject: Windows Policy Update

1 Introduction

- 1.1 This report is intended as an update on the current position after the recent consultation on windows policy.

2 Background

- 2.1 The committee will recall from previous meetings that the Planning Committee agreed to a period of public consultation regarding the proposed new windows policy for properties covered by an Article 4 Direction in conservation areas.
- 2.2 The public consultation took place in November. All properties in the eight conservation areas received a leaflet providing information about the proposed policy amendments. In addition residents were invited to one of the six consultation sessions held between 2:30pm – 7:00pm in some conservation areas. Information was also posted on the Council website regarding the consultation and an online questionnaire was available.
- 2.3 The response to the consultation was taken to a meeting of the Planning Committee on the 18th December 2009. At that meeting the committee requested further information on the costs of UPVC windows and requested that the meeting be adjourned until this information was provided. A further meeting of the committee was held on the 19th February. This report outlines the response to the public consultation and the research carried out into costs along with the decision of the committee.

3 Response to Public Consultation

- 3.1 The response to the public consultation is outlined in Appendix 1. In total 87 responses were received from the 2,200 delivered across the eight conservation areas. This is a response of just under 4% of residents.
- 3.2 The majority of the responses have come from those areas outlined above which will be directly affected by the proposed policy change. Just over half of the respondents (57%) were from residents with a property covered by an Article 4 Direction.
- 3.3 The majority of the respondents (78%) supported the proposed new policy with 20% against the proposed amendments (2% not indicating a view). Considering responses from those areas affected directly by the policy there was 100% support in Elwick, whilst in the Headland and Grange the policy was supported by 73% and 76% respondents

(respectively). The level of response from the other conservation areas, with little or no Article 4 coverage, was very low.

- 3.4 Space was provided for residents to write any comments that they had on the proposed policy. In summary the comments covered the following points:

Those supporting the policy highlighted the following

- Leeway should be given on detailing and opening mechanisms
- Maintaining the appearance of the property should be the prime concern not materials
- Need for double glazing and it can look old to keep in with the area
- This policy should also be applied to listed buildings
- The policy will allow residents to maximise heat retention
- The proposal does not go far enough – the policy should allow an appearance similar to the original design.
- Proposed changes appear to be a pragmatic balance between the desire to maintain the character of the area and the benefits of using modern materials.
- A template to work from should be provided to enable continuity of design

Those objecting to the policy highlighted the following

- UPVC windows have a limited life, well made and fitted wood windows can have a life far in excess of UPVC
- Lack of variation in colours will bring some standardisation which may ruin the very appearance and certainly variety within a conservation area.
- A relaxation of the policy is a sign that the policy is flawed. The conservation area [Grange] should be removed altogether
- Modern materials should only be used to the rear of the property
- Good quality repair and modern draught proofing materials can give equal comfort to UPVC windows.
- Modern windows have no place in historic buildings, they are an eyesore.

The comments can be viewed in full in Appendix 2, and copies of the returned questionnaires are available in the Members Room.

- 3.5 In addition to the comments of residents the views of the Headland Conservation Area Advisory Group, this committee and the Portfolio Holder for Regeneration and Liveability were provided.
- 3.6 The matter was reported to the Portfolio Holder for Regeneration and Liveability on 26th September. The Portfolio Holder acknowledged that there had been difficult negotiations around this subject and noted that ‘this appeared to be a good compromise. He added that he hoped that there would be a robust policy so that the character of the Headland

would be preserved and hoped that the use of traditional materials would be actively encouraged' (minute 10).

- 3.7 The Headland Conservation Area Advisory Group met on 21st November and considered the draft policy. The group stated that it agreed with the proposed policy change and felt that if it was adopted it 'would provide residents of Conservation Areas with choice in terms of materials that they can use in order to replace windows.' In addition it stated that 'In using modern materials it is vitally important that the policy does reflect the need to have appropriate design, detailing, dimensions and opening mechanisms, thereby allowing the character of the conservation areas to be promoted.' The comments of the group can be viewed in full in Appendix 3.
- 3.8 This Committee discussed the issue at the meeting on 4th December. Those present stated that they were in favour of the new proposed policy and hoped that it would be supported by Planning Committee in the future when applications for windows in conservation areas are received, recognising the need for consistent application of the policy.
- 3.9 English Heritage was consulted on the proposed amended policy. They have received copies of the leaflet circulated to householders and a copy of the full policy showing the amendments. A copy of their comments can be found in Appendix 4.
- 3.10 The letter notes that the consistent advice to the Council over the years has been that 'the use of uPVC windows, doors and other features on historic buildings in conservation areas is inappropriate'. They state that their advice is based on the government's policy guidance, PPG15: Planning & the Historic Environment which advocates 'the retention, repair and, if necessary, like-for-like replacement of traditional joinery.' They go on to say that they are 'extremely disappointed that the Council is now proposing the tabled amendments to conservation policy for the borough and must strongly oppose their acceptance.'
- 3.11 With regard to the issue of grant schemes English Heritage states that 'If the management regime and policies of a Local Authority are counterproductive to the aims and objects of a heritage grant scheme, we are obliged to consider the value of allocating public funds towards it. Scarce resources may be more appropriately allocated to areas where there is more of a chance of lasting benefit and sustainable solutions being reached.'
- 3.12 This issue was also considered as part of the Headland Conservation Area appraisal consultation. The consultation was extensive with three rounds gauging residents' thoughts on the conservation area. It was clear from the first two consultation events that a major issue in the area was the use of UPVC. In the third round of consultation the majority of respondents (65%) agreed that, in the case of Article 4 properties, 'modern materials on these properties may be considered, but only

where these materials are in keeping with the design, detailing, dimensions and the opening mechanism of the original window.’

4 Cost of UPVc windows

- 4.1 A survey of local and national UPVC companies has been carried out to obtain comparative costs for timber sash windows, UPVC sliding sash windows and a standard casement UPVC window. A price was obtained for a single one over one double glazed, UPVC sash window in white with horns. The size of the window was based on the average size of an upper floor window in the Grange conservation area. This style and size of window was chosen as this is the area where most of the current applications for windows are emanating.
- 4.2 Ten companies were contacted with responses provided by seven companies; three companies were unable to provide estimates without visiting a property. The cheapest window available was from a local supplier at £450 including VAT for the window and fitting. The most expensive window was from a company outside Hartlepool but located in the north east charging £988. These costs are approximate and may vary depending on the state of the window into which they are fitted. Considering all seven estimates the average cost of a window was £655.
- 4.3 It should be noted that although all of these windows would be deemed to be visually acceptable in planning terms on close inspection they do differ in appearance and in particular the finer detailing. For example the replication of details varies greatly depending on the price of the window. Inevitably those at the higher end of the market provide a more accurate replication of the finer detailing including elements such as integral horns. Other firms add horns to a standard window and the join between the frame and the decorative horn is visible.
- 4.4 To put into context the prices provided above the average price of a timber sash window is £886. This compares favourably with the higher end UPVC windows which most closely replicate a traditional sliding sash window. In addition with assistance from the Conservation Grant Scheme the cost to the individual can be reduced further. The price of a top hung UPVC mock sash windows is £300 this is cheaper than a UPVC window replicating a sliding sash window however the detailing on such windows does not compare favourably with traditional timber sash windows or even a UPVC sliding sash window.

5 Conclusions

- 5.1 It is clear that the majority of resident respondents and relevant interest groups within Hartlepool support the proposed amended policy. The majority of comments received from residents supporting the policy welcomed the opportunity to make their homes more energy efficient by introducing double glazing.

- 5.2 Eight residents have raised concerns that the amended policy is too prescriptive. They have suggested that the requirements should be relaxed to allow windows of different opening mechanisms to be used. Whilst it is acknowledged that the policy is specific regarding the four criteria which must be considered it is felt that this is required to ensure that windows of an appropriate design and style are used. It is hoped that such a requirement will minimise the impact of the modern materials within the conservation area.
- 5.3 The concerns of those residents who do not support the policy are noted however it is clear that the majority of residents who responded do support the policy. It is hoped that, subject to a budget being available the Conservation Grant Scheme can continue to support those residents who wish to choose a traditional option.
- 5.4 English Heritage have highlighted that the proposed policy is contrary to national guidance and in addition indicated that any submissions to grant schemes would not be looked upon favourably. They do caution however that should Members be minded to approve the proposed draft policy the wording of the policy should be amended to refer only to windows to ensure that other items of joinery such as doors, bargeboards and fascias are excluded. In addition they asked that should the policy be approved the use of these materials should be monitored for a year to gauge the affect on the character of the conservation area.

6 Planning Committee

- 6.1 This issue was returned to the Planning Committee on the 19th February. The topic was discussed at some length. In particular Councillors were concerned that the policy was too prescriptive. A compromise was reached with the policy outlined in Appendix 5. It was agreed that traditional windows should be replaced with UPVC sliding sash windows. In the case of windows already replaced i.e. casement windows these can be replaced with top hung, casement windows which reflect a mock sash window.

7 Recommendation

- 7.1 That the committee notes the report.

APPENDIX 1 RESULTS OF CONSULTATION

SUMMARY OF RESPONSES TO QUESTIONNAIRE

		Elwick	Church St, Stranton, No area indicated	Grange	Greatham	Headland	Park	Seaton Carew	Total	%
Total response to consultation		14	4	18	5	40	2	4	87	
Do you live in a listed building?	Yes	5	1	0		5	1	1	13	15
	no	7	2	17	5	28	1	2	62	
	not sure	1		1		4		1	7	
Do you live in an Article 4 property?	Yes	7	1	14		27		1	50	57
	no	2		2	3	3		2	12	
	not sure	5	3	2	1	8	1	1	21	
Do you agree with the new policy?	Yes	14	3	13	4	29	2	3	68	78
	No		1	4	1	10		1	17	20

APPENDIX 2 CONSULTATION COMMENTS

COMMENTS FROM QUESTIONNAIRES
Greatham
We do like the idea of new modern windows, as the ones we have in are rotten and hard to open all the time. I am all for new windows in our area.
If replacement windows differ to existing window in size shape style then requests should go through planning for all buildings in a conservation area and allow UPVC in section C. Also bricks used surrounding window to match as wear as to original in colour as possible / should check people's privacy is not affected.
Replacement window in conservation areas should need planning permission if style and size differ. In front Street and High Street front windows should be timber and rear windows modern UPVC allowed. Unlisted buildings section C modern materials e.g. UPVC should be allowed.
Elwick
The conservation policy should be abolished, it failed the day electricity, telephones, satellite dishes and cars were allowed into the area!
Some leeway should be given re-detailing and opening mechanism. Sash windows are not always the best so some other suggestions (providing they are not ridiculous) should perhaps be discussed.
Park
Maintaining the appearance of the property should be the prime concern, not the materials used to achieve the end result
Church Street & Stranton
If previous authorities had adopted the same attitude to the dated materials, we would not have the very buildings the conservation areas are designated to protect. I see no reason why my modern semi-detached should be covered by the rules of no uPVC
There is a need for double glazing and UPVC can look old to keep in the area. With the cost of heating. Also it will make it soundproof.
UPVC windows have a limited life, well made and fitted wood windows can have a life far in excess of UPVC. UPVC are not maintenance free in fact, they loose or change their colour and the working mechanisms are subject to wear and tear and rusting particularly near the sea. They are in addition soon obsolete when parts can be difficult to obtain if at all.
The windows in my building leak water and wind blows thro them. They are terrible.

<p>Seaton Carew</p>
<p>I also feel that this change in policy should also apply to listed buildings as these buildings become even older it becomes more imperative to keep them water-tight, warm and aired with less expense of maintenance. The new materials used today can reproduce exact copies to replace leaky windows - the forward looking past homeowners would have welcomed them.</p>
<p>Article 4 buildings should be allowed to use windows of material and type then a) maximise heat retention and b) ease of escape in fire of emergency circumstances, and not restricted by outdated mechanisms, which impair both of the foregoing and with inevitability increased building maintenance cost. Condition would be completely changed from any type of window to a more restrictive definition of which public have not been fully informed or consulted. This would be a major change of planning policy contrary to the needs of current economic climate and housing costs and needs.</p>
<p>Whilst been in agreement I do have one concern and that is the question of lack of variation in colour. It appears that all UPVC windows are white only. Extensive use of these windows in conservation areas will bring about some standardisation which may ruin the very appearance and certainly the variety within a conservation area. Perhaps some encouragement towards more acceptance of timber repair/replacement could be the approval of double glazed units within a timber frame. Certainly my near neighbours who have had their wooden windows replaced recently were disillusioned that such an improvement could not be incorporated. The window winds off the sea are extremely cold on the frontage of properties in the Green. This generates the need for secondary double glazing at further expense. Could consideration be given to grant assistance for private properties as a further stimulus to retention of wooden windows where the UPVC problem has not spread too far? The need is to encourage occupiers of conservation properties to be proud of their area and its uniqueness.</p>
<p>Grange</p>
<p>I think if windows have been replaced and are similar in style should be allowed to change like for like windows. Council wishes to find whole replacement sympathetic changes should be allowed to modernise and keep people wanting to buy otherwise they will become too costly and therefore derelict and need to be demolished which would defeat the object of conservation.</p>
<p>Extra expense should be supported by local government grant</p>
<p>If windows need to be replaced I would like to see them replaced exactly as they were originally i.e. wood rather than UPVC</p>

<p>Grange Comments Cont.</p>
<p>I agree reluctantly. In practice it would be almost impossible to replace the wooden frames with matured timber - our house was built in the early 1900's and the timber is in excellent condition. The house is just over 100 years old.</p>
<p>UPVC has a limited life. It degrades and discolours to both pink and grey (on the surface). The catches and furniture rusts and is soon obsolete. At the end of its life the only remedy is to replace the whole window.</p>
<p>I would like to see a grant allocated if a new system is fitted.</p>
<p>The proposal does not go far enough. The houses particularly in this area are so diverse all that should be required is that the appearance should be similar to the original. Insulation and energy conservation are far more important than insisting on sash openings and making any improvements too expensive to attempt.</p>
<p>Virtually none of the properties in the Grange area which have already had windows replaced prior to the imposition of Article 4 Direction have sliding sash openings therefore if we wish to replace our old, draughty and environmentally unfriendly windows we are being penalised by having to pay a premium for sash opening when the other types of openings are a fraction of the cost and also do not match other properties in the area</p>
<p>A relaxation of the policy as is being suggested is a sign that the policy is flawed. I would like to see the conservation area removed. The money spent on grants can be re-directed to cover the resident only parking scheme recently removed by the Council. I should also point out that I am very angry to see this idea being put forward after I have installed wooden windows plus used slate on my roof - all at great cost, all to appease this unnecessary policy.</p>
<p>I support the proposed change in policy as it appears to give a pragmatic balance between the desire to maintain the character of the area and the benefits of using modern materials. I would however like to go further - rather than requiring planning permission with the associated administrative overhead, it should be treated as a permitted development, subject to compliance with a 'code of conduct' specifying design constraints etc this would be a much quicker and cheaper system.</p>

<p>Grange Comments Cont.</p>
<p>I don't agree with my property being in a conservation area at all. However I welcome the change in policy as wood windows are very hard to maintain and most of ours were completely rotten when we moved in. It would be silly to replace them with single glazed windows, when double glazing is so much more efficient. Plastic windows can look much smarter than out of condition wooden ones.</p>
<p>Headland</p>
<p>Costs us a fortune in heating bills, through drafty windows and doors</p>
<p>I am concerned regarding the amount of detailing required. How exact do the new windows need to be. The UPVC companies have only a limited styles of UPVC sash windows</p>
<p>If the council decides to adopt the new policy, then this will give residents the choice regarding material types. The provision of choice is extremely important. A policy change will allow conservation area's character to be protected.</p>
<p>Good quality repair and modern draught stopping materials can give equal comfort to PVC windows, and will always look better. It would be cost effective, wood can last 200 years.</p>
<p>The policy is too pedantic regarding the opening style and the glazing bars. Also the policy should relate to present style of windows not original style.</p>
<p>I do not agree with the full proposals if they look similar it would suffice operating and opening mechanisms are not so important.</p>
<p>Would be helpful if grants became available</p>
<p>I don't agree with the sash opening as it is costly and the installation will damage period woodwork on the inside of the properties. I agree with inserts only (I don't agree to a full bay installation or a plastic door). My house is bitterly cold and the windows that we have renovated rain in - I look forward to an energy efficient house as our heating bills are very costly and the heat ineffective.</p>
<p>So called modernisation of period properties by installing UPVC windows and doors ruins the appearance of the area. One of the reasons for buying a period property is the beauty of its features, which include wooden sash windows. If people want modern, why don't they opt for a modern house!</p>

<p>Headland Comments Cont.</p>
<p>We may live in Victorian Houses but this is the 21st century. In relation to (C) this is totally pedantic and should not be considered at all. The design, dimension etc should be as close as possible in UPVC not as shown on the leaflet.</p>
<p>Modern windows have no place in old historic buildings. They are an eyesore. Old buildings are built on the principle of being able to breathe - lime plaster; sash window etc New buildings are more or less sealed. The two do not mix. Many damp problems are caused by trying to mix them.</p>
<p>The map you supplied is good but the blue line isn't obvious enough to I.D. listed buildings, making it a tad confusing. I think the spec on the last page is clear and sensible</p>
<p>Would prefer only the backs of the houses to be allowed UPVC sash windows. The fronts should be kept as wooden and painted; UPVC at the front does not look good.</p>
<p>Plastic windows look awful on old buildings</p>
<p>As long as the appearance is correct the opening mechanism is irrelevant. The more detail the more expensive it will cost. The houses on the Headland are old and need these changes</p>
<p>I believe conservation area buildings should retain their character. Modern plastic windows do not suit the character of the area. Please retain guidelines regarding only using traditional materials.</p>
<p>May we suggest a template to work from for continuity of design windows and perhaps recommend several window manufacturing firms to approach regarding any works as Headland resident had to adhere to at the time of re-roofing our property in the late 1970's early 80's.</p>
<p>The use of modern windows / materials can only help promote improved energy efficiency, over the long term, in these grand 'old' establishments/residences.</p>
<p>As usual you bureaucratic myopia trails behind Government Policy and European Law . Basically energy conservation over-rules your petty interference in owners rights to insulate their homes. European Conservation Law pay's the upkeep of designated property.</p>

Headland Comments Cont.
<p>I agree with the proposed change in policy but I do not agree with the opening mechanism on sash window. You can never make sash windows draught proof, even with UPVC where the two sash windows pass each other creates a draught in the closed position, especially in today's times of saving energy.</p>
<p>I feel that this change in policy would be gladly welcomed by many residents. I for one would be very happy as it will be much more economical and energy efficient for my house to have UPVC windows that fit the traditional style as I'd have more warmth and security without detracting from the house's period appearance.</p>
<p>Should have sorted years ago you should try living on the Headland in winter with sash windows and no double glazing.</p>
<p>It makes sense in order to help conserve energy, the Headland in an extremely exposed area and sash windows are not that effective in storms.</p>
<p>My windows apart from the kitchen are sash all of which require some attention, due to depreciation of surrounds (timber). I would like to replace the kitchen window with a sealed unit keeping the present appearance. Are there grant available?</p>
<p>This would be the thin end of the wedge. The proposed change would substantially alter the appearance of the area.</p>
<p>These houses are not museum pieces they are our houses and we are as entitled as anyone to keep warm and conserve energy. The proposals mentioned are far too expensive for ordinary people.</p>
<p>As I use my central heating and gas fire constantly, due to health problems, with the high prices of gas and electricity, new windows will help so much to keep my house warm, as now it goes out the windows, winds and cold air reduce room temperature considerably.</p>
<p>Whilst it is laudable to retain the external character of the buildings, the practicalities are that these windows and doors are draughty, energy inefficient, and it will become difficult to find companies who are competent to replace wooden frames in the future.</p>

APPENDIX 3

COMMENTS OF THE HEADLAND CONSERVATION AREA ADVISORY GROUP

I refer to the above matter which was discussed by the Headland Conservation Area Advisory Group, (“HCAAG”), at its Meeting of Thursday, 20th November, 2008.

I have been asked by the Group to forward to you the Group's comments regarding the Council's proposals to amend its existing policy concerning windows in the Conservation Areas.

The Group's collective comments are set out below, namely, :-

- The Group does agree with the proposed policy change that the Council is presently consulting upon;
- The proposed policy, if adopted, would provide residents of Conservation Areas with choice in terms of the materials that they can use in order to replace windows. The element of choice is welcomed;
- The use of modern materials, (having due regard to design, detailing, dimensions and opening mechanisms), will hopefully generate increased heating efficiencies for properties; and
- In using modern materials, it is vitally important that the policy does reflect to need to have appropriate design, detailing, dimensions and opening mechanisms, thereby allowing the character of Conservation Areas to be promoted.

I would be grateful if the above comments could be considered as part of the current consultation process.

Appendix 4 copy of comments from English Heritage



ENGLISH HERITAGE

NORTH EAST REGION

Ms Sarah Scarr
Landscape and Conservation Manager
Hartlepool Borough Council
Dept of Environment and Development
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

Direct Dial: 0191 269 1232

Your ref:

Our ref: ADM/02249

Date: 28 January 2009

Dear Sarah

PROPOSED AMENDMENTS TO CONSERVATION POLICY

Thank you for sending English Heritage a copy of the proposed amended policy relating to conservation in Hartlepool Borough. I understand that the report is to be reconsidered at the meeting on 19 February 2009.

Our consistent advice to the Council over the years has been that the use of uPVC windows, doors and other features on historic buildings in conservation areas is inappropriate. The profile and form of such units almost invariably harms the special character or appearance of the building and, depending on location, the character and appearance of the conservation area. This advice is based on the government's policy guidance, PPG15: *Planning & the Historic Environment* which advocates the retention, repair and, if necessary, like-for-like replacement of traditional joinery. There are also strong environmental reasons why uPVC should not be favoured.

In July 2006, in conjunction with the Council, we jointly held a workshop specifically addressing the issues relating to replacement windows in historic buildings. Following the workshop, we held discussions with the Hartlepool Planning Working Party regarding replacement windows, specifically the technical performance of timber windows (both with secondary and double-glazing) and the negative impact of inappropriate windows upon conservation areas. The workshop was well attended and the outcome of discussions was positive.

This being the case, we are extremely disappointed that the Council is now proposing the tabled amendments to conservation policy for the borough and must strongly oppose their acceptance.

We have provided significant resources to Hartlepool over the past decade, notably Heritage Economic Regeneration Schemes in the Headland and Seaton Carew Conservation Areas. At the time, the issue of uPVC windows and doors was raised as an issue, particularly in relation to the Headland scheme. If the management regime and policies of a Local Authority are counterproductive to the aims and objectives of a heritage grant

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English Heritage operates an access to information policy



ENGLISH HERITAGE

scheme, we are obliged to consider the value of allocating public funds towards it. Scarce resources may be more appropriately allocated to areas where there is more of a chance of lasting benefit and sustainable solutions being reached.

The policy now being promoted broadly proposes an acceptance in principle of uPVC windows, doors and other 'joinery' items within Hartlepool's conservation areas where the proposed changes come under the control of the Local Planning Authority. However, it is unclear from the policy whether it relates to *any* alteration or extension to a building within a conservation area or is confined to the replacement of windows.

Whilst we strongly oppose the recommended actions, we acknowledge in the report to Committee that the proposed amendments have some support from the local community. In light of this, we recommend should the Committee be minded to approve the amended policy, that the following issues are firstly addressed for the purposes of clarity:

- o The policy refers to 'traditional joinery items' but appears to only focus on windows – we recommend that the policy is more specific about those features to which it does relate. The replacement of timber doors, window box frames, bargeboards and fascias can also have a significant impact on the character and appearance of a building and/or conservation area.
- o The proposition relating to windows centres on four criteria – design, dimensions, detailing and opening mechanism. We are of the opinion that the specifics of the criteria could be open to challenge and so recommend the following alternative criteria for the purposes of clarity:
 - design (pattern of glazing bars, horns etc)
 - profile (including that of the frame, the opening element and the positioning within the aperture)
 - materials and colour/finish
 - method of opening (ie. hinged or sliding).

If you have any queries regarding the above comments, please do not hesitate to contact us. We would welcome the opportunity to meet the Chair of Planning Committee and Head of Planning to discuss conservation policy in Hartlepool and look forward to hearing from you with regard to agreeing a suitable date.

Yours sincerely



Catherine Dewar
Historic Areas Advisor
North East Region

APPENDIX 5

PROPOSED POLICY GUIDELINES

A. Listed Buildings:

- (i) Any replacement or alterations of traditional joinery items which is not on an identical basis in terms of design, detailing and materials should be denied consent.
- (ii) Any replacement or alterations of previously altered joinery items which is not of a type appropriate to the age and character of the building (in terms of design, detailing and materials) should be denied consent.
- (iii) Within modern extensions, any replacement or alteration of joinery details which is not of a sympathetic character (in terms of scale, proportions, form and emphasis) should be denied consent.

B. Unlisted buildings in Conservation Areas, subject to an Article 4 Direction:

- (i) Any planning application for replacement or alteration of traditional windows on the building on front, side or rear elevations which is not of a type appropriate to the age and character of the building (**in terms of design and detailing**) and the character and appearance of the conservation area should be denied consent. **The use of traditional materials will be encouraged, however the use of modern material will be accepted provided that the window is of design (i.e. pattern of glazing bars, horns etc), profile (including that of the frame, the opening element and the positioning within the aperture), and opening mechanism matching those of the original traditional window (ie, hinged or sliding).**
- (ii) Any planning application for replacement or alteration of non-traditional windows on the building on front, side or rear elevations which is not of a type appropriate to the age and character of the building (**in terms of design and detailing**) and the character and appearance of the conservation area should be denied consent. **The use of traditional materials will be encouraged, however the use of modern material will be accepted provided that the window is of design (i.e. pattern of glazing bars, horns etc), proportions and scale matching those of the original window.**
- (iii) Within modern extensions, any planning application for replacement or alterations of joinery details, which is not of a sympathetic character (in terms of scale, proportion, form and emphasis) should be denied consent.

C. Unlisted buildings in Conservation Areas, not subject to an Article 4 Direction:

Any planning application for alterations or extensions which are not of a type sympathetic to the age and character of the building (in terms of scale, proportion, form and emphasis) and the character and appearance of the conservation area should be denied consent.

Subject: Grange Conservation Area Appraisal

1 Introduction

- 1.1 This report will outline the appointment of consultants to carry out an appraisal of the Grange Conservation Area.

2 Background

- 2.1 Appraisals are a means of assessing the key factors contributing to the appearance and character of existing and potential conservation areas, local authorities are encouraged to undertake periodically conservation area appraisals. There is no formal requirement for the form and content of appraisals, or the methodology to be used, but typically appraisals cover such subjects as historical development of the area, archaeological significance, prevalent building materials, the character of open spaces, the quality and relationships of buildings and also of trees.
- 2.2 Given that much of the recent and current debate in Hartlepool has focussed on planning applications for minor alterations in the Grange Conservation Area, it was felt that undertaking an appraisal of this area was a priority. Such an appraisal would provide an opportunity to review the condition, appearance and character of the Conservation Area and its constituent parts, to assess the extent to which traditional materials and features remain intact and to refine policy priorities. It would be an important part of such processes to include consultations with local residents and other interested parties.
- 2.3 A brief was sent out to 4 possible consultants who were capable of carrying out an appraisal of the Grange Conservation Area. Two respondents were interviewed on the 27th November. The North of England Civic Trust was commissioned to carry out the work.

3 The Appraisal

- 3.1 Work began at the beginning of the year with background research into the area. The first steering group meeting was held on Tuesday 27th January with a steering group comprising Ward Councillors and interest groups from the local area.
- 3.2 At the meeting the main issues in the conservation area were discussed. In addition the methods of consultation were considered and agreed. The consultation will include leaflet drops to properties in the conservation area, along with walkabouts in the area and a drop in session along with an exhibition on completion of the draft document. Along side this it is hoped that two local schools will be invited to take part in a consultation session which will include a demonstration by a local craftsman however this will be subject to the availability of budget.

3.3 This committee will be informed of the progress of the appraisal in future meetings.

4 Recommendation

4.1 Committee notes the report.

Subject: Draft Visual Assessment Seaton Carew

1 Introduction

- 1.1 There is a need to review the existing eight conservation areas across the Borough. Full appraisals have been carried out on the Headland and in the Park conservation area. This process takes time and as an interim measure visual assessments will be carried out in other conservation areas to ensure that a short document is available to define their character. Members of this committee considered a visual appraisal of Church Street at the meeting in September. The next area to be considered is Seaton Carew.

2 Background

- 2.1 The Planning (Listed Buildings and Conservation Area) Act 1990 states that local planning authorities shall 'determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'. Once areas are designated it is then the 'duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.' The starting point in reviewing an existing conservation area is to carry out an appraisal.
- 2.2 Appraisals are a means of assessing the key factors contributing to the appearance and character of existing and potential conservation areas, local authorities are encouraged to undertake periodically conservation area appraisals. There is no formal requirement for the form and content of appraisals, or the methodology to be used, but typically appraisals cover such subjects as historical development of the area, archaeological significance, prevalent building materials, the character of open spaces, the quality and relationship of buildings and also of trees.
- 2.3 The local authority have committed to carrying out two conservation area appraisals a year. It is acknowledged that as an interim measure there is a need to carry out an assessment of the other existing conservation areas to review their boundaries and ensure that their character is clearly defined. In order to do this visual assessments will be carried out in these areas.
- 2.4 The visual assessments will be based on the English Heritage document 'Guidance on conservation area appraisals'. It will include desk based work considering historic plans showing the development of the area, along with on site assessments of the current state of properties within the area.

3 Visual assessment of Seaton Carew Conservation Area

- 3.1 A draft visual appraisal of Seaton Carew Conservation Area is in appendix 1. This draft has been circulated internally within the Council to gauge officer views but has not been taken to any form of public consultation.
- 3.2 The appraisal considers the historic development of the area, the public investment in recent years is outlined along with a description of the current state of the area.

4 Recommendation

- 4.1 The committee comments on the visual assessment.

APPENDIX 1

**DRAFT VISUAL APPRAISAL OF
SEATON CAREW CONSERVATION
AREA**

Please note some plans and background information that form appendices have been removed from this copy to reduce the size of the document.

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 documents “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 approximately 2 miles south of Hartlepool. An attached plan shows the relationship of Seaton Carew to the main settlement of Hartlepool (not attached to this copy). A further attached plan 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 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. The plan 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 quite 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. A list

describing the listed buildings is attached at the Appendix (Not attached in this copy).

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 Maine 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 constructed in brickwork, often rendered and painted but again 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 other Conservation Areas i.e. Church Street the surviving shop fronts are relatively simple without elaborate decorative features. Shop front construction is in narrow moulded sections with pilasters, corbels and mouldings kept simple and relatively undecorated stallrisers to shop fronts are usually rendered or tiled.

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 18th and early 20th centuries.
2. These economic and social activities and their affect 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 18th century; though a salt industry derived from an evaporation process of brine and later boring for brine on the mashes south of Seaton Carew were a much earlier influence from the 15th 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 unself conscious external appearance influenced by local needs.

- The second distinct phase was in the 19th century when access to Seaton Carew was improved by the construction railways and roads to replace rough tracks. This was supplemented by a tram service from Hartlepool in the early 20th 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 as a place 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 to become 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 20th century was the conscious reinforcement of its role as a seaside resort by the creation of the Bus Shelter 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 the visitor experience over an extended period starting at the southern end of Seaton in the 1870's and the completion of the formal Esplanade at the northern end in 1905.
3. An historic map is attached from 1897 with the present Conservation Area boundary superimposed 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 (not shown in this copy), 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 - 1940.

E PUBLIC INVESTMENT RESPONSE TO DECLINE

1. Visitors have been important to the economy of Seaton since the 18th 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 20th century and with improved communications (indicated above) 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 visitor's, investment in Seaton, as a resort, also declined. By the 1980'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. Those buildings receiving grant under both schemes are detailed at Appendix X (not included in this copy). Other investment occurred in the environment, particularly under the HERS were 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. Details of the investment in the environment are given at Appendix X (not included in this copy).
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 front elevation at 60%. The reason is that for building owners 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. Part 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.

F. REVIEW OF CURRENT POSITION

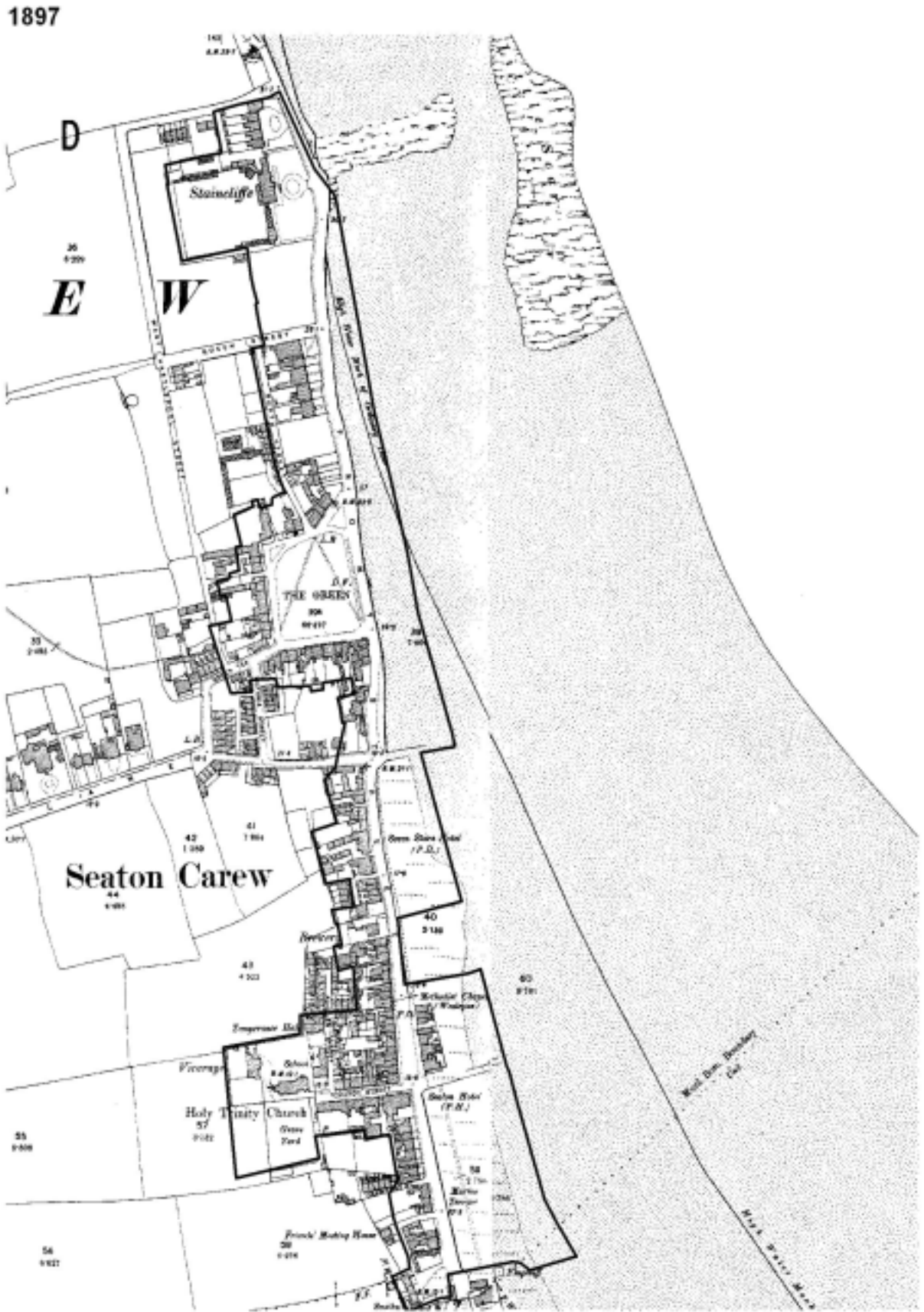
1. Overall Seaton Carew can be considered to be in relatively good condition with no vacant or underused groups of buildings (unlike Church Street Conservation Area which was recently assessed) which can have detrimental affect not only on the character and appearance of the Conservation Area but on 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 affect 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 predominate 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 Councils 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.

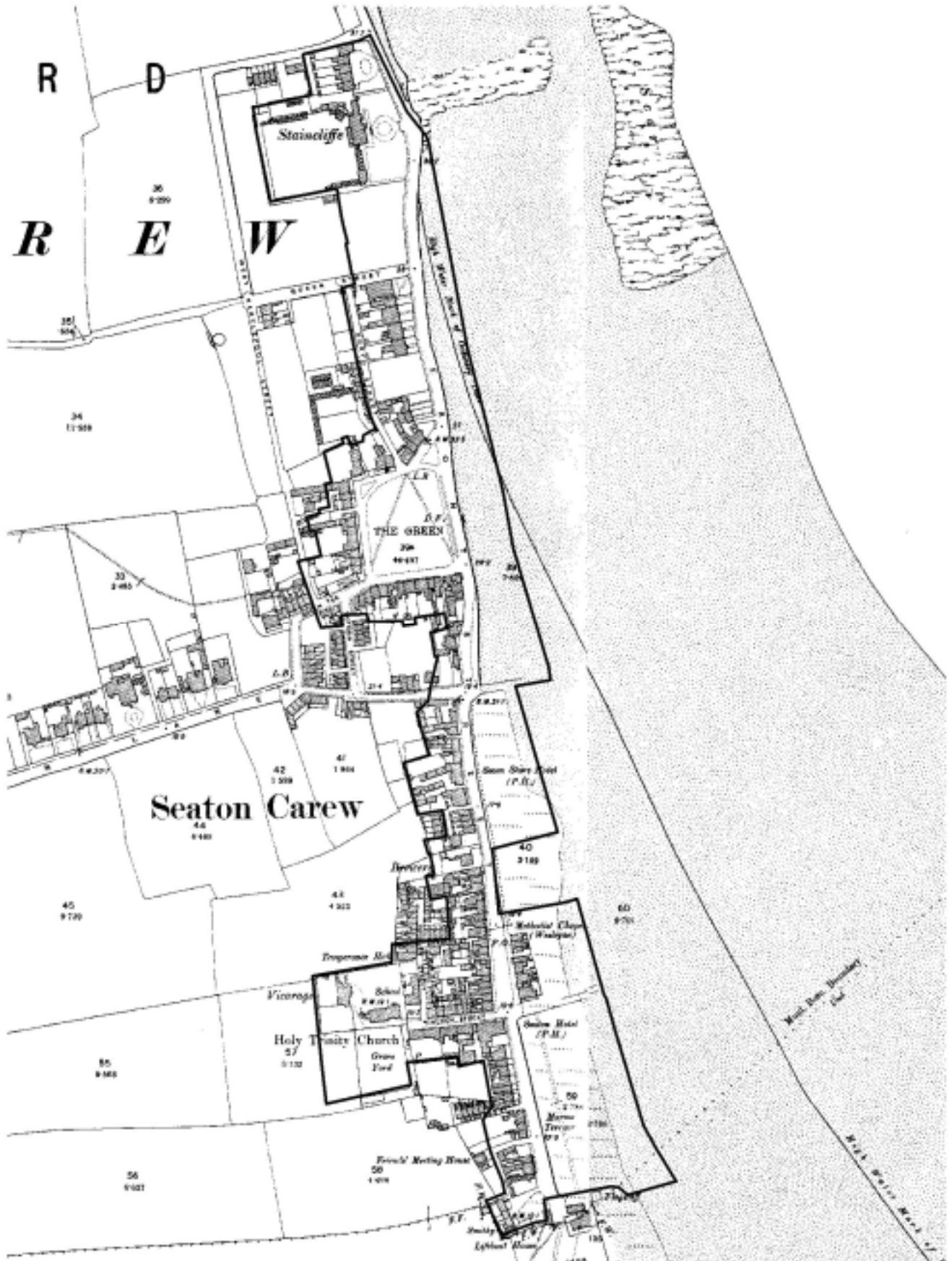
5. **Area south of Station Lane** – The area to the south of Station Lane is predominately commercial and retail in character. The issues in this area to be considered is building appearance arising from inappropriate repairs and alterations, inappropriately designed and detailed advertisements to properties and an incoherent appearance 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 affect 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 and 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. Historically this area was open to the sea consisting initially of sand dunes but later a formal Esplanade containing a Bandstand and later still a paddling pool and roller skating rink.
 - 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 possibly 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.

G. CONCLUSION AND RECOMMENDATIONS
TO BE COMPLETED





1938 -1940



LOCATION OF THE MARINE HOTEL ,THE FRONT, SEATON CAREW

