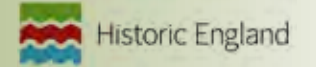


HARTLEPOOL SEATON CAREW  
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN  
ISSUE 04  
SEPTEMBER 2023



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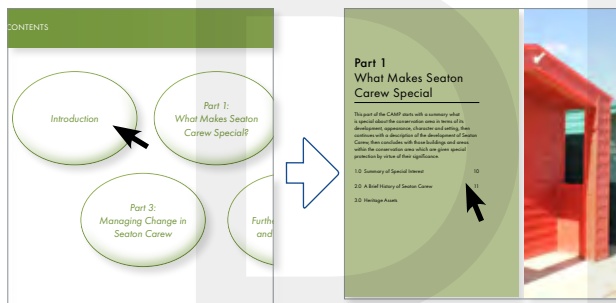
*Hartlepool Borough Council*



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

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



### 0.1 SEATON CAREW CONSERVATION AREA

This document is the Conservation Area Appraisal and Management Plan for Seaton Carew, Hartlepool.

The Conservation Area is linear in form, extending from Lawson Road in the north to the Bus Station in the south. The seafront

## NAVIGATION

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



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



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

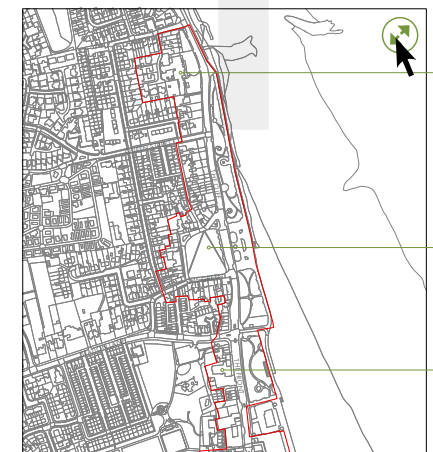
## MAPS AND PLANS



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



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





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## INTRODUCTION

A conservation area is defined as an area 'of special architectural or historic interest the character of which it is desirable to preserve or enhance'.<sup>01</sup> Seaton Carew Conservation Area was first designated in 1969, it was extended in 1976 and 2002, and most recently appraised in 2009. Unfortunately, the special character of the Headland Conservation Area has deteriorated in recent years and it has been placed on the Historic England 'At Risk' register by the Council. Having secured a Regional Capacity Building Grant from Historic England, the Council commissioned a new appraisal and a bespoke Management Plan which sets out the defining features that make the area special and provides a set of recommendations and actions for the area's ongoing protection, enhancement, and regeneration.

The conservation area is a narrow linear area following the seafront from Lawson Road in the north to the Bus Station in the south. The site of the former Longscar Centre is currently outside of the conservation area's east boundary and the area extends to the west to take in The Green, Holy Trinity Church and surrounding side streets.

## HISTORY AND SIGNIFICANCE

Seaton Carew grew from a small fishing and farming community. It became popular in the late eighteenth century and early nineteenth centuries as a seaside resort for the emerging middle class. Many stayed in houses on The Green and purpose-built hotels, later building fashionable villas along the seafront. The opening of the railway station and tram link to Hartlepool

improved connectivity and ensured Seaton Carew's continuing popularity with visitors.

Further developments during the interwar period drew a growing number of day-trippers who disembarked at its Art Deco bus station, enjoyed its sandy beach and Esplanade, visited its funfair and amusements, and sort shelter in beach huts or within the promenade shelters. Today, like many seaside resorts, Seaton Carew has seen a decline in tourists, although there are also considerable opportunities to improve the visitor offering and regenerate the area.

A summary of the significance of Seaton Carew can be found in [Section 1.0](#).

## HERITAGE ASSETS

Within the conservation area, there are 17 designated heritage assets, all Grade II listed. These are shown on the plan in [Section 3.4](#) and listed in [Appendix A](#).

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

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

## CHARACTER ASSESSMENT

The assessment of character describes the elements such as setting, building materials, architectural styles and scale of buildings which contribute towards the special character of Seaton Carew.

## SETTING, TOPOGRAPHY AND GEOLOGY (SEE [SECTION 4.1](#) AND [SECTION 4.2](#))

- Seaton Carew is a seaside resort that lies within the Borough of Hartlepool in County Durham, which is one of the five boroughs which make up Tees Valley.
- Hartlepool town centre lies approximately 2.5 miles to the north. To the south lies Seaton Carew Golf Course and Seaton Common and Dunes Local Nature Reserve
- The North Sea stretches out to the east of the village, modern housing development extends inland upon former agricultural land, infilling the area between the conservation area and the railway line. Seaton Carew train station is located about half a mile from The Front.
- The England Coast Path runs through the area connecting Seaton Carew with the Durham Heritage Coast to the north and the Tees Valley coastal path to the south
- The Seaton Carew Conservation Area is situated in low lying area just above sea level with a relatively flat topography.
- The geology of the area is composed of Triassic rocks of the Sherwood Sandstone Formation.

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



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

- Predominantly residential to the north with hospitality and retail alongside residential to the south.
- Hotels and guesthouses interspersed along the seafront those to the north converted from large private residences whilst those to the south built specifically as hotels.
- All of Seaton Carew's retail is based along The Front. There are several amusement arcades within traditional and modern buildings, characterised by long, continuous Frontages.
- Holy Trinity Church is the most prominent building in the conservation area not to be facing the seafront and is accessed via Church Street at the south of the conservation area.

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

- Most of the buildings facing the seafront are generally two or three-storey. Grander properties are found on The Cliff with short terraces of three-storey villas.
- Properties facing The Green range from two to three-and-a-half storeys. Along The Front buildings are largely two to three-storeys with dormers commonly found on residential properties.
- The Marine Hotel is distinctive for its three-storey massing.

- There are several single and two-storey modern buildings along the front such as Talk of The Town, Golden Sands and No.51 The Front.
- Church Street is lined with two and three-storey houses some with historic dormer windows.
- The eastern side of The Front is notable for its lack of buildings which gives an open feel and allows the mix of building forms and heights to be appreciated from a distance.

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

- There is a use of render and stucco over brickwork and many properties feature painted quoins, sills and keystones, with a more colourful palette used on properties to the south.
- Exposed masonry is largely limited to older vernacular buildings.
- Red brick also features in early 20th century buildings such as Glencliffe and Vesper House.
- The bus station utilises painted render over brick and reinforced concrete.
- Roofs are commonly slate; clay pantiles tending to feature on Seaton Carew's older buildings.

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

- A number of vernacular houses can be found on The Green and are a reminder of Seaton Carew's roots as a farming and fishing community.
- Typically, houses adopt a modest classical language, normally expressed in their doorcases or window surrounds. Gothic, Flemish and Tudor revival styles can also be found.
- Bay windows of one or two-storeys are a distinctive architectural feature providing impressive sea views.
- Dormer windows feature on a number of properties.
- The Marine Hotel is a striking building with architectural features combining elements of heavy Baroque with a modified English Renaissance style making it a landmark building along The Front.
- The Art Deco Bus Station reflects a new confidence post-First World War, with its innovative use of concrete, geometric patterns, and symmetry.



## TOWNSCAPE AND PUBLIC REALM (SEE [SECTION 6.0](#))

- The core of the village is arranged on the historic routes of The Cliff and The Front and around the significant open space of The Green.
- Later development in the 19th century and early 20th century is characterised by infilling between houses and the construction of more formal terraces of houses and villas
- Larger plots and buildings are set well back from the road to allow for generous front gardens.
- There are a variety of surface treatments throughout the conservation area, from natural stone pavements to block paving, concrete slabs and tarmac. Successive schemes of public realm works has led to variety of materials being used in a piecemeal fashion and varied condition.
- There are a variety of styles of benches and tables along the seafront. These are frequently used for memorialisation with plaques, flowers and decorations attached, often preventing their primary use.
- Modern bins in several styles some subject to vandalism. Less than sympathetic large utilitarian wheeled rubbish bins are also sited along the front.
- Bollards and street lighting varies between heritage-style and contemporary.
- On The Green there is a K6 Telephone Kiosk, sandstone war memorial and post box which add interest.

- Publicly accessible shelters are limited since the demolition of the north and south shelters.
- Privately managed beach huts face out to sea but views are limited by the sea defences.
- Street signage including parking signs proliferate and can cause clutter on pavements.
- Maps and interpretation boards are weathered and contain out of date information.
- A few examples of historic railings exist,
- Hedges and timber fences can also be found.
- Public realm railings along the front are distinctive.
- The sea wall is a notable feature stretching almost all the length of the seafront and providing an imposing boundary.

## MOVEMENT AND ACTIVITY (SEE [SECTION 7.0](#))

- Principle routes follow historic routes along the coast from Hartlepool (A178) and from the A689 along Station Lane (B1276).
- It is a seaside destination for day-trippers from the local area and north-east.
- Pedestrian movement tends to be linear, moving between the new car park in the south, via the retail areas along the Front, the playground and water park, and along the

esplanade, before returning to the car park. Pavements along The Front are narrow and become congested during peak season. Cycle

- Lifeguard accommodation provided in an intrusive shipping container in the Rocket House car park.
- Route 14 from Darlington to Sunderland passes through Seaton Carew, whilst the England Coast passes along Seaton Sands.

## OPEN SPACES, TREES AND VEGETATION (SEE [SECTION 8.0](#))

- The Seaton Carew Conservation Area is defined by the open space along The Front with minimal landscaping, and a strong relationship with the beach and sea.
- The rear of the bus station has an open space with grass and mixed surfacing where a public shelter once stood.
- The churchyard provides a quieter space away from the main highway with substantial trees.
- The Green historically acted as the centre of the village and remains an open space with buildings along three sides and no planting.
- The wide expanse of sandy beach is key attraction for visitors.
- Seaton Common and Dunes Local Nature Reserve and Seaton Park are located nearby.



BOUNDARY CHANGES (SEE [SECTION 11.16](#))

It is recommended that the boundary of the conservation area be amended to include a both locally listed building (Vesper Court) and the Longscar Site and to remove the former tennis courts of the Staincliffe Hotel (Cliffe Court).

ISSUES AND OPPORTUNITIES

Season Carew faces many challenges today and in the future including climate change, the maintenance of the public realm, the changing needs of visitors, inappropriate changes to historic buildings, and the challenges of vacant buildings or sites, to name a few. However, out of these challenges arise exciting opportunities to move the conservation area forward in a way which celebrates the heritage of Seaton Carew, and places it at the heart of its regeneration.

The challenges it faces have been summarised under the following headings. Click on them, and be taken to the appropriate sections within [Section 10](#):

- Theme 1 [Buildings](#)
- Theme 2 [Street and Spaces](#)
- Theme 3 [Activity and Vibrancy](#)
- Theme 4 [Connectivity and Movement](#)
- Theme 5 [Celebrating Seaton Carew’s Heritage](#)
- Theme 6 [Climate Change](#)
- Theme 7 [Funding](#)

Management Plan (see [Section 11](#))

The following table summarises the Actions recommended for the care and regeneration of the Headland Conservation Area, with recommended owners and timescales.

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| ISSUE (WHY?)                        | ACTIONS NUMBER | ACTIONS (WHAT?)  | OWNER (WHO?)  | METHOD (HOW?)  | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE     |
|-------------------------------------|----------------|--|---|--|-------------------|----------------------------|
| Appropriate Repairs and Maintenance | 1              | Building owners and occupiers are encouraged to carry out regular inspections on their buildings to identify issues or failures in order that they can be addressed quickly.   | Hartlepool Borough Council<br><br>Property Owners / Occupiers | Regular inspections  | Ongoing           | NA                         |
| Repair                              | 2              | <p>Owners and occupiers of listed and unlisted buildings in Seaton Carew to:</p> <ul style="list-style-type: none"> <li>• carry out repairs to historic buildings on a like-for-like basis wherever possible. On listed buildings, repairs may require Listed Building Consent;</li> <li>• replace inappropriate materials that are damaging to built fabric using traditional materials and techniques;</li> <li>• undertake the minimum intervention required for any repair, in order to preserve as much historic fabric as possible; and</li> <li>• ensure that traditional building materials are utilised where appropriate in repairs and new works to historic buildings.</li> <li>• HBC, where possible, will direct owners to available funding, if appropriate, for urgent repairs.</li> </ul> | Hartlepool Borough Council<br><br>Property Owners / Occupiers | Advice from in-house specialists, Historic England, external consultants and other heritage bodies | Ongoing           | Various including / HE/AHF |



| ISSUE (WHY?)  | ACTIONS NUMBER | ACTIONS (WHAT?)   | OWNER (WHO?)                   | METHOD (HOW?)                                | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE |
|---|----------------|---|--------------------------------|--|-------------------|------------------------|
| Retention and Reinstatement of Architectural Features | 3              | Hartlepool Borough Council will encourage the retention of original windows and doors. They will discourage their replacement with uPVC and other inappropriate alternatives and will encourage reinstatement in suitable materials and to suitable designs if lost.      | Hartlepool Borough Council, HE | Signposting to and providing relevant advice | Ongoing           | NA                     |
| Retention and Reinstatement of Architectural Features | 4              | Hartlepool Borough Council will will encourage the retention of traditional chimneys on historic buildings.   | Hartlepool Borough Council     | As part of planning process                  | Ongoing           | NA                     |
| Retention and Reinstatement of Architectural Features | 5              | Hartlepool Borough Council will encourage the retention of traditional roof coverings visible from the public realm which reflect the historic character of the building and surrounding conservation area and will encourage the retention of cast-iron rainwater goods. | Hartlepool Borough Council     | As part of planning process                  | Ongoing           | NA                     |
| Retention and Reinstatement of Architectural Features | 6              | Hartlepool Borough Council will encourage the retention of traditional boundaries which positively contribute to the conservation area and discourage boundary treatments which would be detrimental to the character and appearance of the conservation area.            | Hartlepool Borough Council     | As part of planning process                  | Ongoing           | NA                     |
| Retention and Reinstatement of Architectural Features | 7              | The Council will discourage the application of non-historically authentic render, paint, cladding or other material visible from the public realm due to the detrimental impact on the character on the building and on the character of the conservation area.           | Hartlepool Borough Council     | As part of planning process                  | Ongoing           | NA                     |



| ISSUE (WHY?)  | ACTIONS NUMBER | ACTIONS (WHAT?)   | OWNER (WHO?)  | METHOD (HOW?)                                | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE |
|---|----------------|---|---|--|-------------------|------------------------|
| Retention and Reinstatement of Architectural Features | 8              | Owners and occupiers will be mindful of the potential impact of paint colours on the appearance of the conservation area and will seek advice from HBC where necessary.   | Property Owners / Occupiers                               | Signposting to and providing relevant advice | Ongoing           | NA                     |
| Inappropriate additions                               | 9              | Owners, occupiers and developers will be encouraged to prevent modern clutter such as extractor vents, satellite dishes, solar panels and other additions from front elevations or roof slopes within Seaton Carew Conservation Area.   | Hartlepool Borough Council<br>Property Owners / Occupiers | Signposting to and providing relevant advice | Ongoing           | NA                     |
| Inappropriate additions                               | 10             | Owners and occupiers will ensure that superfluous fixtures like satellite dishes and wiring are removed from their buildings within a suitable time period.   | Property Owners / Occupiers                               | Advice and enforcement.                      | Ongoing           | NA                     |
| Shopfronts  | 11             | Hartlepool Borough Council encourage applications for high quality shop front designs and security which is appropriate for the conservation area. Applicants will be discouraged from the removal or change to historic shop fronts unless they are of beneficial impact to the character and appearance of the conservation area. | Hartlepool Borough Council                                | As part of planning process                  | Ongoing           | NA                     |



| ISSUE (WHY?)    | ACTIONS NUMBER | ACTIONS (WHAT?)  | OWNER (WHO?)   | METHOD (HOW?)   | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE |
|-----------------|----------------|--|--|---|-------------------|------------------------|
| Shopfronts      | 12             | <p>Hartlepool Borough Council advice with owners / occupiers of shops to:</p> <ul style="list-style-type: none"> <li>• Appropriately repair shop fronts;</li> <li>• Replace shop fronts which have a detrimental impact on the appearance of the conservation area;</li> <li>• Replace detrimental external solid metal shutters with more sensitive security measures such as toughened glass or open weave shutters; and</li> <li>• Ensure signage, lighting and advertising are appropriate.</li> </ul> | <p>Hartlepool Borough Council</p> <p>Property Owners / Occupiers</p> | Signposting to and providing relevant advice                                      | Ongoing           | NA                     |
| New Development | 13             | Hartlepool Borough Council will encourage planning applications for new-builds, alteration or extensions to dwellings which are of highest-quality design which preserve the character and appearance of the conservation area.  | Hartlepool Borough Council   | As part of planning process   | Ongoing           | NA                     |
| New Development | 14             | Hartlepool Borough Council will discourage the demolition to a building or feature which contributes to the character of conservation area and will only permit demolition to a detracting feature where a suitable replacement is proposed.   | Hartlepool Borough Council   | As part of planning process   | Ongoing           | NA                     |
| New Development | 15             | Hartlepool Borough Council will consider developing/ commissioning a Design Guide specifically focussed on its conservation areas.   | Hartlepool Borough Council   | Develop using in-house specialists or seek funding to employ external consultants | Medium Term       | Various/HE             |





| ISSUE (WHY?)     | ACTIONS NUMBER | ACTIONS (WHAT?)   | OWNER (WHO?)  | METHOD (HOW?)   | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE                    |
|------------------|----------------|---|---|---|-------------------|---|
| Longscar Site    | 16             | Hartlepool Borough Council will continue to work with the owners of the Longscar site, developing options and working to ensure that any redevelopment is of the highest quality which will respond to its setting and make a positive contribution to the conservation area and to the success and regeneration of Seaton Carew. | Hartlepool Borough Council<br><br>Property Owners                       | As part of planning process   | Medium Term       | NA  |
| Visitor economy  | 17             | HBC will work with residents, businesses and stakeholders to develop a dynamic visitor offering to attract new visitors to Seaton Carew, including a viability study for introducing water sports.  | Hartlepool Borough Council<br><br>Residents, business, community groups | Develop using in-house specialists or seek funding to employ external consultants                       | Medium Term       | Various, including HE, AHF, PSiCA funding |
| Bus Station Site | 18             | Looking at potential new uses for the Seaton Carew Bus Station, HBC will commission a full options appraisal incorporating a heritage impact assessment. HBC will take forward the preferred scheme following consultation and explore appropriate funding sources.   | Hartlepool Borough Council  | Seek advice from in-house specialists, Historic England, external consultants and other heritage bodies | Long Term         | Various, including HE, AHF, PSiCA funding |



| ISSUE (WHY?) | ACTIONS NUMBER | ACTIONS (WHAT?)  | OWNER (WHO?)               | METHOD (HOW?)  | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE  |
|--------------|----------------|--|----------------------------|--|-------------------|---|
| Public Realm | 19             | <p>Hartlepool Borough Council will continue to carry out public realm improvements in Seaton Carew utilising high quality materials and finishes appropriate for their setting. Future projects should include:</p> <ul style="list-style-type: none"> <li>• Creating a high quality public realm in the retail zone along The Front including the removal of on-street parking, pavement widening, and the raising and resurfacing of the carriageway.</li> <li>• Reinstating public shelters along the seafront subject to design and funding</li> <li>• Replacement of poor quality pavements.</li> <li>• Improvements to road surfaces.</li> </ul> | Hartlepool Borough Council | Develop public realm initiative  | Medium Term       | Existing Council budgets, and as part of funding obtained for public realm improvements |
| Public Realm | 20             | Hartlepool Borough Council will ensure a consistent approach to the design of street furniture to ensure a high-quality and co-ordinated appearance suitable for Seaton Carew Conservation Area.   | Hartlepool Borough Council | Use existing as precedent for ongoing public realm improvements and periodic renewal | Ongoing           | Existing Council budgets  |
| Public Realm | 21             | Hartlepool Borough Council will ensure the regular maintenance and repair of street furniture.   | Hartlepool Borough Council | As part of ongoing repairs and maintenance   | Ongoing           | Existing Council budgets  |
| Green Spaces | 22             | Hartlepool Borough Council will review planning applications for change to ensure trees are protected and new development includes soft landscaping.   | Hartlepool Borough Council | As part of planning process  | Ongoing           | NA  |



| ISSUE (WHY?) | ACTIONS NUMBER | ACTIONS (WHAT?)  | OWNER (WHO?)   | METHOD (HOW?)   | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE  |
|--------------|----------------|--|--|---|-------------------|---|
| Green Spaces | 23             | Hartlepool Borough Council will ensure the regular maintenance of green spaces.  | Hartlepool Borough Council                               | As part of Council obligations  | Ongoing           | Existing Council budgets  |
| Green Spaces | 24             | Hartlepool Borough Council will explore options for commercial / private sponsorships to help shoulder the burden of maintaining Seaton Carew's green spaces.  | Hartlepool Borough Council<br>Private Sponsors           | Approach local businesses via business, community groups and larger corporations CSR schemes (e.g. power companies/offshore wind) | Short Term        | NA  |
| Green Spaces | 25             | Hartlepool Borough Council will continue to seek opportunities to improve green spaces through sensitive landscaping schemes along the esplanade.  | Hartlepool Borough Council                               | Develop public realm initiative   | Medium Term       | Existing Council budgets, and as part of funding obtained for public realm improvements |
| Connectivity | 26             | HBC, businesses and stakeholders of visitor attractions, sites, venues and events will work collaboratively to grow the visitor economy in the Headland and in the wider borough. HBC will consider setting up a working party to support collaboration. | Hartlepool Borough Council<br>Business, community groups | Create networking opportunities/forums, investigate setting up working group.   | Medium Term       | Existing Council budgets, Tourism/LEP funding   |



| ISSUE (WHY?) | ACTIONS NUMBER | ACTIONS (WHAT?)  | OWNER (WHO?)               | METHOD (HOW?)   | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE                         |
|--------------|----------------|--|----------------------------|---|-------------------|--|
| Connectivity | 27             | <p>HBC will continue to carry out improvements to Seaton Carew's visitor infrastructure including:</p> <ul style="list-style-type: none"> <li>• Improvements to toilet facilities;</li> <li>• Additional toilet / changing / shower facilities;</li> <li>• Exploring the potential for cycle / scooter hire and promotion of eco-friendly routes;</li> <li>• Provision of additional public transport / shuttle bus provision during peak tourist season;</li> <li>• Exploring the potential for a ferry boat service connecting coastal areas such as Hartlepool's Historic Quay and Waterfront and the historic Headland.</li> <li>• The introduction of new themed trails, rides and walks in Seaton Carew and the surrounding area utilising modern technologies.</li> </ul> | Hartlepool Borough Council | Seek advice from in-house specialists, Historic England, external consultants and other heritage bodies | Medium Term       | Various, including HE, AHF, PSiCA, LEP funding |





| ISSUE (WHY?)                  | ACTIONS NUMBER | ACTIONS (WHAT?)  | OWNER (WHO?)  | METHOD (HOW?)   | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE |
|-------------------------------|----------------|--|---|---|-------------------|------------------------|
| Climate                       | 28             | The Hartlepool Borough Council and building owners will ensure the historic environment plays a positive role in addressing climate change, working to achieve a Net Zero target. The Council will continue to encourage sustainability in new developments through planning policies, driving forward retrofit projects and home insulation, alongside encouraging greener travel and recycling initiatives. The reuse of historic buildings is recognised as a key element of this process. The energy efficiency of historic buildings will be improved, whilst the introduction of microgeneration equipment will be sensitively explored so as not to harm the special character and appearance of the conservation area. | Hartlepool Borough Council<br><br>Property Owners / Occupiers | As part of planning process                                     | Ongoing           | NA                     |
| Heritage Community Engagement | 29             | HBC will develop a marketing plan for the Headland to promote the historical and natural assets to visitors including the use of the Council's Explore website.  | Hartlepool Borough Council<br><br>Community Groups            | Working with community groups (e.g. nature reserve, wintertide) | Ongoing           | NA                     |
| Heritage Community Engagement | 30             | HBC and stakeholders will actively support and promote Seaton Carew's heritage to schools within and beyond the Hartlepool area.   | Hartlepool Borough Council<br><br>Schools                     | Working with schools  | Ongoing           | NA                     |
| Heritage Community Engagement | 31             | HBC will consider the reintroduction of the Hartlepool Conservation Area Advisory Committee.   | Hartlepool Borough Council<br><br>Community Groups            | Working with local representatives                              | Short Term        | NA                     |



| ISSUE (WHY?) | ACTIONS NUMBER | ACTIONS (WHAT?)  | OWNER (WHO?)               | METHOD (HOW?)   | TIMESCALE (WHEN?) | BUDGET/ FUNDING SOURCE |
|--------------|----------------|--|----------------------------|---|-------------------|------------------------|
| Funding      | 32             | The Council will continue to build on the momentum of successful grant applications and continue to seek new funding streams to support the regeneration of Seaton Carew, and to preserve and enhance the conservation area. They will support and signpost building owners and organisations to potential sources and appropriate funding channels. | Hartlepool Borough Council | Proactively seeking funding from existing and new funding streams | Ongoing           | Various                |
| Boundary     | 33             | Hartlepool Borough Council will adopt the recommended areas for addition and deletion from Seaton Carew Conservation Area.   | Hartlepool Borough Council | Following review  | Short Term        | NA                     |
| Management   | 34             | Hartlepool Borough Council will adopt the Conservation Area Appraisal and Management Plan and ensure the implementation. The conservation area condition will be monitored periodically.   | Hartlepool Borough Council | Following review  | Short Term        | NA                     |



*Introduction*

*Part 1:  
What Makes Seaton  
Carew Special?*

*Part 2:  
The Character of  
Seaton Carew*

*Part 3:  
Managing Change in  
Seaton Carew*

*Part 4:  
Further Information  
and Appendices*



## 0.1 SEATON CAREW CONSERVATION AREA

This document is the Conservation Area Appraisal and Management Plan for Seaton Carew, Hartlepool. The Conservation Area is linear in form, extending from Lawson Road in the north to the Bus Station in the south. The seafront provides the eastern boundary, whilst the western boundary runs to the west of The Staincliffe Hotel, The Green, and Holy Trinity Church. The site of the former Longscar Centre is currently outside of the conservation area's east boundary.

The Conservation Area was first designated in 1969. It was subsequently extended in 1976 and 2002, it was most recently appraised in 2009.<sup>01</sup> A Management Plan was subsequently published in 2011<sup>02</sup> and a Supplementary Planning Document was adopted in 2015.<sup>03</sup>

A plan of the current Seaton Carew Conservation Area boundary can be found on the map adjacent.



<sup>01</sup> Seaton Conservation Area Appraisal (Visual Assessment), 2009  
<sup>02</sup> Seaton Carew Management Plan, 2011  
<sup>03</sup> Seaton Carew Supplementary Planning Document, 2015

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## 0.2 WHAT IS A CONSERVATION AREA?

A conservation area is defined in the *Planning (Listed Buildings and Conservation Areas) Act 1990* as an 'area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance.'<sup>04</sup>

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

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

## 0.3 WHAT DOES CONSERVATION AREA DESIGNATION MEAN?

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. Therefore, in a conservation area, changes to the external appearance of buildings may require planning permission from the Council which would not otherwise be needed. For example, changes to external cladding and installing commercial signage will require planning permission. Under the NPPF conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions.

Further details of what conservation area designation may mean can be found in the [Management Plan](#) of this document.

## 0.4 WHAT DO THESE TERMS MEAN?

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

## 0.5 PURPOSE, OBJECTIVES AND STRUCTURE OF THIS DOCUMENT

Understanding the character and significance of conservation area is essential for managing change within them. Councils are required to 'formulate and publish proposals for the preservation and enhancement' of conservations areas within their jurisdiction. They are also required to periodically review these proposals.<sup>05</sup> These proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAMP).

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

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

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

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

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

<sup>04</sup> Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

<sup>05</sup> Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*



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

The special character of Seaton Carew Conservation Area has been deteriorating for a number of years and it was placed on the Historic England 'At Risk' register by the Council a number of years ago. The 2021 register lists the condition of the conservation area as 'Very bad'.<sup>06</sup> The Council were recently successful in securing a Regional Capacity Building Grant from Historic England to support the preparation of this document and the drafting of a new appraisal and a bespoke Management Plan.

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

- [Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 \(Second Edition\), February 2019](#)
- [Understanding Place: Historic Area Assessments, Historic England, April 2017](#)

- [Valuing Places: Good Practice in Conservation Areas, Historic England, January 2011](#)
- [Conservation Principles, Policies and Guidance, April 2008](#)

It has also been produced in alignment with local planning policy namely Hartlepool's [Local Plan \(2018\)](#) and the Seaton Carew Supplementary Planning Document (2015).

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

## 0.6 CONSULTATION AND ENGAGEMENT

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

*This section will be updated once this process has been completed.*

## 0.7 ACKNOWLEDGEMENTS

The authors would like to thank members of Hartlepool Borough Council, members of the Steering Group for their help and support, and specifically Sarah Scarr, Head of Service (Heritage and Open Spaces) and Chloe Snowdon. In addition, thanks go to the Civic Trust and the staff of the Seaton and Central Community Hubs, Kate Ainger for facilitating the online element of consultation as well as members of the public who welcomed us to Seaton Carew and responded to the various consultations.

<sup>06</sup> Historic England 'Heritage at Risk: North East and Yorkshire, Register 2021'. PDF available at <https://historicengland.org.uk/images-books/publications/har-2021-registers/> [last accessed 23 Sept 2022]



# Part 1

## What Makes Seaton Carew Special

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

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Seaton Carew is quintessentially a seaside resort which grew from a small fishing and farming community. It became fashionable with wealthy Quaker families from Darlington during the late 18th century and early 19th century who flocked to its sandy beaches to 'take the air'. Many stayed in houses on The Green and purpose-built hotels. The opening of the railway station and tram link to Hartlepool improved connectivity and ensured Seaton Carew's popularity as a resort. Members of the emerging middle class chose to settle here, building fashionable villas along the seafront.

A later phase of Seaton Carew's development followed the depression of the 1930s, bought about by a new confidence and desire to improve the visitor experience. Day trippers flocked to Seaton, disembarking at its new bus station, enjoying its sandy beach, the Esplanade which had been reclaimed from the sea, the fun fair and amusements, sheltering in beach huts or the promenade shelters.

The historic and architectural interest of Seaton Carew is derived from its early history as a coastal fishing and farming village and subsequently through phases of growth as a seaside resort.

These are summarised as follows:

- A linear conservation area aligned with the seafront along historic routes, with early focus for settlement around The Green and The Front.
- The unplanned and more informal layout of the early settlement can be identified in the layout, position and vernacular form of cottages such as No.9 Green Terrace, No.7 The Green, Ashburn Cottage, and No.7 and 8 South End. These buildings tend to be constructed in random rubble, exposed or whitewashed, and have clay pantile roofs.
- A response to the growing visitor economy can be seen in the construction of Seaton Hotel which was built in 1782. Grade II listed, it features fashionable architectural features typical of this period including Venetian windows and a double-height bow bay window. Walls are of stucco and with raised stone quoins and a low pitched slate roof.
- Architectural styles in Seaton Carew include classical forms often expressed in doorcases, although Gothic, Flemish and Tudor revival styles can also be found.
- Walling is commonly constructed in brickwork, usually rendered or painted.
- Canted bay windows, dormers, mullion and transomed windows can be found, whilst other architectural features include pierced bargeboards, hoodmoulds, balconies, half-timbering, crenelated towers and crenelated bay windows.
- Earlier buildings are generally low in form, of two-storeys in stone with pantile roofs, whilst later buildings are larger in scale, up to three-and-a-half-storeys with slate roofs.
- The conservation area includes a number of fine houses and villa's built by Seaton Carew's wealthier residents during the 19th century. These include the Staincliffe Hotel, originally built as a residence for Thomas Walker with its distinctive crenellated tower, mullion and transom windows and Dutch gables. The adjacent terrace of five very fine villas at Nos.1-5 The Cliff were also built by Walker.
- Other buildings which reflect the 19th century growth and the success of the visitor economy include the listed Marine Hotel, built in 1900, it replaced the earlier Seven Stars Hotel.
- Also significant are Seaton Carew's terraces along Church Street, where the regular arrangement of double-height bay windows creates a harmony and rhythm. Views are focussed on the Grade II listed Church of the Holy Trinity which was built in 1831. Adopting the Early English Style, its construction reflects the growing population of Seaton Carew.
- The stunning Grade II listed bus station combines a unique curved frontage of open shelters with a central clock tower flanked by toilets. Constructed in reinforced concrete and brick, it reflects a new phase of public works following the Depression, catering for the visitor economy.
- The open spaces and sea views are a key characteristic of Seaton Carew with the Esplanade reclaimed from the beach in successive phases. Another key open space is The Green. These areas contrast with the intimate and enclosed nature of Church Street.
- The War Memorial on The Green has high commemorative value, recognised by its Grade II listed status.
- The Front is today the focus of commercial activity, with many buildings formerly houses or guest houses, their ground floors now converted to shops. Seaton Carew retains a number of traditional shop fronts adding to the character of a traditional seaside resort, identified by features such as pilasters, decorative consoles and fascia.





## Prehistoric to Roman

The coastline between Hartlepool and Scarborough is rich in archaeology.<sup>01</sup> During very low tides the remains of a submerged forest which is at least 7000 years old can be seen on Seaton Carew beach. During the Neolithic period (c.4000-2500 BC) the first farming systems began to develop; a fish trap, human remains and stone axeheads have been recorded close to Seaton Carew. Finds such as a flint arrowhead dating to the Bronze Age (c.2500-2000 BC), an Iron Age brooch (750 BC-AD 43) and a Roman coin (AD 43-AD 410) also indicate human activity in the vicinity.<sup>02</sup>

## Medieval to Post-Medieval

990 AD

'Seaton' or 'Seton' which means 'the settlement by the sea', was given to the Bishop of Durham in 990 by Sty, son of Ulf.<sup>03</sup> There is limited evidence of Anglo-Saxon activity at Seaton, Carew at this time with settlement concentrated on the Headland in the form of a monastic settlement. Medieval Seaton was a small settlement where farming and fishing, sea-coal and salt production from brine supported the local economy.

1066

Following the Norman Conquest, 'Hartepol' was given to the de Brus family, ancestors of the Kings of Scotland. They laid out a town on the western scarp of the Headland north of Seaton Carew. As Lords of the Manor of Hart they are also believed to have financed the laying out of the port beside the peninsula for the powerful Prince Bishops of Durham.

1129

Robert de Brus granted Seaton to the de Carrowes – it was known as Seaton Carrowe to differentiate it from the other Seaton on the coast.

1189

Richard I sold the Wapentake of Sadberge to the Bishop of Durham and Peter de Carrowe told he had to render fealty to the Bishop<sup>04</sup>



The de Brus family of Skelton Castle held more than 200 acres of land in Seaton in the 12th century

<sup>01</sup> Cornwall Council (2007) England's Historic Seascapes: Scarborough to Hartlepool [data-set]. York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1000201>

<sup>02</sup> HER Archaeological Sites via <http://www.teesarchaeology.com/maps/landmap.html> [Accessed Nov 2022]

<sup>03</sup> M Roberts, N Pevsner & E Williamson, *County Durham: The Buildings of England*, 2021, Yale: New Haven and London, p.458

<sup>04</sup> R Woods, *West Hartlepool: the rise and development of a Victorian new town*, 1967, p.77



## Medieval to Post-Medieval

c.1200

The chapel at Seaton Snook is thought to have been constructed about the same time as the building of the present Church of St. Hilda on the Headland. It was a ruin in the post-reformation period.<sup>05</sup>



*Seaton Snook Chapel Entry. The spot between the sand dunes marked on the Admiralty Charts as Chapel Entry is thought to be the location of the original Seaton chapel, south of present day Seaton Carew (Bowes Museum Collection/HHTN)*

1264

The Bishop of Durham gave lands in Seaton to Merton College, Oxford at its foundation.

1342

John de Carrowe was fined for seizing a 'Royal Fish' (whale). There were frequent wrecks on Seaton Carew's beaches and the 'Right of Wreck' lay with the Bishop of Durham along with whales cast ashore.



*Painting of a storm by W.H. Chambers at Seaton Sands December 8th and 9th 1874 (Hartlepool Library Service: HHT7N 330)*

1387

John Carrowe dies. He was the last male heir of the Carrowe family. The 14th century family seat at Seaton included one dwelling, six cottages and about 100 acres of land.

<sup>05</sup> Ibid, p.214



### Medieval to Post-Medieval

1457



Seaton Carew passed to the Lumley family, Thomas Lumley was granted Right of Wreck.

1562



John Lord Lumley sold the manor of Seaton Carew to Sir Thomas Gresham the Elizabethan financier and founder of the Royal Exchange. Over the 16th and 17th centuries the lands and manor were further separated and divided by inheritance and sales.<sup>06</sup>

1620



The main landowners in Seaton Carew were Sir William Reed of Middlesex, Sir Henry Anderson of Elemore Hall and the Johnson family of Oughton who had purchased portions of the manor that had followed the Carrow line of inheritance.



No.9 Green Terrace is a 17th and 18th century cottage but fragments are believed to date to the medieval period<sup>07</sup>

<sup>06</sup> M Anderson, *Bygone Seaton Carew: An Illustrated History*, 2004, pp.20-23

<sup>07</sup> Ibid, p60



### Development of a Seaside Resort from the Late Eighteenth Century

1783

A regular coach service between Darlington and Seaton Carew began in 1783. Known as the 'Darlington and Seaton Diligence' it ran on Tuesdays and Fridays in summer months. Seaton Carew became popular with prosperous Quakers from Darlington as a seaside and bathing resort in the late 18th century.<sup>08</sup>

#### 'SEATON CAREW - To be Let'

"The Capital new built Inn at Seaton Carew in the County of Durham, now occupied by Mr James Yarrow with a variety of convenient Offices and Buildings, and a Bowling Green, Garden, and several Closes of rich Meadow & Pasture Ground, and a number of Stints or Cattle Gates in Seaton Marsh thereunto belonging-and also three new-built Dwelling Houses adjoining to and communicating with the Inn intended for Lodging Houses. The houses are most delightfully and commodiously situated for Sea-bathing, have been constantly filled with genteel company the last Summer, and will no doubt continue to be so in the future if the conduct of the Innkeeper merit the esteem of the Public.

At Seaton there are an excellent Tepid or Hot Bath, and several Sea-bathing machines; and also two promenades or covered walks, each above 60 yards in length; besides flagged walks of much greater extent. The coast or beach for near six miles in length is one of the firmest and best in the North of England."

Newcastle Courant Saturday - 12 October 1793



A sketch by Miss Parish c.1800 showing the George & Dragon Inn which became the Norton Hotel. Its clientele would have been respectable tradesmen and gentleman farmers along with their families (Bowes Museum)

'SEA BATHING. SEATON CAREW... The Beach at Seaton is five Miles length, and of great Breadth at low Water, perfectly firm and smooth; in short there is not perhaps in this Island, at least in the North, a Place so well calculated for enjoying all the Comforts and Delights resulting from Sea Bathing, as Seaton Carew: the bathing Machines are removed, with the utmost Facility, to any Depth that may be required.

Newcastle Courant Saturday - 28 May 1796

"The village is much resorted to during the bathing season; the sands are firm and level to an extent of several miles, affording great convenience for bathing."

A Topographical Dictionary of England comprising the several counties, cities, boroughs, corporate and market towns, parishes, and townships. 7th Edition, Samuel Lewis, 1848.<sup>09</sup>

<sup>09</sup> Samuel Lewis, A Topographical Dictionary of England comprising the several counties, cities, boroughs, corporate and market towns, parishes, and townships, 7th Edition, 1848, London

<sup>08</sup> Ibid, p.129





### Development of a Seaside Resort from the Late Eighteenth Century

1785

A particularly bad storm cast 33 vessels on the beach between Seaton Carew and Hartlepool.

1792

George Pearson of Durham purchased a portion of the Manor and estate at Seaton including the Ship Inn. This was pulled down and replaced by the New Inn (later the Seaton Hotel) and six adjoining houses as the settlement began to grow.

1801

The census of that year recorded a population of only 263.

1803

The Kings Head (Seaton Hall Hotel) opens and there is growth in house building around The Green and seafront.



*The Seaton Hotel c.1902 (HHTN)*



*Green Terrace, pictured in 1888, was one of several new properties constructed at the turn of the 18th century (HHTN/Bowes Museum)*



## Development of a Seaside Resort from the Late Eighteenth Century

### Seaton Carew in 1812

This account by William Tate, Parish Clerk of Stranton, illustrates Seaton Carew as a growing and bustling seaside resort with hospitality and amusements for the growing merchant classes of the north-east.

*"A Description of These Highly Noted Watering Places in the County of Durham, Hartlepool & Seaton-Carew, Including a Short Account of the Village of Stranton" W Tate (1812)*

Seaton, a watering-place of high estimation, is agreeably situated in the parish of Stranton... The remains of this village that have hitherto resisted the encroachments of the ocean consist chiefly of a square green, inclosed on three sides with cottages and several good lodging houses; and on the fourth side, which is the east, open to the sea;... The west side of this square has been rebuilt of late years, and the houses make a respectable appearance; one of them is a large Inn, with every requisite appendage, known by the name of the Kings Head. This Inn is next in consequence to the Hotel, described hereafter. On the North side stands the George and Dragon Inn, kept by Robert Harbron, a well-deserving man, whose character is for giving due attention to his guests; as does Mrs Harbron on her part: a large concourse of gentlemen-farmers, tradesmen, etc. crowd to this house, with their families, in the season. The south side of the square contains only small cottages, excepting two pretty good houses.

The rest of the village consists of a single row (if we include two or three straggling dwellings that stand to the westward of it) which stretches to the southward, along the very brink of the sea-beach; and the shore is here so low, that the front path is frequently laid under water in an easterly storm with high tides, and has at certain times even invaded the houses.



*Looking north along the beach. Thomas Thorpe, 1848 (HHTN/Hartlepool Museums)*

Near the middle of this row is the Seven Stars Inn, kept by Mrs. Corner, a very judicious and obliging hostess; who has long been well supported by a great many respectable people. A little to the south of the Seven Stars stands Seaton Hotel, a spacious edifice, built 23 years ago by the late George Pearson, of Durham, Esq., upon his own estate, which he had recently purchased. With no disparagement to other watering places, it may be said, that there is not a more commodious or convenient building for the accommodation of ladies and gentlemen of the first class, than this; besides the hotel, there are six lodging houses attached thereto, fit up in the most genteel style, for the reception of the families of noblemen and gentlemen...

Parties from Hartlepool, Redcar, and Coatham, in their water excursions, frequently dine or take tea here, and sometimes both. Families of the first consequence—the peer, the prelate, the knight and the esquire, resort to Seaton. In fact more conveniently situated for sea-bathing; the salubrity of the air, the hospitable treatment, the cleanliness of the place the length of level sand (extending from Tees-mouth to Hartlepool) together with the snook (which stretches from the village to the river Tees, quite even and without obstruction; and covered with a fine verdure, on which feed numerous herds of cattle and sheep) — all greatly contribute to the gratification of the visitant.

*cont'd*



## Development of a Seaside Resort from the Late Eighteenth Century

Add to this, there are two extensive portico walks attached to the hotel, one above the other, on which the company walk in security when the weather is rainy. Though the views here not so wide as at Hartlepool, yet they are very pleasing; land hills appear in the immediate vicinity, to the south; and Coatham at hand, to the south-east; Stockton shipping ing and repassing in the Tees; besides a fair prospect of Hartlepool.

The village contains between 50 and 60 inhabited houses (independent of the six lodging houses above mentioned, attached to the hotel), the whole of which, in the bathing season, are often so much crowded, that a bed can scarcely be procured; yet I cannot find that ever the inhabitant imposes upon the stranger, as is the custom in many places; the people let out their beds at a certain rate, which does not vary with the fluctuation of visitors.

Seaton appears like a public mart in the summer months; besides a butcher resident in the place, there are others who give strict attendance; in consequence, beef, mutton, etc. of superior quality may be had every day; the like may be said of fish, which is procured from Hartlepool; neither are the productions of the garden and the farm in the least deficient; while hot bread, smoking from the oven, may be had morning and evening; so that no necessity or comfort of life is wanting.

The people of Seaton are remarkable for cleanliness, civility, and their great attention to bathers; which, no doubt, induces so many families to repeat their yearly visits. I know one gentleman of great respectability, who has made Seaton Hotel his watering residence upwards of a dozen summers; a clear evidence of the good treatment experienced here. Gentlemen's servants are equally well treated, according to their stations; I have had frequent conferences with several, and they all spoke in high terms of their good usage.



Bathing machines on the beach in 1853 (HHTN/Bowes Museum)

In the summer season, upwards of three-fourths of the inhabitants of this village are employed in the accommodation of bathers. The major part of the women are engaged in the laundry business, in managing which they are noted; and maintain a strict integrity to the trust reposed in them. The men are mostly employed as hostlers, underwaiters, etc. and all, in their several capacities, vie with one another; each being desirous to please.

There are two elegant and convenient hot baths, and two cold ones, at this place; like wise a commodious shower bath; these are conducted with the greatest propriety; and ladies or gentlemen may have a bathe on the shortest notice.

Pleasure boats may be procured any day, when the weather permits an airing on the water. Two of these are built upon an improved plan; they are considerably larger than the common boat or cobbie, conveniently seated, and partly lined with cork, which latter renders them more safe in sea excursions...

*cont'd*



## Development of a Seaside Resort from the Late Eighteenth Century

Amusements here generally consist in walking upon the sands, etc; taking the air on horseback, in carriages, or upon the water. The ladies and gentlemen often visit Hartlepool at low tide, and the Hartlepool company as frequently pay Seaton the like compliment. It is very pleasant to note numerous parties on the sands, some in carriages, others on horseback, passing and re-passing between the two places.

The billiard table has not found its way to Seaton yet but the jack-bowls and quoits are frequently practised. Ladies sometimes amuse themselves with collecting shells, which are found in great abundance and variety upon the sand. There is a very excellent and spacious assembly-room in the hotel, with a gallery for the music, and lighted by two large chandeliers. Parties of the first class from Hartlepool repeatedly attend the balls here, and Seaton visitants of the same description as often repay that act of civility.



Greenwood's Map of 1820 shows the small linear settlement of Seaton Carew focussed around The Green to the north and The Seaton Hotel to the south

1831

Holy Trinity Church opens to provide for the growing population. Designed by Thomas Pickersgill on land provided by Lady Lawson, a chancel was added 10 years later and the interior remodelled in 1864.



Holy Trinity Church c.1890 (HHTN/Hartlepool Library Service)





### Development of a Seaside Resort from the Late Eighteenth Century

1839

Seaton High Light and Low Light was constructed by the Tees Navigation Company to aid navigation of the Tees.



Construction of the Promenade approaching the Low Light

1841

The opening of Seaton Carew railway station ensured easier access to Seaton Carew and guaranteed the growth of its visitor economy.

1855

The first edition Ordnance Survey of 1861 (surveyed 1855) shows the isolated nature of Seaton Carew. However, the station is now shown and the church constructed. Further buildings indicated are Wilson's Hotel and a Methodists Chapel on The Front.



1861 6 inch Ordnance Survey of Seaton Carew (surveyed 1855)



### Development of a Seaside Resort from the Late Eighteenth Century

1869



Staincliffe House (now Staincliffe Hotel) was built by Thomas Walker. Walker was a local sawmill owner who also constructed Staincliffe Terrace. (now Nos.1-5 The Cliff) The construction of a sea wall and seafront road extending north of The Green occurred alongside these developments.



Staincliffe House and its conservatory (Hartlepool Museum Service)



Aerial view of Staincliffe Hotel before the modern expansion of the village to the west. (HHTN/Hartlepool Library Service)

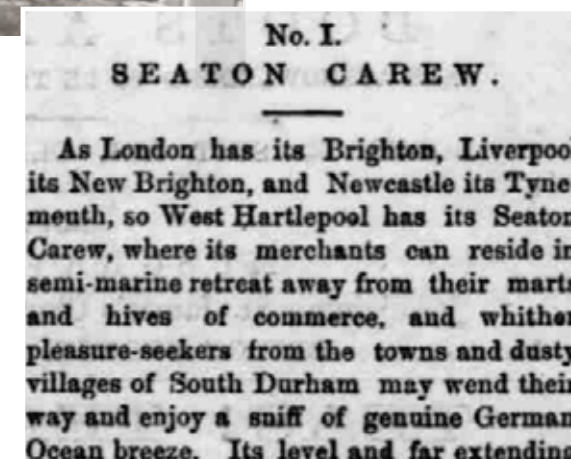
1879



The construction of breakwaters at Hartlepool meant the high water mark receded eastwards from in front of The Green, extending the seafront and beach.



The Cliff in the mid-19th century before the construction of the breakwaters. Viewed from the Seven Stars Inn (later the site of the Marine Hotel) (Bowes Museum)



Hartlepool Northern Daily Mail - Monday 07 July 1879. By the late 19th century Seaton Carew had become a popular resort for the merchant classes of the north-east.



### Development of a Seaside Resort from the Late Eighteenth Century

1882

Seaton Carew was incorporated into West Hartlepool.

1896

The 25inch map of Seaton Carew in 1896 (pub 1897) shows the expansion of the village northward and along Station Lane and the construction of accommodation and visitor amenities in the south.



*The Front in the late 19th century, looking north. Many of its houses have yet to be converted into shops (Hartlepool Museum Service)*

### Twentieth Century

1901

The census of that year recorded a population of 2,066.

1902

Electric trams begin running between Seaton Carew and Hartlepool. In 1927 the service was discontinued and replaced by trolley buses.



*Postcard showing trams running along the seafront*



### Twentieth Century

1905



Seaton promenade was completed.



*Construction of Seaton Promenade (Hartlepool Museum Service)*

1914



The swimming baths were opened to the north of Seaton Carew. They closed in 1976 and were demolished two years later.



*This aerial shot from the early 20th century prior to the construction of the Bus Station shows the popularity of the resort (HHTN)*

1924



Construction of Vesper House by G.Y. Bell of Hartlepool. It provided cottages for '5 Aged Persons', in a conspicuously Tudor almshouse style.



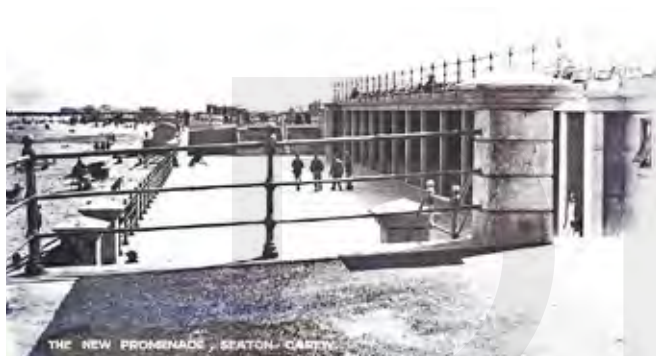


### Twentieth Century

1930s



Public works provided employment, including the development of the bus station, car parks, shelters and the front.



*The North Shelter (HHTN)*

1938



A bus station in the Art Deco style was built close to the seafront originally with a high raised deck towards the sea. It was designed by Alfred Golding of the Borough Surveyor's Department.

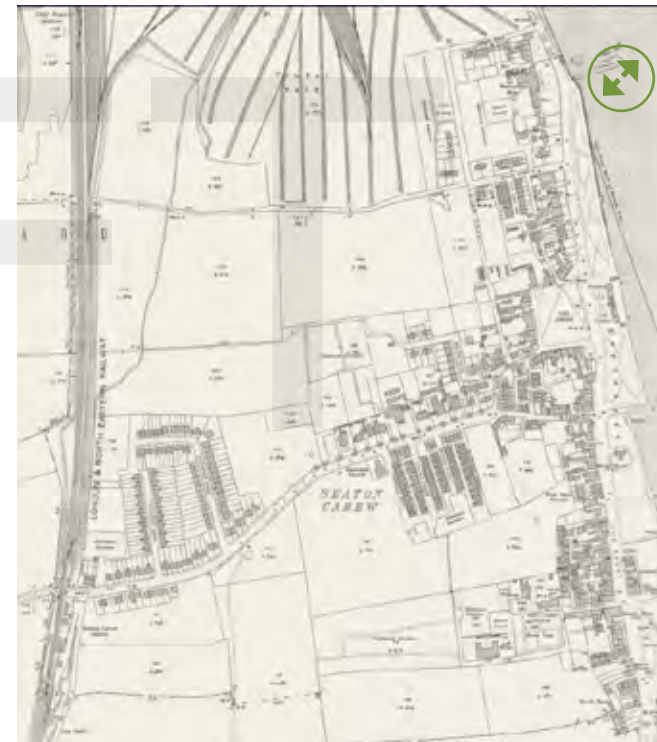


*The Bus Station (Hartlepool Library Service)*

1939



The 1939 25inch OS (published 1946) shows the growth of Seaton Carew along Station Lane and the construction of the bus station and esplanade. The railway timber yard at the north end of the village would have inhibited the settlement's growth at this time.





### Twentieth Century

1940

The entire length of the seafront was lined with rolls of barbed wire to impede any enemy assault during the Second World War. There were concrete blocks on the beach and pill boxes further inland.

1947

A Post War Plan for the reconstruction of Hartlepool was published by Max Lock architects for West Hartlepool Corporation.

1967

The Longscar Building was constructed.<sup>10</sup> It was demolished following a fire in 2018 and the site cleared in 2022.



<sup>10</sup> <http://ctlhs.co.uk/golden-jubilee/fifty-interesting-places/seaton-carew/>



### Historical Development Plan

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



#### HISTORICAL DEVELOPMENT PLAN

- Seaton Carew Conservation Area Boundary
- By 1855
- By 1896
- By 1914
- By 1939
- Post 1945
- Late 20th Century
- Seafront by 1855
- Seafront by 1896
- Seafront by 1939

*This plan is not to scale*





### 3.1 INTRODUCTION

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

### 3.2 LISTED BUILDINGS

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

Within the conservation area, there are 17 designated heritage assets, all Grade II listed. These include single buildings, groups of buildings and features such as a telephone kiosk and war memorial. The List demonstrates the variety and breadth of heritage assets which are protected under law in Seaton Carew.



*The Bus Station, clock tower and passengers shelters were completed in 1938 and are Grade II listed*



*The Marine Hotel, built in 1900, is Grade II listed*



*The War Memorial was listed at Grade II by Historic England in 2016*



### 3.3 LOCALLY LISTED BUILDINGS

Additionally, Hartlepool Council have identified a number of buildings within the conservation area which are 'Locally Listed Buildings'. A locally listed building is one that has a degree of significance meriting consideration in planning decisions, but which is not formally designated.<sup>01</sup> The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment, and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Appraisal, Designation and Management* (2019). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.<sup>02</sup>

Locally listed buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape.

Within Seaton Carew features and buildings such as the Commemorative Stone on the Esplanade, the Staincliffe Hotel and Vesper House are of special local interest and are Locally Listed.

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



No.9 Green Terrace, a cottage built in uncoursed rubble is locally listed



The K6 Telephone Kiosk on The Green is Grade II listed

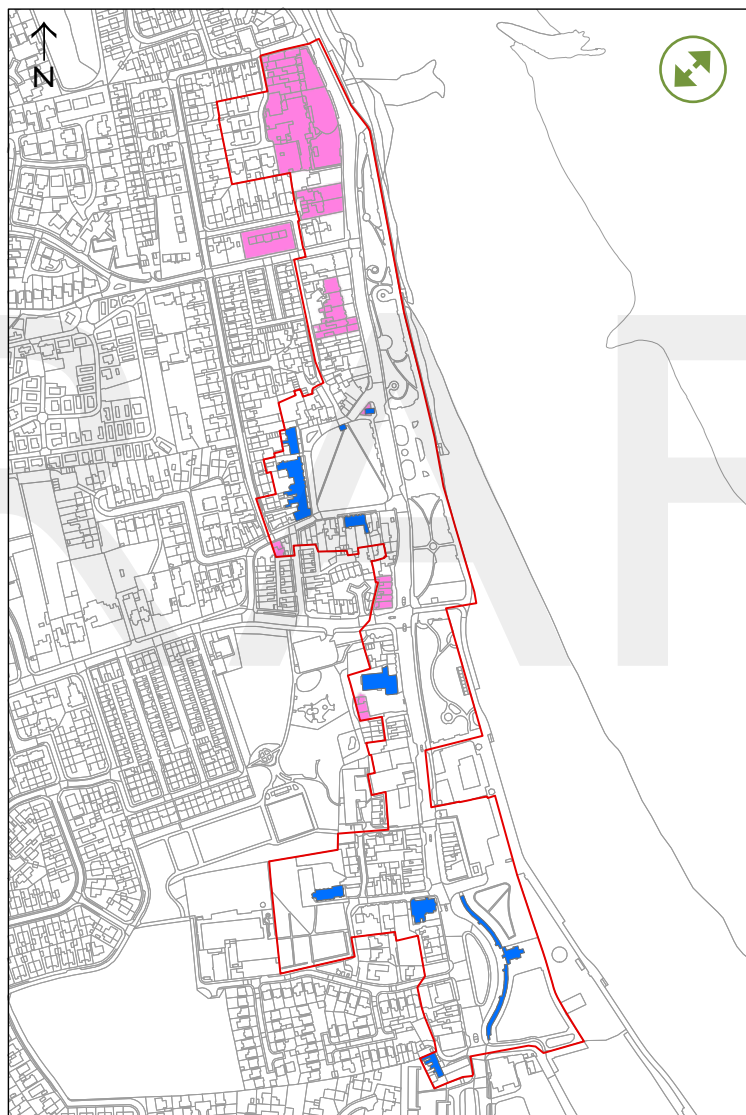
<sup>01</sup> Historic England *Local Heritage Listing*, 2016

<sup>02</sup> Historic England, *Advice Note 1: Conservation Area Appraisal, Designation and Management*, 2019, p.20



### 3.4 NON-DESIGNATED HERITAGE ASSETS

Non-designated heritage assets (also known as unlisted buildings) also help shape the character and appearance of the conservation area. These constitute the majority of historic buildings within the conservation area such as the unlisted shops on The Front, and whilst many may have suffered some form of superficial alteration, such as modern signage or uPVC windows, the underlying integrity of the historic building and its part in the historic development of Seaton Carew means it still makes a positive contribution to the conservation area.



#### DESIGNATIONS PLAN

- Seaton Conservation Area Boundary
- Seaton Carew Listed Buildings
- Locally Listed

*This plan is not to scale*





### Quick Facts:

#### What is a Heritage Asset?

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

#### What is Listing?

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

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

#### What is Local Listing?

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

#### What is an Article 4 Direction?

Find out more at Historic England's website: <https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>

### 3.6 ARCHAEOLOGY

Although not always a visible part of the conservation area, archaeological remains can contribute to our understanding of how the area has developed. Archaeological finds and features continue to be uncovered in Seaton Carew and are recorded in the Historic Environment Record which is held by Tees Archaeology, basic information is publically accessible on the Tees Archaeology website. Further information can be acquired by contacting Tees Archaeology: <http://www.teesarchaeology.com/projects/HER/HER.html>.

Of significant interest are the remains of a submerged forest which is at least 7,000 years old which can be seen during very low tides. Other records of archaeological finds have been mentioned in [Section 2.0](#) and range from prehistoric burials to Roman coins.

At least 51 maritime vessels are known to have been lost in the vicinity of Seaton Carew. One wreck occasionally visible at low tide is located on the beach immediately east of the Bus Station, and just outside of the conservation area. It is protected under the Protection of Wrecks Act 1973 which designates a restricted area around a wreck to prevent uncontrolled interference.



Protected wreck on Seaton Beach in 2002 (Tees Archaeology: G Green)



## Part 2

# The Character of Seaton Carew

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

|   |    |
|---|----|
| 4.0 Description                           | 45 |
| 5.0 Architectural Interest and Built Form | 50 |
| 6.0 Townscape                             | 65 |
| 7.0 Movement and Activity                 | 71 |
| 8.0 Open Spaces, Vegetation and Trees     | 76 |
| 9.0 Character Areas                       | 81 |





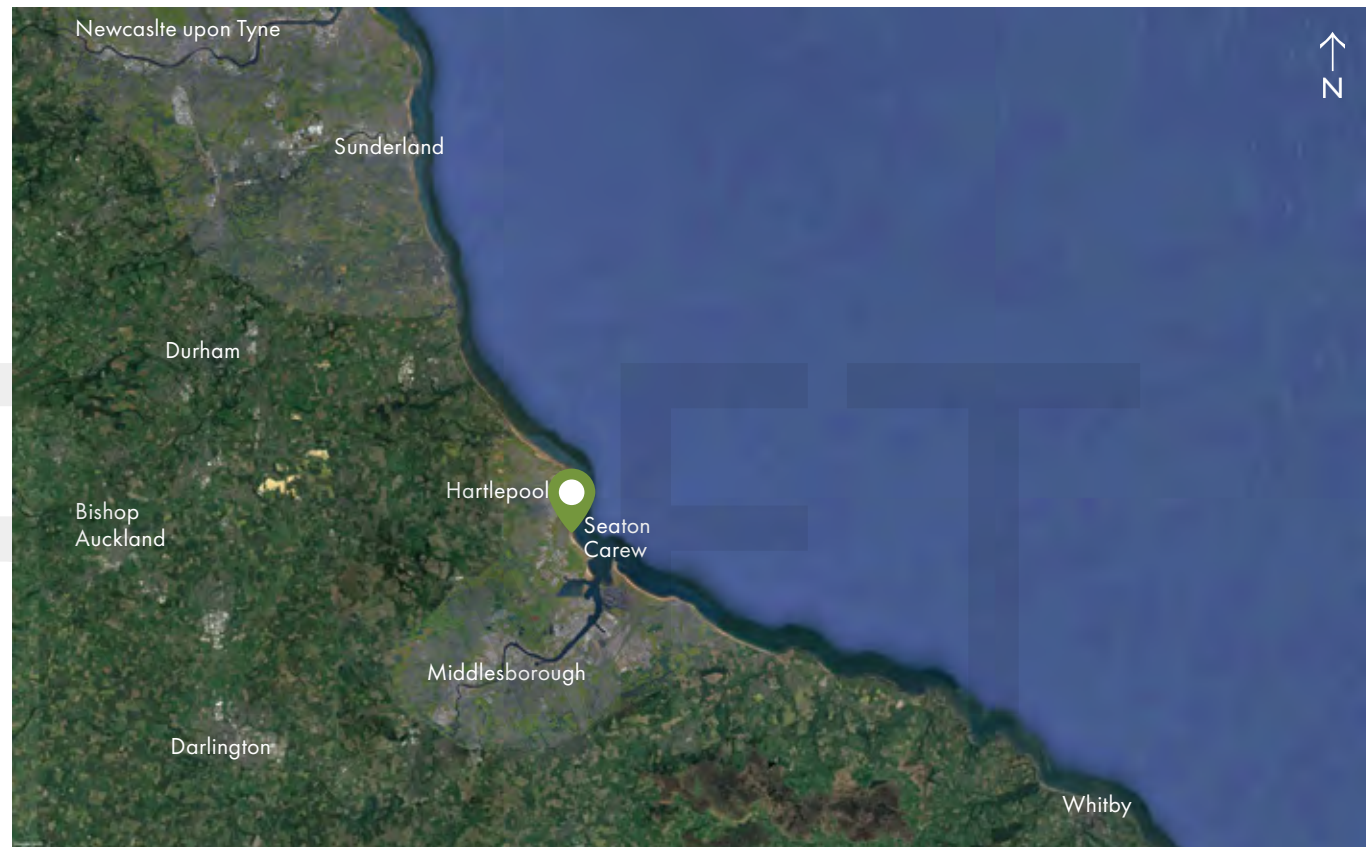
### 4.1 LOCATION AND SETTING

Seaton Carew is a seaside resort that lies within the Borough of Hartlepool which is one of the five local authorities which make up Tees Valley. The conservation area is located along the seafront comprising the historic village core. Although the local economy was originally based on fishing and farming, from the early 19th century to this day its sandy beaches were found to be ideal for bathing and leisure, attracting visitors from across the north-east.

Hartlepool town centre lies approximately 2.5 miles to the north. To the south lies Seaton Carew Golf Course and Seaton Common and Dunes Local Nature Reserve which has over 100 hectares of wet grassland and sand dunes. The reserve includes the location of Seaton Snook a former settlement and evidence of the historic salt industry, ridge and furrow and the old sea wall.

The North Sea stretches out to the east of the village with views towards the peninsular of the Headland. Today, modern housing development extends inland upon former agricultural land, infilling the area between the conservation area and the railway line. Seaton Carew train station is located about half a mile from The Front.

The England Coast Path runs through the area connecting Seaton Carew with the Durham Heritage Coast to the north and the Tees Valley coastal path to the south.



Location Plan



### 4.2 TOPOGRAPHY AND GEOLOGY

The Seaton Carew Conservation Area is situated in low lying area just above sea level with a relatively flat topography. However, the map opposite indicates that the earliest parts of Seaton Carew may have been deliberately sited on slightly higher ground of between 7m and 11m above sea level.

The geology of the area is composed of Triassic rocks of the Sherwood Sandstone Formation. The West Hartlepool Fault separates these sandstones with mudstone inclusions from the earlier Permian rocks to the north. There are buried valleys which were caused by fluvial erosion during earlier glacial periods in the area. These have become filled with Quaternary deposits, mainly tills deposited during the later Devensian glaciation and ice retreat.<sup>01</sup>



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

<sup>01</sup> Archaeological Desk Based Assessment Seaton Carew Feasibility Study Hartlepool, Tees Archaeology, 2009, p.2

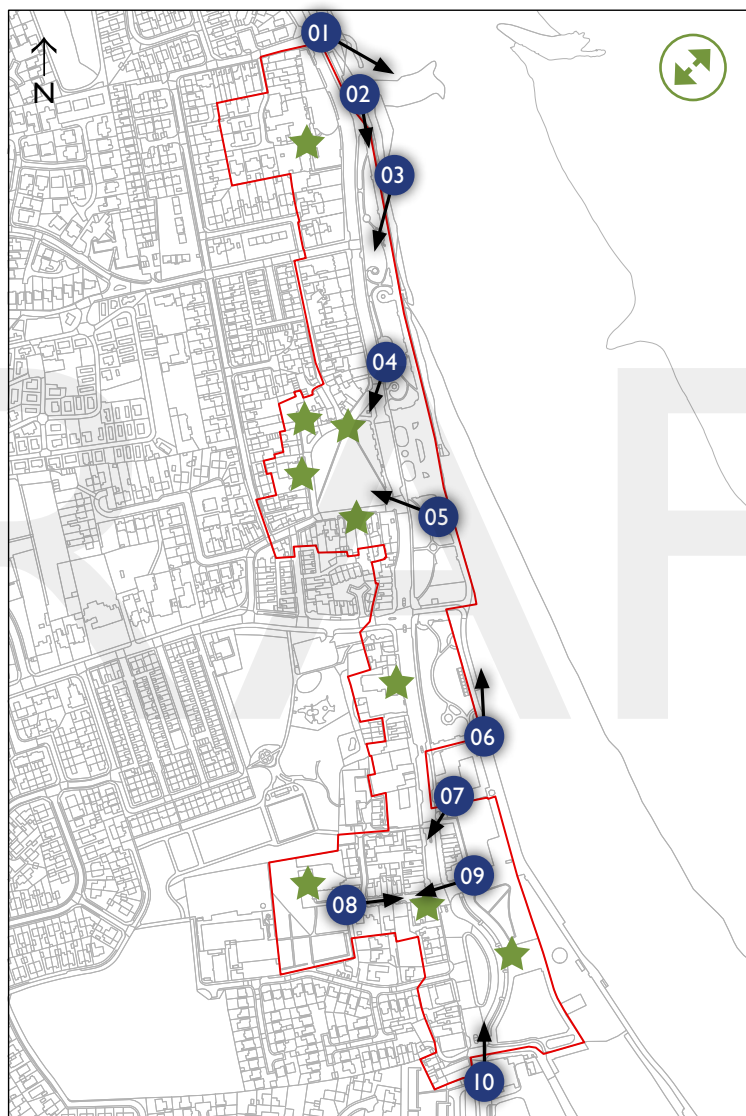


### 4.3 VIEWS AND LANDMARK BUILDINGS

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

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

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



#### VIEWS AND LANDMARK BUILDINGS

- Seaton Carew Conservation Area Boundary
- ★ Landmark Building
- 01 → Key View

*This plan is not to scale*

Summary of key views and landmark buildings within the conservation area











### 5.1 BUILDING TYPES AND USES

The building types and uses within the Seaton Carew Conservation Area are predominantly residential to the north (the area north of Station Lane) whilst hospitality and retail feature alongside residential to the south (the area south of Station Lane).

Hotels and guesthouses are interspersed along the seafront; those to the north such as the Staincliffe were converted from large private residences; whilst those to the south such as the Marine Hotel and Seaton Hotel were built specifically as hotels.

All of Seaton Carew's retail is based along The Front. There are a number of fast food businesses including fish and chips and ice cream, gifts and news retail and pet grooming. There are several amusement arcades within traditional and modern buildings, characterised by long, continuous frontages.

Holy Trinity Church is the most prominent building in the conservation area not to be facing the seafront and is accessed via Church Street at the south of the conservation area.



*Retail to the west of The Front*



*Much of the retail caters to the visitor economy*



*Residential properties are interspersed with guest house accommodation on Church Street*



*The long frontage of an amusement arcade along The Front*



*Guest house accommodation on The Green*



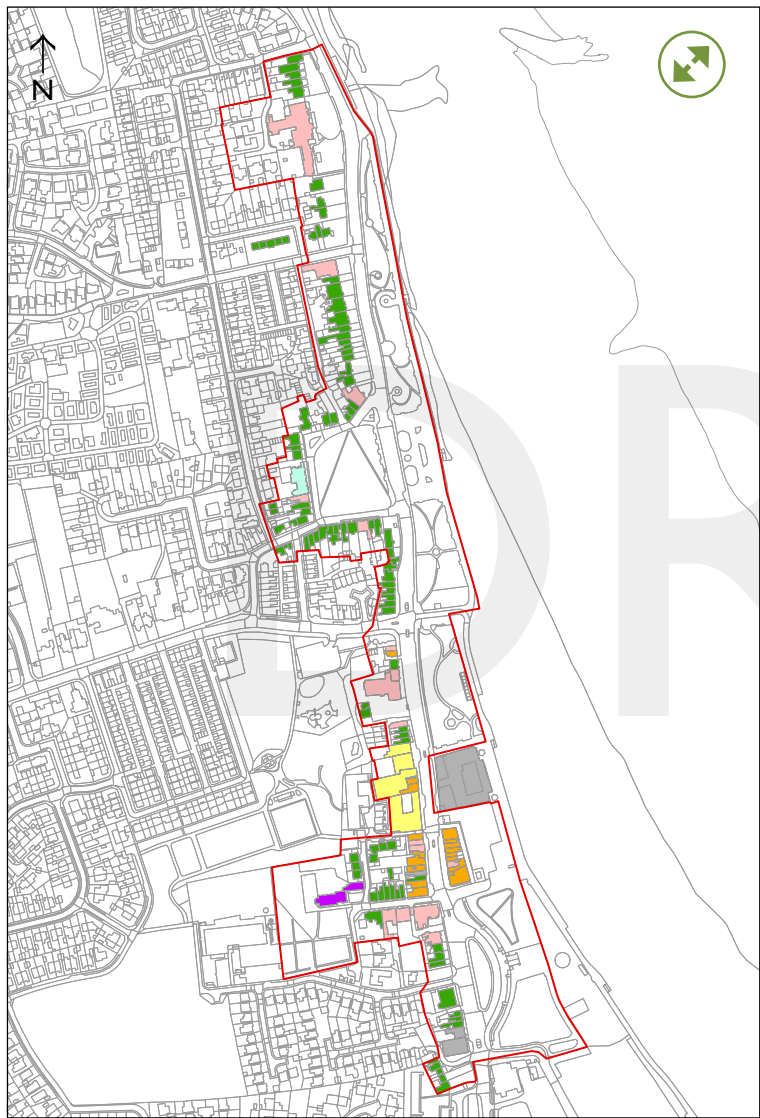
*Residential care on The Green*



*Hotel accommodation on The Green*



*Residential properties in the north of the conservation area*



USES PLAN

- Seaton Carew Conservation Area Boundary
- Religious
- Commercial, Retail or Fast Food
- Vacant
- Care Home
- Leisure
- Hospitality, Pub or Restaurant
- Residential

*This plan is not to scale*





### 5.2 SCALE AND BUILDING FORM

The scale and form of the buildings in the Seaton Crew conservation area reflects its history as a largely residential seaside village providing facilities and accommodation for visitors. Most of the buildings facing the seafront are generally two or three-storeys with a mixture of modern and historic dormer windows found. Grander properties are found on The Cliff featuring short terraces of three-storey villas.

Properties facing The Green range from two to three-and-a-half-storeys occasionally above basements. Along The Front buildings are largely two to three-storeys with dormers common on residential properties. The Marine Hotel is distinctive for its three-storey massing.

There are several single and two-storey modern buildings such as Talk of The Town, Golden Sands and No.51 The Front. Other retail in this area is largely three-storeys to the east of the main road and two-storeys to the west.

Church Street extends towards the church which is largely hidden by trees during the summer. The street is lined with two and three-storey houses some with historic dormer windows. The three-storey Durham Hotel rises above the adjacent Seaton Hotel. Opposite are the low bus shelters of the Bus Station with its imposing central clock tower.

The eastern side of The Front is notable for its lack of buildings apart from the block of former houses, now shops, north of the listed bus station which was established in at least the late 18th century. This gives an open feel to much of the conservation area and allows the mix of building forms and heights to be appreciated from a distance.



*The Front*



*Retail of two and three-storeys on The Front*



*Looking towards the Seaton Hotel and the entrance to Church Street*



*Two-and-half-storey and three-storey residences opposite the Bus Station*



*Grander three-storey residences along The Cliff*



*The Marine Hotel is a distinctive three-storey building*



### 5.3 MATERIALS

Protection from coastal weathering accounts for the large use of render and stucco over brickwork. This is usually painted with some use of colour but not to the extent or variety found further north in the Headland. Many properties feature painted quoins, sills and keystones, with a more colourful palette used on properties to the south of the conservation area.

Exposed masonry is largely limited to older vernacular buildings, where local limestone is used. Properties around The Green and in South End make use of uncoursed random rubble, sometimes painted, with buildings such as The Seaton Hotel and Holy Trinity Church utilising dressed limestone. Nos.14 and 15 The Cliff are notable as stone fronted early 20th century houses in coursed ashlar. Red brick also features in early 20th century buildings such as Glencliffe and Vesper House.

The elegant Art Deco former bus station utilises painted render over brick and reinforced concrete to great effect.

Roofs are commonly slate; clay pantiles tending to feature on Seaton Carew's older buildings.

### Wall and Roofing Materials Palette

#### Walls





Paint



Render



Stone







Brick



Roofs





### 5.4 ARCHITECTURAL STYLES AND FEATURES

The architecture of Seaton Carew reflects its coastal history and popularity as a seaside resort. The buildings in the conservation area have evolved from a small fishing village to popular visitor destination and therefore reflect this changing use and creation of functions needed to cater to a visitor economy.

The oldest houses in Seaton Carew tend to be vernacular in form; for example, the modest two-storey house of No.7 The Green, and No.7 South End with exposed limestone walling and pantile roofs. Already mentioned is No.9 Green Terrace which is thought to retain medieval fabric.

Other early buildings include Ashburn Cottage, Nos.5 and 6 South End, and No.29 The Cliff, none of which respect the seafront and are either set perpendicular or at an angle. Pantiles, gable copings and kneelers feature on several. No.29 has a classical style doorcase, whilst Ashburn Cottage and Nos.5 and 6 South End have multi-paned sash windows.

Properties from the late 18th century and the early 19th century reflect the growth and prosperity of the settlement. No.2 Green Terrace is an elegant, three-storey Georgian townhouse of stucco. Other architectural forms include Gothick windows, doors, and hoodmoulds at Nos.17, 18 and 19 The Green which are typical of the late 18th and early 19th century. Modest classical features are common – for example at Seaton Hall on The Green. The fashionable venetian windows and bow bay of The Seaton Hotel which was built in 1792 evidence the growing status of establishments.

The Church of the Holy Trinity was constructed in 1831 to designs by Thomas Pickergill although the chancel was added a decade later. Its construction also reflects the growth of Seaton Carew. The church adopts the Early English Style; the choice of Gothic was a conscious decision for the architect, as it was seen by many as a truer form of Christian architecture and a product of a purer society. Built in limestone, it is amongst the few exposed stone buildings in the conservation area.

The residential properties comprise the majority of buildings within the conservation area, a number of which have been converted into hotels or are used as guesthouses. The majority were built in the 19th century and turn of the 20th century as terraces or within pairs. On the Front, many houses were converted into shops with accommodation on the floors above. A number retain elements of traditional shop fronts.

Typically, houses adopt a modest classical language, normally expressed in their doorcases or window surrounds, although Gothic, Flemish and Tudor revival styles can also be found. Bay windows of one or two-storeys are a distinctive architectural feature providing impressive sea views, predominantly canted. Oriel windows such as at The Staincliffe Hotel serve a similar purpose. Dormer windows feature on a number of properties, with a small number retaining timber fenestration.

The Staincliffe Hotel was originally built by Thomas Walker as a residence and later converted into a hotel. It has distinctive Dutch gables, a crenellated tower, stucco walls and mullioned and transomed windows. Adjacent, and also built by Walker, is Nos.1-5 The Cliff, a terrace of five villas built in 1876. An attractive three-storey terrace, it also has stucco walls, steeply pitched slate roofs, canted bays with mullion and transom windows and distinctive pierced bargeboards and balconies. No.1 has a tower with deep bracket eaves and shaped roof.

Crenelation also features on the bays of a pair of semi-detached houses at Nos.7 and 8 The Cliff, and on Nos.14 and 15 The Cliff which also has a distinctive Dutch gable. The deep red brick found on Nos.7 and 8 The Cliff is also found elsewhere, as at Vesper House on Queen Street, a late gothic revival-style terrace of almshouses built in 1923.

Nos.31-34 The Cliff at the junction with Station Road are a distinctive Victorian terrace with a red brick ground floor, canted bays and canopied doorcases, with decorative half-timbering to the upper floors which have steep gables to the front. Some stained glass has been retained on the ground floor of No.32 whilst the corner location was purposefully exploited as a corner shop (now vacant).

Built in 1900, the Marine Hotel was created for the growing tourist market. It is a striking building with architectural features typical of this period, combining elements of heavy Baroque with a modified English Renaissance style making it a landmark building along The Front.



The Art Deco Bus Station reflects a new confidence post-First World War, with its innovative use of concrete, geometric patterns and symmetry which reflects a new phase of growth for Seaton Carew as a popular visitor destination.

During the later 20th century as prosperity declined, the clearance of historic buildings and their replacement with buildings of low quality took place. Amusement arcades with continuous modern frontages and a loss of traditional features from historic buildings have also diluted the character of the conservation area.



*Vernacular style on The Green*



*Villas on The Cliff with classical ornamentation*



*Early 20th century red brick terrace with crenellated bays*



*Tudor revival style, no.6, The Green*



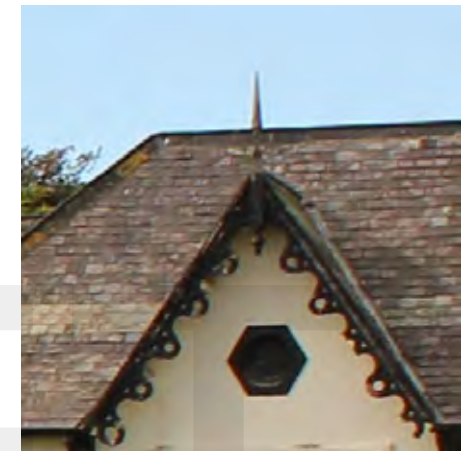
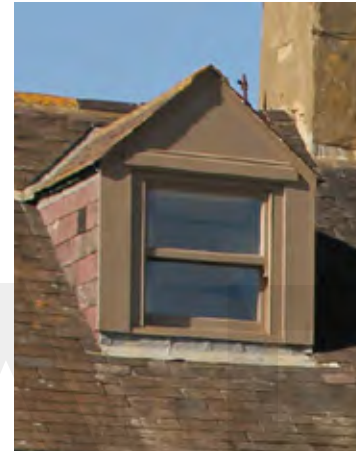
*Vesper House, gothic revival-style*





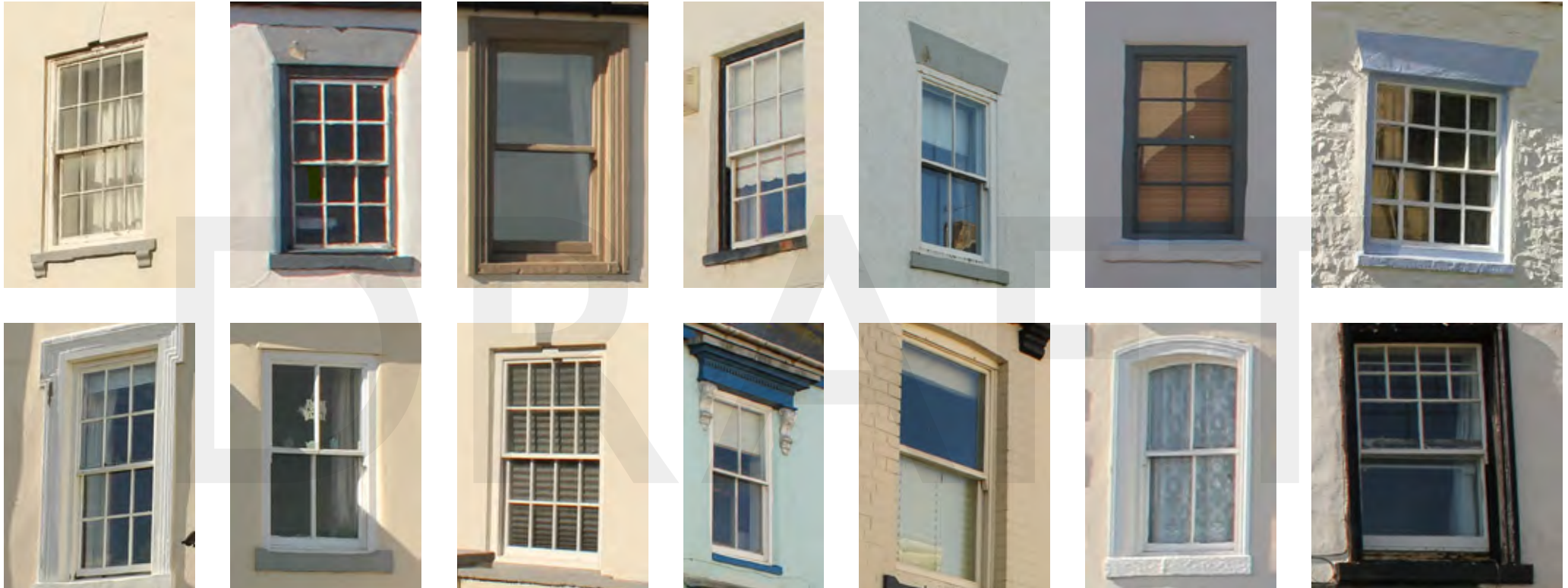
Larger three-and-a-half-storey Victorian terraces on The Green with modest classical ornamentation and canted bays

### Architectural Details Palette





### Windows Palette







### Windows Palette (cont'd)





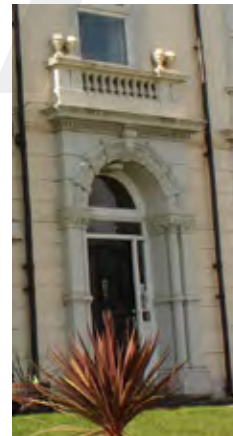
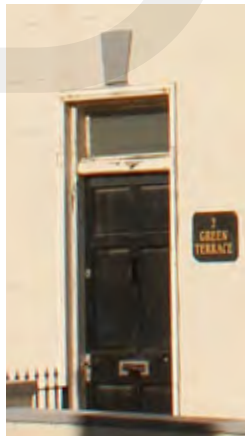
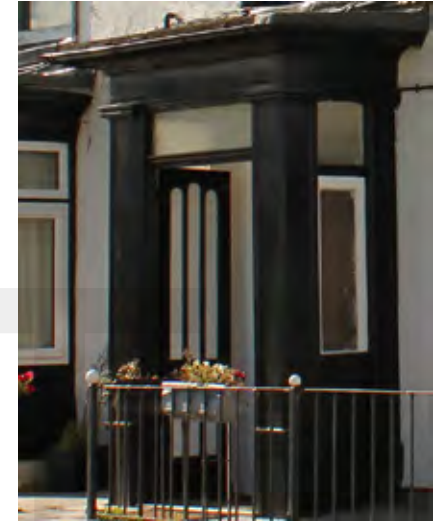
### Windows Palette (cont'd)





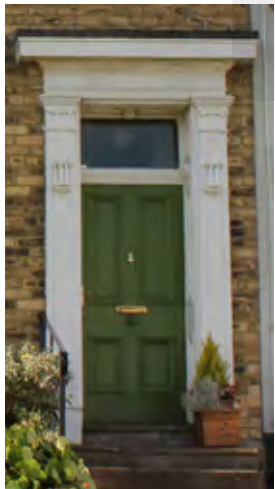
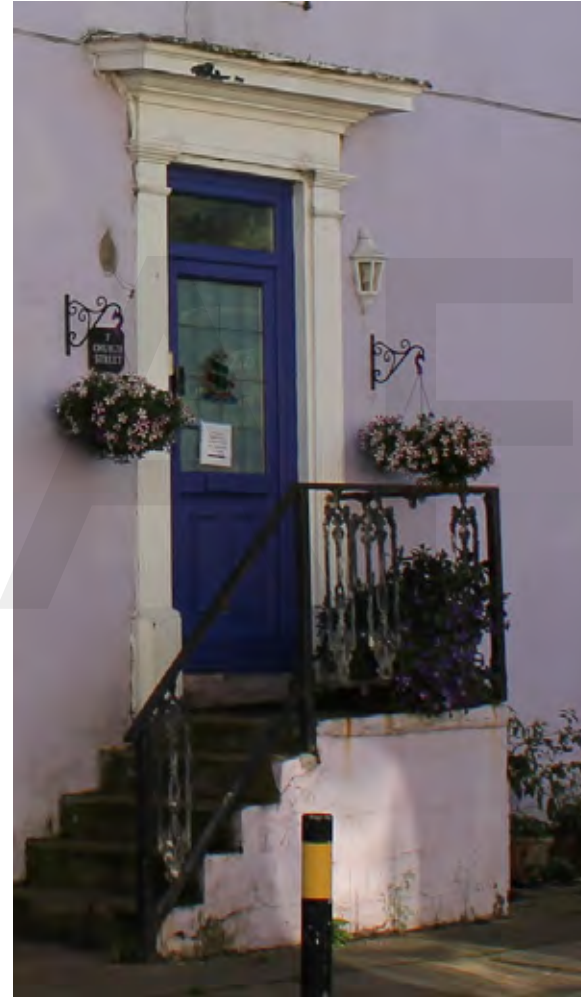
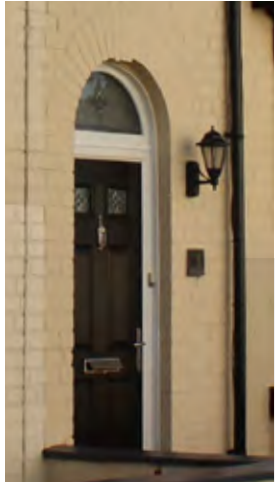


### Doors Palette





### Doors Palette (cont'd)





### 6.1 STREET LAYOUT AND PLOT PATTERNS

Historic plots and street patterns can be important in defining how a settlement has developed over time or where change has occurred. The present pattern of settlement has developed over several centuries and is linear in form reflecting the settlement's early development from a small fishing and farming community into a seaside resort. The core of the village is arranged on the historic routes of The Cliff and The Front and around the significant open space of The Green. These are met by another historic route, Station Lane. Greenwoods map of 1820 also suggests that Victoria Terrace and the area it encloses was also an early focus for settlement.

The early informal development is evidenced in the variety of plot sizes and widths around The Green, the irregular plots on the east side of the Front, and those on South End, a cul-de-sac with an alignment which does not respect the seafront. Another building not aligned to the front is Ashburn Cottage which faces north-south and is set back from The Front within a small plot.

Later development in the 19th century and early 20th century is characterised by infilling between houses and the construction of more formal terraces of houses and villas. Additionally, a regular arrangement of streets and back lanes were laid out - for example, Queen Street, Ashburn Street, Charles Street, Victoria Street and North Road, with development eventually being laid out along Station Lane as the settlement grew.

Seaton Carew also spread northwards from The Green, terminating at Lawson Road; however, the development never strayed further than South End. This Victorian development is best demonstrated along The Cliff where larger plots and buildings are set well back from the road to allow for generous front gardens. This, combined with the scale of some buildings like The Staincliffe, gives a sense of spaciousness and affluence.

Elsewhere, buildings are generally set back from the street front to allow for small front gardens. However, within the retail area along The Front, buildings are densely arranged and built up to the pavement.







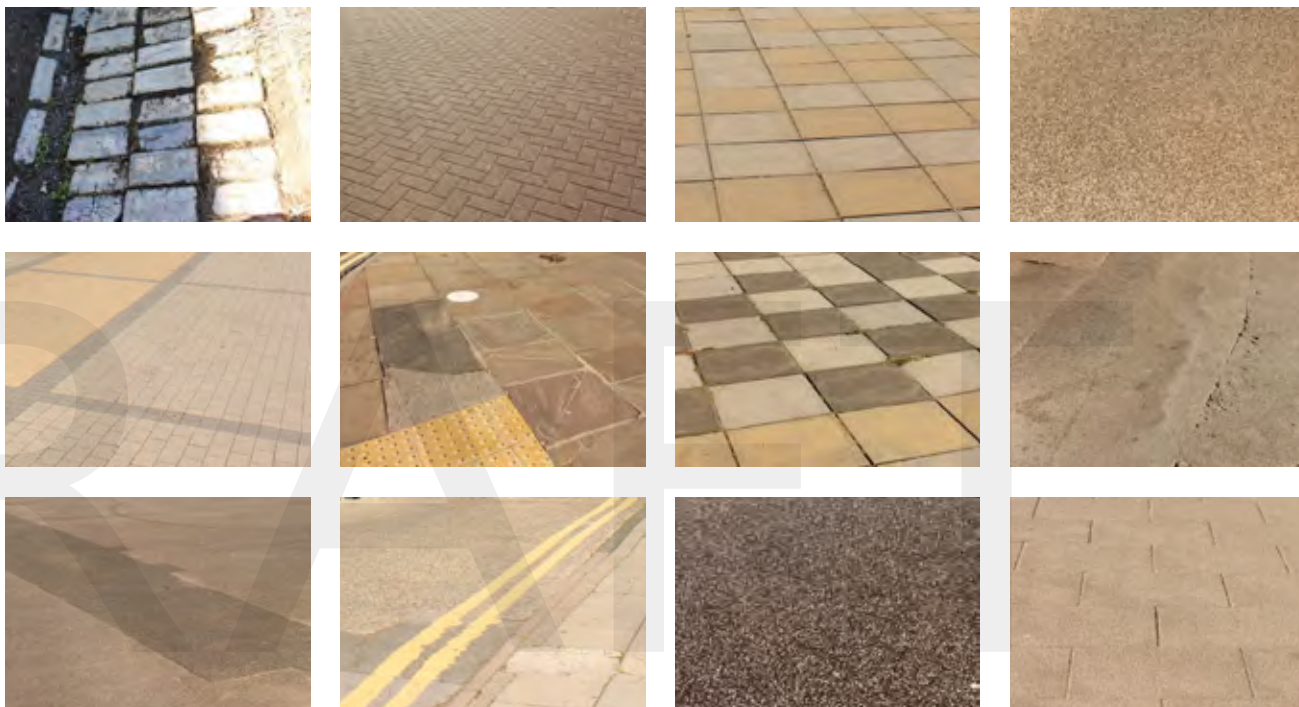
## 6.2 SURFACES

There are a variety of surface treatments throughout the conservation area, from natural stone pavements to block paving, concrete slabs and tarmac. Pavements in sensitive locations such as around The Green and along Church Street feature poor quality concrete slab and tarmac. Scoria brick is found on The Green and along some side streets and back alleyways. Stone kerbs are occasionally found.

There have been successive schemes of public realm works; the nature of funding has meant that pedestrian areas have been resurfaced with a variety of materials in a piecemeal fashion. The pavements along the retail areas of The Front have been resurfaced in a natural stone, whilst as part of the Seaton Carew Masterplan, surfacing along the promenade has been updated in a contemporary paving.

The main roads and car parks in the conservation area are tarmacked with typical road markings. Their condition varies across the conservation area due to ad hoc repairs.

### Surfaces Palette







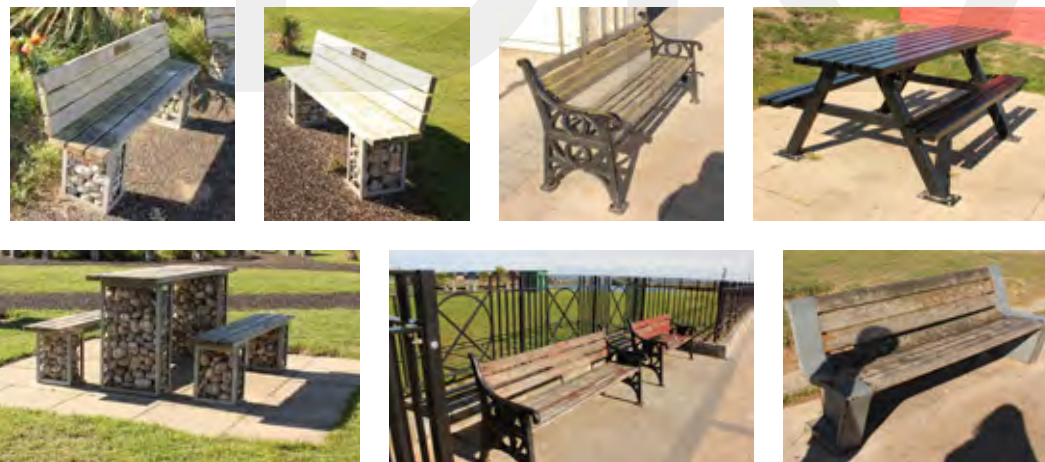
### 6.3 PUBLIC REALM AND STREET FURNITURE

A variety of styles on benches and tables are available along the seafront. These include a timber seat on a gabion basket style with materiality that links back to the beach. Other benches include traditional forms with cast-metal ends and timber slats that reflect the Victorian and 20th century phases of the seafront. Benches are frequently used for memorialisation with plaques, flowers and decorations.

Modern bins in several styles are present in the conservation area. Some of these have been subject to vandalism. Less than-sympathetic are a number of recently introduced large utilitarian wheeled rubbish bins. Other rubbish bins tend to be the standard black waste bins found elsewhere in the borough.

#### Palette of Street Furniture

##### Benches



##### Bins



Bollards of different periods and styles are present around the conservation area; those around the church and near the recently demolished Longscar Centre are most incongruous with the conservation area and those around The Green most in need of repainting.

Heritage-style lighting columns imitating a gas lamp have been introduced in a number of sensitive areas on The Green and Church Street, whilst a contemporary lighting columns have been installed elsewhere.

On The Green there is a K6 Telephone Kiosk, sandstone war memorial and post box which add interest to the conservation area.

Publicly accessible shelters are limited since the demolition of the north and south shelters. As part of the Art Deco Bus Station, shelters are provided in its sweeping wings but have the disadvantage of facing inland. Privately managed beach huts face out to sea.

Street signage including parking signs proliferate and can cause clutter on pavements. Cast-metal finger posts provide wayfinding and signage for visitors, although maps and interpretation boards are weathered and contain out of date information.

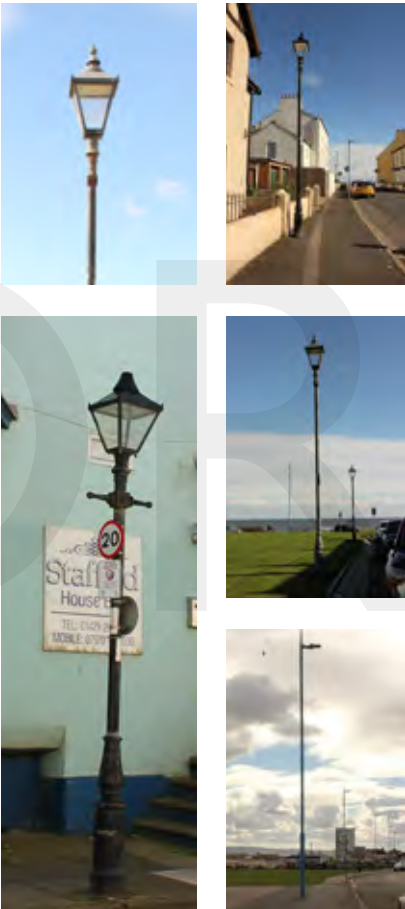


Palette of Street Furniture

Bollards



Lighting Columns



Other







## 6.4 BOUNDARY TREATMENTS

Where boundaries around properties exist they comprise low stone or brick walls, exposed or rendered, topped by coping stones. Whilst many have been replaced or rebuilt, historic examples can still be found. Occasionally, as at Nos.1-5, The Cliff, they have prominent stone piers. A few examples of historic railings also exist, although it is clear many have been removed historically. Some owners around The Green have undertaken to reinstate them in various forms and styles. Hedges and timber fences can also be found.

Public realm railings tend to be distinctive; recent public realm works have seen the striking Art Deco railings found at the Bus Station successfully replicated in landscaped areas along The Front.

The sea wall is a notable feature stretching almost all the length of the seafront and providing an imposing boundary. It is constructed of concrete though more sympathetically clad or finished in some locations. Further north, typical seaside resort railings can be found.

### Palette of Boundary Treatments

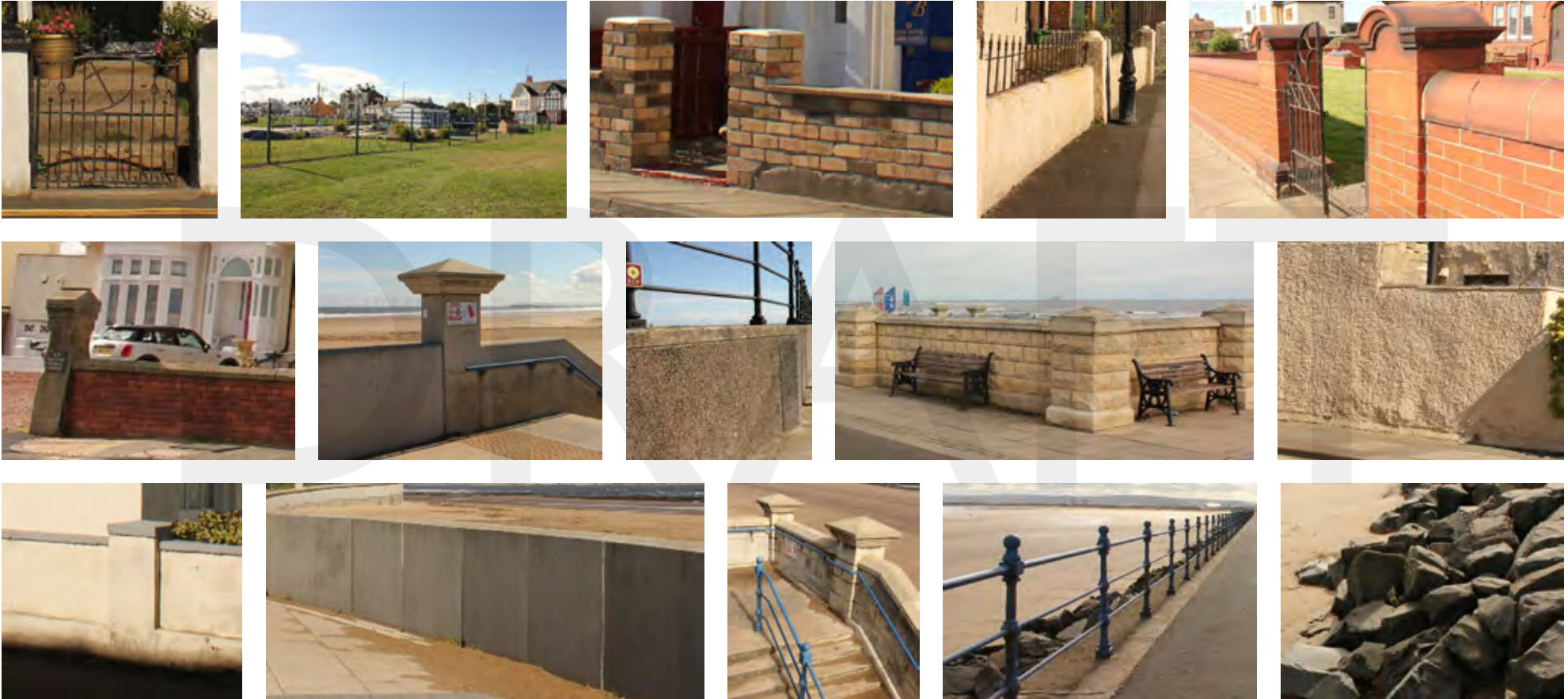
#### Railings





### Palette of Boundary Treatments (cont'd)

#### Other Boundaries







The principle routes into the conservation area follow historic routes along the coast from Hartlepool (A178) and from the A689 along Station Lane (B1276) which passes the railway station (a station on the Durham Coast Line). Road links lead to the A19 and A1(M).

To a lesser extent, Seaton Carew can be approached from the south via Elizabeth Way; the Tees Road is largely an industrial landscape including the Hartlepool Nuclear Power Station. The A178 is a designated abnormal load route providing access for large and heavy loads to the Nuclear Power Station.<sup>01</sup>

Seaton Carew's principal car park is located just south of the conservation area, which is a large, exposed area backing onto the water treatment works and also provides access to Seaton Sands nature reserve. A smaller car park is located between the seafront and The Front providing easy access to both. Parking is also available on roads along the Front, although there are restrictions and parking is chargeable. Parking is controlled by residential disc and permits along the west of the front and side roads to reduce the impact of visitor parking on residential areas.

Seaton Carew's rail station is served by a bus service which runs every 30 minutes (hourly on Sundays) between Hartlepool and Middlesbrough. Other connections include the National Cycle Route 14 from Darlington to Sunderland which passes through Seaton Carew, whilst the England Coast passes along Seaton Sands; both cycle routes give connectivity northwards to Hartlepool Marina and the historic Headland.

<sup>01</sup> HEAVY ROUTE 56, CAT A, Hartlepool to Seaton Carew, Hartlepool (Docks) to Seaton Carew (Hartlepool Nuclear Power Station) & HEAVY ROUTE 170, CAT E, Hartlepool to Seaton Carew Hartlepool (Able Yard) to Seaton Carew (Hartlepool Nuclear Power Station)

As a small seaside destination for day-trippers, activities include walks along the promenade and beach, amusement arcades, mini-golf, a children's playground and water play park, swimming and birdwatching. Seaton Park is located outside of the conservation where activities like tennis are located. Seaton Carew Golf Club was founded in 1874 and one of the country's oldest courses.

There is ramped and stepped access on to the beach which provides another leisurely pedestrian route along the boundary of the conservation area. Public toilets are provided in the Bus Station in the south of the conservation area and there are no changing facilities. Lifeguards patrol the beach during the peak summer period, with accommodation provided in an intrusive shipping container in the Rocket House car park. Other services include fast food outlets, public houses, cafés and bars. Accommodation is provided by hotels and a number of guesthouses.

Pavements along The Front are narrow and become congested during peak season. During the COVID 19 Pandemic, parking was suspended along The Front and the pedestrian area widened into the street. There are a number of pedestrian refuge islands along The Front to assist with crossing, with two further zebra crossings on The Front and on The Green.

Pedestrian movement tends to be linear, moving between the new car park in the south, via the retail areas along the Front, the playground and water park, and along the esplanade, before returning to the car park. A trail developed by the council is available from the Council's website although there are no information boards or interpretation to mark the route. There are limited incentives to diverge off this route and enjoy Seaton Park or visit the church. The current interpretation board on The Green is in a poor condition.

Seaton Carew holds occasional activities and events including sharing the 5th November Bonfire celebrations. This year the music and dance Kiddstock Festival will be held in Seaton Carew.



*Rocket House Car Park*



*The Front can become congested with cars and pedestrians at peak times*



*Playground and Beach Huts on seafront*



CONNECTIVITY

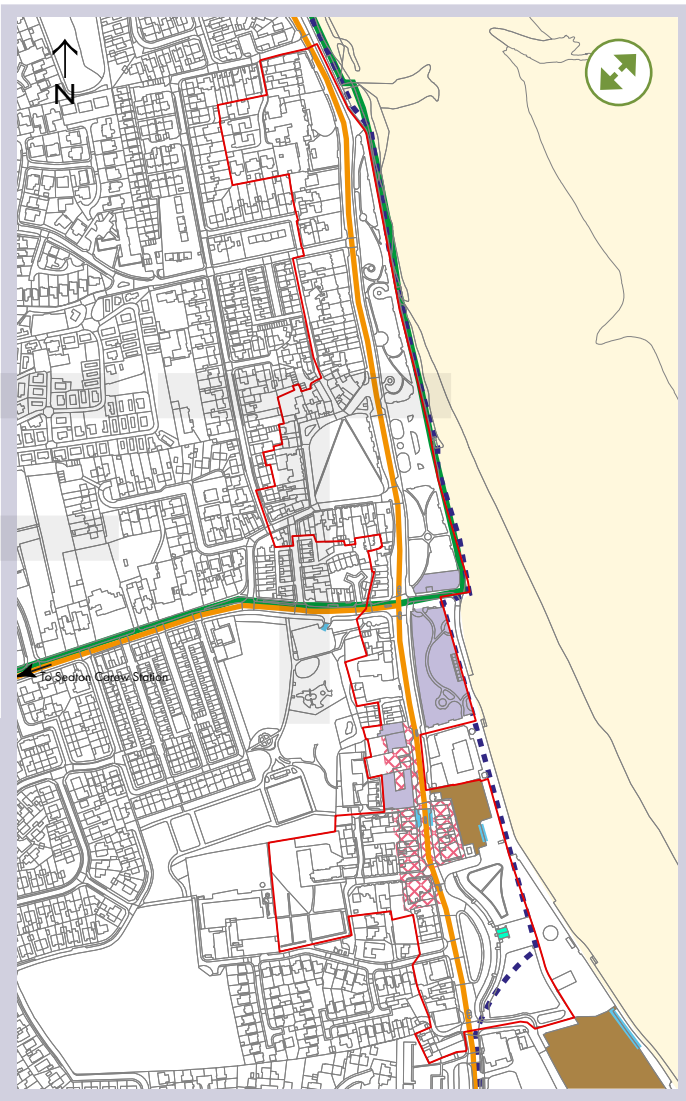
- National Cycle Network Route 14
- Major Vehicle Routes
- III Railway Line
- England Coastal Path

*This plan is not to scale*

MOVEMENT AND ACTIVITY

- Seaton Carew Conservation Area Boundary
- National Cycle Network Route 14
- ⊠ Commercial and Retail Core
- Key Vehicle Routes
- Disabled Parking
- Toilet Facilities
- Car Parks
- Leisure
- Beach
- England Coast Path

*This plan is not to scale*





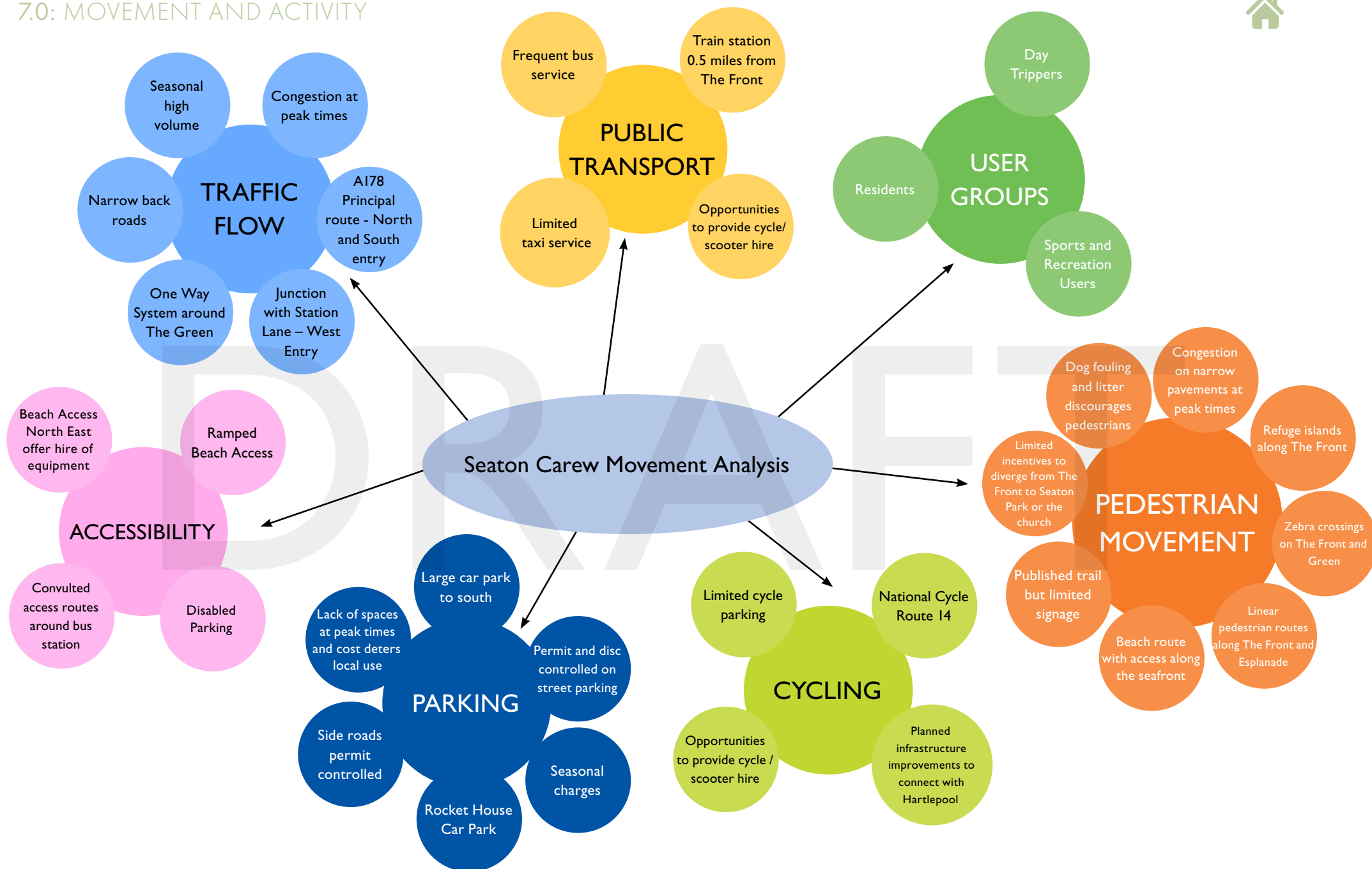
### 7.1 SEATON CAREW MOVEMENT ANALYSIS

Creating a complete movement analysis for Seaton Carew will require access to detailed local data, traffic studies, and community input. The below analysis is based on desktop research, site visits, engagement with the community via the 'Your Say Our Future' portal and input from council officers.

This small scale analysis seeks to document how movement and activity is taking place within Seaton Carew currently, opportunities for this to be improved including promoting links with key sites and active transport are detailed in Part 3.

#### SUMMARY OF SURVEY DATA

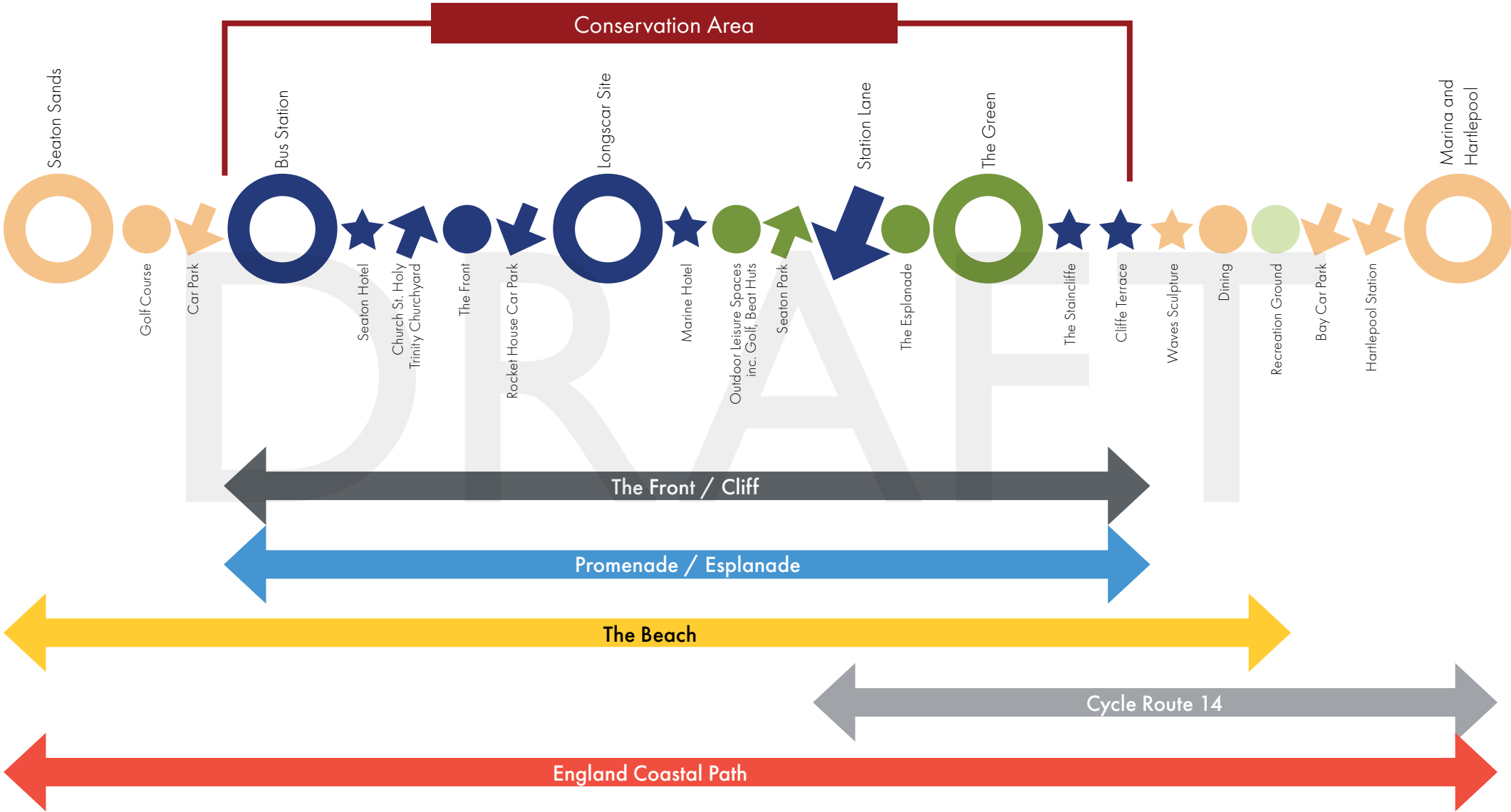
- Nearly all respondents ranked the 'Beach and Promenade' as a key feature of Seaton Carew's conservation area – highlighting how this area provides the core movement route through the conservation area.
- Over half also ranked Open Spaces such as Seaton Park (outside of the conservation area) as special – emphasising how promoting movement links outside of the conservation area will be important.
- The historic appearance and character of Seaton Carew was also ranked in the top 3 factors - this, along with the 'range of architectural styles' was ranked more highly than individual buildings, suggesting that Seaton Carew is best appreciated as a whole.
- The historic layout of the area was the least valued characteristic – this may be due to the town expanding westwards as the population increased and losing its historic layout. It provides an opportunity to highlight the historic core of Seaton Carew along The Front and around The Green.
- Better facilities, reuse of vacant sites and provision of information about the heritage of the area were all seen as items for improvement.
- Reduced traffic within the Conservation Area was a priority for improvement for a minority of respondents, though opinions were raised about traffic calming and speed reduction measures.







Points of interest and movement routes within the Seaton Carew Conservation Area





Green and open spaces not only improve the quality of life for residents but are an essential part of the character of a place. The Seaton Carew conservation area is defined by its open space along The Front with minimal landscaping, and its relationship with the beach and sea. As a relatively narrow conservation area the open and green spaces provide recreational areas, but are also a setting for its historic buildings.



### OPEN SPACES

- Seaton Carew Conservation Area Boundary
- Green Spaces

*This plan is not to scale*



Key open spaces within the conservation area are:

### The Front

Reclaimed from the beach, The Front is historically significant as an open space that developed alongside the built environment of Seaton Carew. This area of green space provided a promenade for socialising, accessing the beach, leisure facilities and provided key views of the sea and Seaton Carew.

Today it features many of Seaton Carew's visitor attractions including a play area, crazy golf and a water playpark.

Historically the open spaces along the seafront have featured limited vegetation. During the 19th and 20th century, the area

was enhanced with formal flower beds. As part of the Seaton Carew Masterplan, low maintenance planting has been introduced to enhance these areas.



*The Front has developed as high tide receded and land was reclaimed following the construction of a sea wall.*



### The Bus Station

Historically an open space before the construction of the bus station this area is composed of a crescent approach to the bus station and an open space with grass and mixed surfacing behind, where a shelter once stood. Towards the sea wall the open space has traditionally been used for a fun fair. The area has been partially resurfaced as part of the Seaton Carew Masterplan, but remains a mixture of tarmac and grass.



*The Front and beach in 1913 before the construction of the Bus Station (HHTAN/Hartlepool Museum Service)*





### The Churchyard

The churchyard provides a quieter space away from the main highway with substantial trees and planting in a sheltered location.



### The Green

The Green historically acted as the centre of the village; it is an open grassed area with buildings along three sides and no planting.



Outside of the Conservation Area boundary nearby open spaces and natural resources include:

### The Beach

The wide expanse of sandy beach is key attraction for visitors.





### Seaton Common and Dunes Local Nature Reserve

Grasslands and dunes and historic landscape.

### Seaton Park

Original part of the Glebe Farm Estate the park was purchased by Hartlepool Borough Council in 1949.



*Vegetation along the seafront is enhanced by planting in private gardens and low maintenance planting recently introduced by the Borough Council*

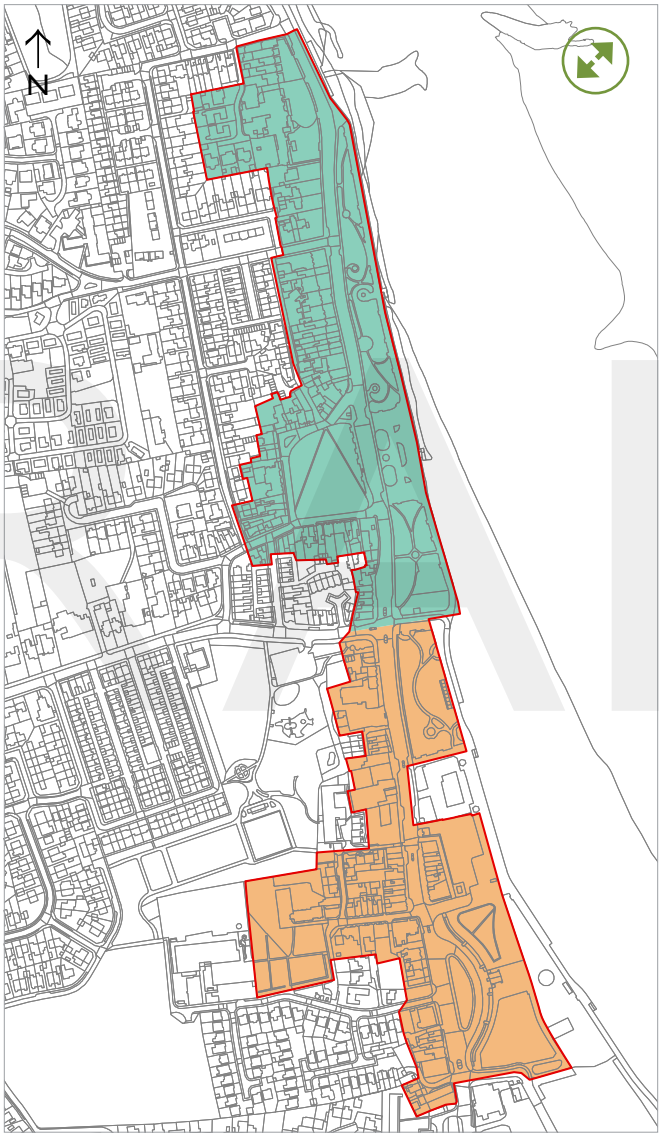


This section divides the Seaton Carew Conservation Area into two smaller character areas. Each area has a slightly different atmosphere and character depending on street layout, building types, scale, design and uses, amongst other things. The descriptions of each character area summarise their individual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

These character areas largely follow those in the previous visual appraisal, but changes have occurred since, most notably the demolition of the Longscar Center.

Within the Seaton Carew Conservation Area there are areas, streets and open spaces with different characteristics. This assessment outlines the key defining features of the character areas. The character areas are identified as:

|                  |                      |
|------------------|----------------------|
| Character Area 1 | North Character Area |
| Character Area 2 | South Character Area |



CHARACTER AREAS

Seaton Carew Conservation Area Boundary

North Character Area

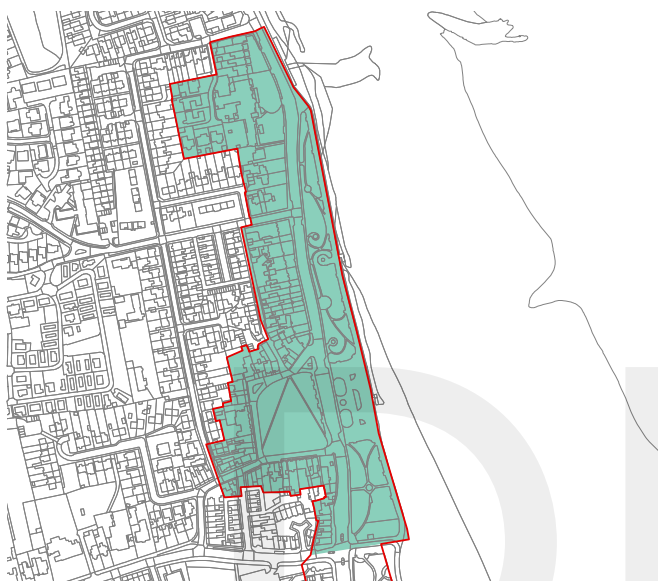
South Character Area

*This plan is not to scale*





## Character Area 1: North



### SUMMARY

This Character Area sits north of Station Road. Historically this area was the focus of Seaton Carew's grandest residences which were constructed in the 19th century. However, it also retains evidence of the village's pre-resort roots represented by a number of 18th century vernacular cottages.

The North Character Area has a relaxed, quiet quality away from the promenade and still retains a village feel around The Green. This area contains the northern end of the Esplanade which was officially opened in 1905 with the seafront reclaimed from the beach. Opposite The Green stood an extensive two-storey public shelter until its removal in the early 21st century. The footprint has been marked by paving.

### SUMMARY OF CHARACTER AND SIGNIFICANCE

- The open space of The Green provides a setting for historic properties on three sides.
- The War Memorial is listed Grade II and has significant communal value within this part of the conservation area.
- Varied materials including painted rubble, slate roofs, clay pantiles roofs with stone copings and kneelers, and chamfered quoins.
- Windows are varied including square and canted bay windows, glazing bar sashes with painted stone lintels, keystones and sills, Gothick hoodmoulds and dormer windows
- The massing of two and three-storey properties is balanced by open spaces with historic boundary treatments, paving and street furniture.
- There are pleasant sea views towards the historic Headland.
- Open green spaces along the Esplanade have been landscaped to include low maintenance native plant species set in radial beach groynes. Pavements are mainly tarmac. A beacon light features opposite No.12 The Cliff.
- Elegant two-storey residences feature on the south side of the The Green, whilst No.2 Green Terrace is a three-storey Georgian town house.
- The Seaton Hall Residential Care Home was built as the Kings Head in 1803 and illustrates the growth of the seaside resort. It became a private residence in the later 19th century as the southern part of Seaton Carew developed for visitors.
- The Norton Hotel, originally the George & Dragon Inn, was built prior to 1812 as an early guesthouse for visitors.
- Properties around The Green have low boundary walls some with railings. Pavings tend to be concrete slab in need of renewal.
- The Cliff features a range of architectural styles dating from the 19th century.
- The Staincliffe Hotel, formerly Staincliffe House built for local businessman Thomas Walker in 1869, is illustrative of the newly emergent merchant class and their role in the growth of Seaton Carew. The property was later used as convalescent home and then hotel. Architectural features include a battlemented tower, Flemish gables, and a square oriel window.
- The grand properties of The Cliff, originally private villas, are set back from the road with front gardens.
  - Nos.1-5, with decorated gables, balconies, balustrades, and tower built by in Walker in 1876.
  - Nos.7 and 8 with red brick with castellated bays and porches
  - No.11 stucco, with moulded dressings, plater detailing and balustrades.
  - No.12 has a balustraded porch and bays
  - No.13 red brick with gabled dormers, two-storey canted bay and porch with lancet windows.
  - Nos.14 and 15, a pair of stone fronted villas with castellation, two-storey bay windows, Dutch style gable and panelled doors.





## Character Area 1: North

- No.9 Green Terrace is largely an 18th cottage with later alterations, but said (local list entry) to include medieval fabric.
- Vesper House is a terrace of red brick late gothic revival almshouses dating to 1923 and important as a piece of local philanthropy.
- Nos.18 and 19 The Green are a pair of early 19th century houses with Gothick features.

### KEY BUILDINGS:

- The Green
- The Esplanade

### Listed Buildings

- Seaton Hall Hotel and adjoining wing to right
- Nos.11-13, The Green
- No.8, The Green
- No.7, The Green
- K6 Telephone Kiosk 12 Metres South of No.3
- No.2, Green Terrace
- No.9, The Green
- No.18, The Green
- No.19, The Green
- Seaton Carew War Memorial

### Locally Listed

- Nos.1-5 The Cliff
- Staincliffe Hotel, The Cliff
- Nos.7 and 8 The Cliff
- Glencliffe, 11-12 The Cliff
- Glencliffe, 13 The Cliff
- Nos.14 and 15 The Cliff
- Nos.31-34 The Cliff & 2 Station Lane
- No.9 Green Terrace
- The Vesper House, 8 - 16 Queen Street



### Character Area 1: North



*The Green retains a village feel*



*The Staincliffe Hotel*



*Grand villas and terraces are a feature of the North Character Area*



*The quieter North Character Area has spaces for memorialisation and reflection*



*The Green has a variety of architectural styles*



*9 Green Terrace*



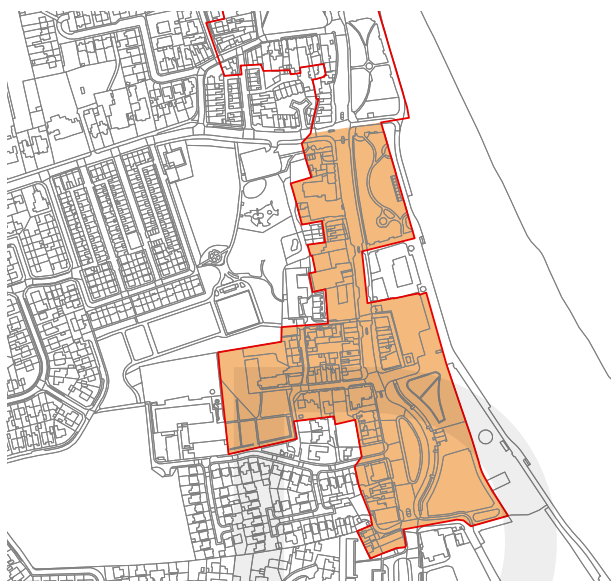
*1-5 The Cliff, originally known as Cliff Terrace*



*The beacon light on the Esplanade*



## Character Area 2: South



### SUMMARY

This area comprises the seafront and promenade following the coastline from Station Lane southwards to the Bus Station. It includes Church Street and the Grade II listed church as well as the houses on South End. The Church of The Holy Trinity was built in 1831 to cater to a growing population. During the 20th century a major scheme of public works included the construction of the Bus Station and promenade. This part of the conservation area has a more commercial feel compared to the north and is the focus of retail and visitor facilities. The Longscar site, now cleared, has re-opened views along the seafront.

### SUMMARY OF CHARACTER AND SIGNIFICANCE

- The Marine, Durham and Seaton Hotels establish this character area as a key location for the visitor economy.
- The Marine Hotel, constructed in 1900 in a modified English Renaissance style is a key building on The Front. The Hotel replaced the Seven Stars Inn, itself converted from a cottage as the seaside economy grew. Its turn of the century construction and high level of detailing and ornamentation illustrates the growth and success of Seaton Carew at this time.
- The buildings along The Front, originally houses and guest houses are now predominantly shops, retaining slate roofs, bay windows at the first floor, stone window dressings and quoins. A number of buildings feature traditional shop fronts, some brightly coloured.
- Glazing bar sashes and dormer windows have been retained in a number of properties along The Front and Church Street.
- Church Street has an intimate air. The properties are terraced and have two-storey canted and square bays, classical door cases and colourful painted and rendered elevations.
- Holy Trinity Church provides a quiet refuge away from The Front.
- The Seaton Hotel is one of the oldest hotels in Seaton Carew. Its prominent location at the corner of Church Street and The Front also makes it a landmark building, though in need of some maintenance.
- The Bus Station is a significant Art Deco building. Constructed in rendered brick and reinforced concrete it shows the significance of the day tripper economy to Seaton Carew in the 20th century. The geometric-pattern balustrades have been replicated as part of recent public realm works along the seafront.
- The promenade extending from the southern boundary along the seafront features leisure facilities recently installed as part of the Seaton Carew Masterplan to improve the local visitor economy.
- The modern beach huts add colour and reflect the former prolific use of tents and huts in Seaton Carew.
- The former Southolme/Arch Hotel at No.49-50, The Front, formerly acted as the end to the formal historic hospitality frontage of Seaton Carew.
- The buildings of South End date from the mid-18th century providing a glimpse of the earlier fishing and farming settlement, before the development of the seaside resort.
- Ashburn Cottage, set back from The Front and beside the Marine Hotel, is another surviving cottage from this earlier period.
- Although not currently within the conservation area, the vacant Longscar site occupies a key plot adjacent to the seafront. Its redevelopment has the potential to significantly impact on the conservation area.



### Character Area 2: South

#### KEY BUILDINGS:

- The Front
- The Churchyard
- The Bus Station
- The Longscar Site
- The Marine Hotel
- The Seaton Hotel
- The former Arch Hote ,  
No.49-50 The Front
- South End

#### Listed Buildings

- Bus Station
- Church of the Holy Trinity
- Marine Hotel
- Nos.5 and 6, South End
- No.7, South End
- No.8, South End
- Seaton Hotel And West Extension

#### Locally Listed

- Ashburn Cottage, The Front



Church of the Holy Trinity



Church Street provides key views and historic residential character away from The Front



The Seaton Hotel



The Marine Hotel



The Former Arch Hotel



The Bus Station



Beach huts along the seafront



Leisure facilities are provided along The Front



Amenity space is a key feature along the seafront



The Front is a focus for retail





## Part 3

# Managing Change

This part of the CAMP provides an analysis of the current issues and opportunities facing the conservation area. It then provides an overarching vision and set of aspirations to enhance the conservation area, whilst guidance and advice is provided on how best to manage change.

|      |                          |     |
|------|--------------------------|-----|
| 10.0 | Issues and Opportunities | 88  |
| 11.0 | Management Plan          | 100 |





Seaton Carew faces challenges today and in the future with regards to climate change, the maintenance of the public realm, provision for visitors, inappropriate changes to historic buildings, and the challenges of vacant buildings and sites, to name a few. However, out of these challenges arise exciting opportunities to move Seaton Carew forward in a way which celebrates its heritage and places it at the heart of regeneration. The following section introduces a number of inter-related themes, exploring the issues and opportunities facing the conservation area. These will be further discussed in [Section 11.0 Management Plan](#).

Click on a theme to be taken to the relevant page



QUICK FACTS

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



## THEME 1: BUILDINGS

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

enjoy the seaside resort. Unfortunately, since the last appraisal there has been a continued deterioration of buildings and a loss of traditional features, including an introduction of non-traditional materials such as uPVC windows, doors, gutters etc. These issues challenge the appearance and special interest of the historical areas of Seaton Carew.

Whilst most residents work hard to maintain the appearance of their historic buildings, a number were found to be in need of repair and maintenance. During wider consultation, it was felt that guidance on the appropriate repair and maintenance of historic buildings was required as part of the CAMP project. There may also be opportunities to help owners in the care and repair of key historic buildings in the conservation area through funding for specific buildings. Targeting specific buildings could have significant benefits for Seaton Carew, ensuring the historic townscape remains attractive to all, and at the same time encouraging new visitors into the area.

Another issue is the underuse of a key heritage asset: that of the Seaton Carew Bus Station. It is prominent to visitors to Seaton Carew but offers only seating facing the street and poor quality toilets in need of refurbishment. There are significant opportunities to improve the use of the Bus Station and surrounding area, putting it at the heart of Seaton Carew's unique offering. Options for the Bus Station are further explored in [Section 11.10.2](#).

Retail is an important element of the seaside offering at Seaton Carew. A number of units retain historic shop fronts or are of a traditional design. However, a number of interventions, poor quality repairs and signage have impacted on a number, including the complete removal of the shop front at No.34, The Front. The appearance of the modern amusement arcades with modern continuous frontages across multiple buildings interrupt what could be a pleasant and largely traditional seaside shopping parade. There are opportunities to better present the units which could be of significant benefit to Seaton Carew. The traditional seaside appearance has immense potential, for example, as a filming location.

There are a few vacant buildings in Seaton Carew; the shuttered former amusement arcade at No.51 The Front, for example, present an unpleasant welcome for visitors approaching Seaton Carew from the south. Additionally, historic and modern units incorporate solid security shutters which are not sensitive to the conservation area and there are opportunities to replace these with more sensitive options.





THEME 1:  
BUILDINGS



### THE OPPORTUNITIES

- Maintain and improve the appearance of Seaton Carew's historic buildings. To provide householder advice on the care and maintenance of traditional buildings as well as signposting to more information as part of this document (see [Section 11](#)).
- Target key historic buildings in Seaton Carew through maintenance grants.
- Consider exciting new uses for the listed Bus Station, breathing new life into this unique building, benefitting visitors and residents.
- Better present the retail core of Seaton Carew. Encourage owners and occupiers to maintain traditional shop fronts where appropriate and explore more suitable alternatives to inappropriate designs and solid security shutters.
- Providing design guidance for new development as part of this document. There may be opportunities in the future to reverse past insensitive modern development. It will be important to ensure that any new replacement development is sensitive to the special character and appearance of the conservation area (see [Section 11.9](#)).
- The former amusement arcade at No.51, The Front should be put back into use, or the site redeveloped, benefitting the appearance and local economy of Seaton Carew.





## THEME 2: SPACES AND STREETS

Seaton Carew's seafront remains a significant open space with its sandy beach, sweeping views and a traditional esplanade. The Seaton Carew Masterplan SPD (2015)<sup>01</sup> instigated a number of improvements to the seafront and public realm, installing a water play park

and playground, beach huts and crazy golf, and resurfacing works. The new play facilities are popular and attract families on day trips to Seaton Carew.

The formal gardens which once featured have been replaced with more natural planting schemes of native species and grasses more suitable for the climate and lower in maintenance. However, there are still many grassed areas which have a neglected appearance. There is potential to improve the appearance of these areas and consider further planting schemes. It is acknowledged, however, that there are many challenges with planting in coastal locations; plants and trees must be carefully selected to ensure they are able to survive in the salty and stormy coastal environment. There is also a lack of man-made shelters for visitors; historically these featured in several areas but they have since been removed.

The former Longscar site has for many years negatively impacted on the appearance of Seaton Carew. The building has now been demolished and the plot recently cleared. The site has a number of future options from retaining it as a grassed area, to partial or full redevelopment programme. Through sensitive redevelopment, the site has the potential to benefit visitors, businesses and residents in Seaton Carew and become a key element in the successful and sustainable future for the seaside resort. The site will be further explored in [Section 11.9.3](#).

In consultation with residents of Seaton Carew, it was found that the retail area along The Front was considered problematic for pedestrians. Visitors and residents must navigate busy traffic, narrow pavements, parked cars, street clutter and queues which form outside the popular fish and chip shops. There are significant opportunities to develop a high-quality public realm, giving priority and confidence back to pedestrians, improving stay-times and benefitting existing businesses and attracting new ones.

Maintenance of the public realm falls to the Council, which can be particular onerous in a coastal climate which accelerates decay; a perceived lack of maintenance can result in a poor overall impression for residents and visitors. The condition of some rubbish bins, benches, bollards and lighting columns was found to be poor, and the use of large commercial-style blue wheelie bins is not appropriate in the more sensitive areas. Street and road surfacing also varies including broken concrete paving in sensitive locations like The Green or near the church.

Public benches vary in quality and style across the conservation area, from the attractive traditional forms of cast-iron and timber, to less traditional forms. Generally, there is a need for an overall agreed, cohesive approach to public realm furniture going forward, along with their regular maintenance.

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

<sup>01</sup> [https://www.hartlepool.gov.uk/info/20189/regeneration/21/seaton\\_carew\\_masterplan\\_supplementary\\_planning\\_document/1](https://www.hartlepool.gov.uk/info/20189/regeneration/21/seaton_carew_masterplan_supplementary_planning_document/1) [last accessed 22nd February 2023]



## THEME 2: SPACES AND STREETS



### THE OPPORTUNITIES

- To create a high-quality public realm along The Front, giving priority to pedestrians and encouraging a café culture and vibrant retail area.
- Maintain and enhance the appearance of the public realm through the selection and maintenance of appropriate surfacing and a coherent suite of street furniture.
- For the Longscar site to be sensitively redeveloped to the benefit of local residents, visitors and the conservation area, positively contributing to the economy of the local area.
- To better present areas along the seafront with suitable planting, trees and vegetation.
- To develop policy and guidance on memorial benches in Seaton Carew and elsewhere in Hartlepool.



### THEME 3: ACTIVITY AND VIBRANCY

To experience Seaton Carew is to enjoy its glorious sandy beach and esplanade, its green spaces, ice cream parlours and fish and chip shops set against the backdrop of its historic buildings. As a small traditional seaside resort it is more attractive to day-trippers from the local area rather than long-stay visitors from further afield. As mentioned above, the Seaton Carew Masterplan has delivered a number of improvements for visitors; however, a number of issues remain which impact on the enjoyment of visitors. These include:

- A lack of all-weather and all-season activities;
- Poor quality toilet facilities in the Bus Station;
- A lack of changing or shower facilities for the beach and lack of toilets and other facilities to the north of Station Lane;
- The lack of suitable lifeguard facilities; and
- A lack of shelter from the elements along the esplanade.

Seaton Carew is uniquely placed to provide water sports and other coastal leisure activities. Unfortunately, it lacks the most basic facilities for visitors. With some investment there is potential for Seaton Carew to diversify its leisure activities, attracting water sports like wind and wave surfing, paddle boarding and sea kayaking, to name but a few. A number of these sports also take place outside of the normal tourist season which could be extended as a result. It will be essential that water quality and the appearance of the beach is of the highest quality. The natural environment is an opportunity for Seaton Carew to attract visitors through the promotion of its nearby nature reserves to the north and south, as well as providing opportunities for bird watching within the immediate vicinity. The use of the beach by the Little Tern brings a number of visitors to Seaton Carew during the summer season. However, as part of wider efforts to protect this rare species, temporary fencing is erected to restrict access. Whilst a number of people have commented in consultation that this negatively impacts on the appearance of the beach, the council have installed signage to inform the public of the need for their protection. It is hoped that this will ensure the Little Tern continues to be a visitor to the area.

There are a number of possible locations for new facilities including beside the new car park to the south of the conservation area. However, it is clear from consultation, that Seaton Carew would significantly benefit from additional facilities located variously along the seafront. The open space opposite The Green is an ideal location for additional visitor services, temporary food stalls, or a more permanent facilities or a traditional shelter.

Currently Seaton Carew's expansive seafront is an ideal destination for the annual Hartlepool Bonfire celebration. But Seaton Carew's offering could be further diversified by expanding its present offering through music, food or art festivals, forming a local sculpture trail akin to the Tees Sculpture Trail,<sup>01</sup> or holding sand sculpture or kite festivals on the beach. The original Masterplan was to develop a market place and events space on the Longscar site. However, other potential locations could be explored including that of the Bus Station site.

Walking and cycling routes which currently exist could be enhanced and made more accessible by the use of modern technology such as QR codes on way-markers. These options are less expensive to set up and maintain than traditional interpretation boards. As part of future projects new trails could also be developed such as a Sculpture Trail, Nature Trail and Heritage Trail taking in Seaton Park which compliments the seaside attractions of Seaton Carew with other leisure activities.



<sup>01</sup> <https://riverteesrediscovered.org/sculpture-trail> [last accessed 22nd February 2023]



### THE OPPORTUNITIES

- Develop all-year-round indoor facilities to counteract seasonality.
- Develop new coastal leisure activities to draw a new set of visitors to Seaton Carew.
- There is significant potential to provide toilet, shower and changing facilities and shelters at various locations on the seafront to support existing visitors and the development of new coastal leisure activities.
- Develop a dynamic visitor offering to include music, food and arts festivals.
- Market the natural environment around Seaton Carew.
- There is potential to create new trails utilising new technologies.
- Introduce beach huts in alternative locations with short-term, morning or afternoon lets, to attract the current visitor.





**THEME 4:  
CONNECTIVITY  
AND MOVEMENT**

The location of Seaton Carew is both a benefit and a disbenefit. Whilst being an attractive place to live and work, seaside locations generally lack connectivity. Vehicular routes are limited to the A178 from Hartlepool, and to the west from the A689, and to a lesser extent from the south. There are bus connections and a rail station located just over half a mile from the seafront.

Within Seaton itself, visitor movement tends to be linear, moving by foot between the new car park in the south, the retail areas along the Front, the playground and water park, and along the seafront, before returning to the car park. There are limited incentives to diverge off this linear route and enjoy Seaton Park or visit the church. It may be possible to develop a visitor trail to encourage the circulation of visitors away from the seafront, whilst making the entrance to the park from Station Lane / The Front more prominent.

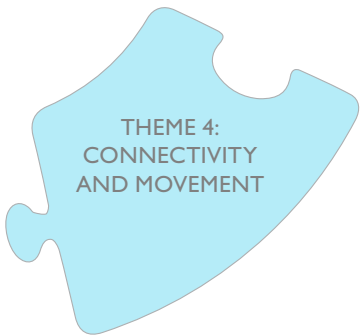
Visitors to Seaton Carew wishing to visit Hartlepool’s historic quay, museums and art gallery or further afield to the historic Headland, have few travel options other than by road. However, improvements by the Council will better connect Seaton Carew with central Hartlepool and the Headland in the north by foot and bicycle. These will utilise parts of the English Coast Path and the National Cycle Route 14. Building upon this are opportunities to provide cycle or scooter hire points which would allow visitors as well as residents the opportunity to explore beyond Seaton Carew. Seaton Carew’s tram service or another historically inspired method of transport, could be recreated along the seafront, both as a tourist attraction and as means to connect Seaton with the Hartlepool’s marina. There is also the opportunity to link areas by water, by introducing a seasonal boat service to link Seaton with Hartlepool and the Headland as well as other coastal destinations. Although both exciting opportunities, , they would require significant investment and long-term funding to realise their potential.

Besides physical connections, there are opportunities for collaboration between the Council, businesses and other stakeholders, aimed at sharing

resources, ideas and experiences. A number of events could be rotated about Hartlepool, such as the Bonfire celebrations, and further shared events such as food or music festivals, Christmas celebrations and other activities could also be explored.

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





THE OPPORTUNITIES

- The close proximity of built, natural and cultural heritage around Hartlepool provides the opportunity for increasing collaboration, promoting economic growth and regeneration.
- Connecting Seaton Carew with areas like Hartlepool Marina, the historic port and its museums, the Headland and Nature Reserves through improved public transport and cycle/ pedestrian routes, special bus services, supported by cycle hire and electric scooter hubs.
- There are opportunities to better connect visitors to the natural and heritage attractions of Seaton Carew and the wider area.
- There is potential for introducing a seasonal or event-driven ferryboat service between Hartlepool Quay, Seaton Carew and the Headland.
- HBC and stakeholders within the wider area have the opportunity to work in partnership, sharing resources, ideas and experiences, shared events and activities, linked by a low-carbon network.
- To develop a visitor trail to encourage the circulation of visitors away from the seafront and towards attractions like the church and Seaton Park.
- A potential future attraction and means of connecting Seaton Carew with Hartlepool is the reinstatement of a tram service.



**THEME 5:  
CELEBRATING  
SEATON CAREW'S  
HERITAGE**

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

It has been recognised in recent years that heritage has a key role to play in successful places; it attracts visitors and can support and grow local businesses. Historic places like Seaton Carew have their own unique offering and atmosphere which serves as a backdrop to Seaton Carew's day-to-day activities.

Sadly, an underappreciation of Seaton Carew's heritage has led to a variety of unsympathetic changes to many of Seaton Carew's building stock, and the construction of less-than-sympathetic new buildings along The Front. The lack of appreciation for the area's heritage is also expressed through vandalism and other forms of anti-social behaviour.

It is clear that an appreciation of heritage can foster a sense of pride, community care and ownership. Awareness raising events like 'Beneath the Waves: Shipwreck at Seaton Carew' organised as part of the Seascapes Project in partnership with other organisations and delivered by Tees Archaeology with support from Historic England, have significant potential to raise interest in the heritage of Seaton Carew and the wider area.<sup>02</sup>

The reuse of historic buildings is not only a sustainable option through the reuse of materials but can drive forward new successes and investments. The reuse of the Bus Station, for example, has the potential to assist Seaton Carew's vision to achieve a prosperous, resilient and sustainable future.



#### THE OPPORTUNITIES

- Continue to inspire and raise awareness of the special nature of Seaton Carew.
- Continue working in partnership with local groups, youth groups and schools.
- Continue to raise interest, understanding and enthusiasm for local history with events, workshops, talks and activities.
- Continue to look for opportunities to develop additional walking and cycling trails with Seaton's heritage as a focus. Utilising modern technologies can reduce the need for trail posts and interpretation guides, and draw interest from a younger audience.
- Improve the welcome for visitors to Seaton Carew through information boards. Interpretation boards should be replaced as they are now in a poor condition.
- Reintroduce the Conservation Area Advisory Committee.

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

<sup>02</sup> <https://www.eventbrite.co.uk/e/beneath-the-waves-shipwreck-at-seaton-carew-tickets-549409467507> [last accessed 7th Feb 2023]



**THEME 6:  
CLIMATE  
CHANGE**

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

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



*The impact of sea during extreme weather is sadly not uncommon in Seaton Carew (Philippe Alès, CC)*

**THE OPPORTUNITIES**

- Reducing carbon emission within the conservation area by reducing vehicle speeds and restricting the movement of other polluting vehicles such as lorries and diesel cars through the area.
- Increase the installation of electric vehicle charging points in suitable locations.
- Encouraging active travel within the conservation area and more widely including: cycling, walking, electric scooters and public transport.
- Instigate changes to the public realm to accommodate the above such as more cycle lanes, safe cycle parking and stands and parking zones for electric cycles or scooters which must be incorporated sensitively into the conservation area.
- Changes within the public realm offer opportunities to protect the public during heat waves such as esplanade shelters or tree planting.
- Additions and alterations to buildings to reduce their energy consumption, such as improving insulation, retrofitting older buildings, exploring low carbon energy sources, installing green roofs, solar panels or biosolar roofs.
- Build on the success of the 2014 sea defence works by ensuring that sea defences are adequate and that sea barriers are actively maintained, continuing to reduce the impacts on areas like Seaton Carew.
- Maintain existing green spaces and consider increasing green landscaping to absorb carbon dioxide and rainwater, the latter assisting in reducing flood risk.
- Sustainable drainage solutions could also be considered where these can be implemented sensitively to reduce surface water run-off, including the grasscrete car parking areas rather than additional hard surfacing.





The responsibility for the care and maintenance of the conservation area, largely falls with the Borough Council. With increasing local and national economic pressures, one of the biggest challenges faced by Seaton Carew and the conservation area, is a lack of financial investment. The repair and maintenance of the public realm and provision and maintenance of public facilities requires considerable funding. Where investment has been made, the restricted budgets lack impact and result in piecemeal changes which lack a coherent design approach. With more pressing concerns such as health and education, the Borough Council have a variety of pressures diverting their financial resources.

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

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

THE OPPORTUNITIES

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



### 11.1 A VISION FOR SEATON CAREW

The overarching ambition for the conservation area is to preserve and enhance the special interest in a way that provides economic, social and environmental benefits. This Management Plan will provide a tool for unlocking the potential for heritage-led regeneration, supporting the care of the historic environment whilst guiding sensitive change and proportionate new development to create a diverse and vibrant centre for residents and visitors alike. Raising awareness of the significance of Seaton Carew helps to promote shared responsibility for looking after the conservation area.

Studies of seaside resorts around the country have concluded that there are a number of key 'drivers' which can contribute to the success and sustainable future of places like Seaton Carew. The diagram [on page 85](#) presents these aspirations which are further developed into actions within this section.

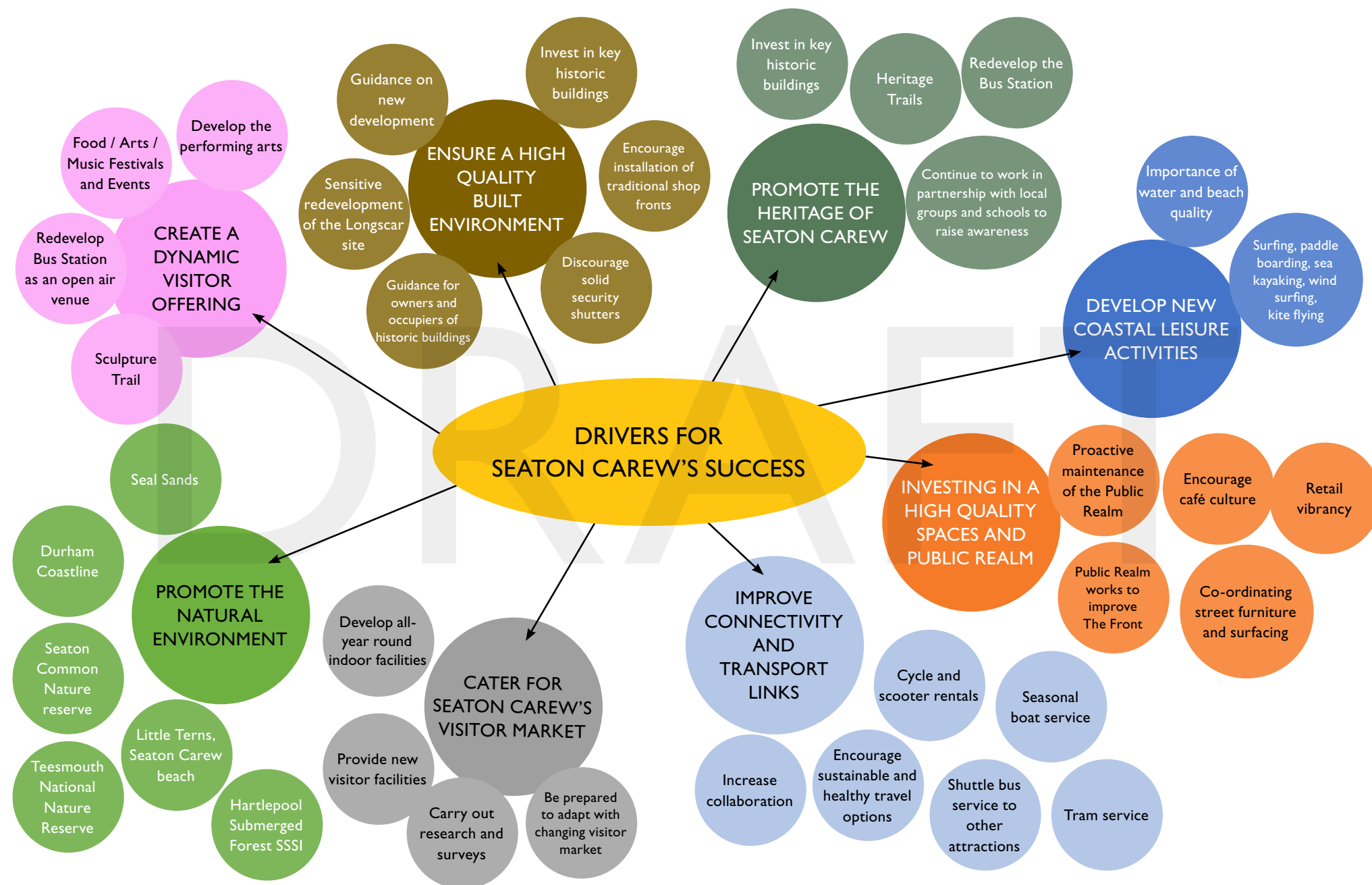
At the heart of these aspirations will be the historic environment. Seaton Carew's heritage has shaped the settlement as it is today, whilst its historic buildings and spaces provide a unique backdrop to everyday activities. A high quality built environment in Seaton Carew will be created through the care and repair of its historic buildings and through high quality new design. Its open spaces, beach and esplanade will continue to be maintained and improved through public realm works and high quality and co-ordinated public realm furniture. The visitor welcome will be improved along with visitor facilities.

The success of Seaton Carew will be found in the successful reuse of the Grade II listed Bus Station. Once a focus for visitors to Seaton Carew as they alighted for a day by the sea, its use has diminished to one of a public convenience. There are opportunities to reuse this unique building as the gateway to Seaton Carew; a focus for a new a dynamic visitor offering, drawing a new audience into Seaton Carew.

Also as part of Seaton Carew's success will be the diversification of its current offering, developing new leisure activities, potentially throughout the year to reduce the issue of seasonality. Interests such as wind or wave surfing, paddle boarding and sea kayaking could be developed. To do so, water quality and the appearance of its beach will need to be maintained, and at the same time new facilities will need to be provided to attract a new set of visitors; the vacant Longscar site which has had a significant negative impact on the Seaton Carew for a number of years, could play a key role in the provision of visitor facilities or as the location of all-year-round activities. It is hoped that new businesses will emerge as a result of Seaton Carew's offer and drive economic diversification.

Additionally, Seaton Carew is ideally located to further promote the natural environment, enabling visitors to explore the local nature reserves and to use Seaton Carew as a stepping stone to explore the coastline further afield.







Quick Facts

- The overarching ambition for Seaton Carew and its conservation area is to preserve and enhance the area's special interest in a way that provides economic, social and environmental benefits. The historic environment will be at the heart of the future success of Seaton Carew.
- A key element in the successful future of Seaton Carew will be the care, maintenance and improvement of its historic buildings, public realm and open spaces to ensure a high-quality and attractive townscape.
- Alteration, extension and new development will be of the highest quality to preserve or enhance the character of Seaton Carew, and past ill-considered construction or change will be reversed when appropriate.
- New uses will be explored for the Grade II listed Seaton Carew Bus Station, potentially creating a dynamic new visitor offer whilst ensuring the preservation of a historic listed building.
- The Council will work with the owners of the vacant Longscar site to ensure it is sensitively redeveloped to the benefit of residents, businesses and visitors as part of plans for a sustainable future for Seaton Carew.
- The diversification of the visitor offer will be explored including new types of coastal leisure activities and the promotion of the natural environment. At the same time, visitor facilities will be improved.
- Changes to mitigate climate change will be sympathetic to the character of the conservation area.
- Residents and visitors to Seaton Carew will share in an appreciation of Seaton Carew's heritage through existing or future projects, interpretation boards, heritage trails, events, workshops and other projects.
- National and local planning policy, including the Hartlepool Local Plan 2018, are utilised in making decisions about change within the conservation area.

11.2 PLANNING LEGISLATION, POLICY AND GUIDANCE

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

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

Under section 71 of the Act, requires the local authority to 'formulate and publish proposals for the preservation and enhancement' of conservations areas, and that these will be 'submitted for consideration to a public meeting'.<sup>01</sup> Details of consultation can be found in [Section 0.6](#) of this document.

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





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

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

**HE3: Conservation Areas**

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

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

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

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

- Proposals for demolition within Conservation Areas will be carefully assessed, the Borough Council will only permit the demolition of buildings and other features and structures in a Conservation Area if it can be demonstrated that:
- 08 The removal would help to conserve and/or enhance the character, appearance and significance of the Conservation Area, and
  - 09 Its structural condition is such that it is beyond reasonable economic repair, or
  - 10 The removal is necessary to deliver a public benefit which substantially outweighs the impact on the significance of the heritage asset.



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

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

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

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

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

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

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

### 11.3 CONTROL MEASURES

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

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



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

### Introduction

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

### When do I need planning permission?

If you live in a single, unlisted residential dwelling there are a number of things which can be carried out without planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order (GPDO), commonly termed 'permitted development rights'.<sup>02</sup>

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

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

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

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

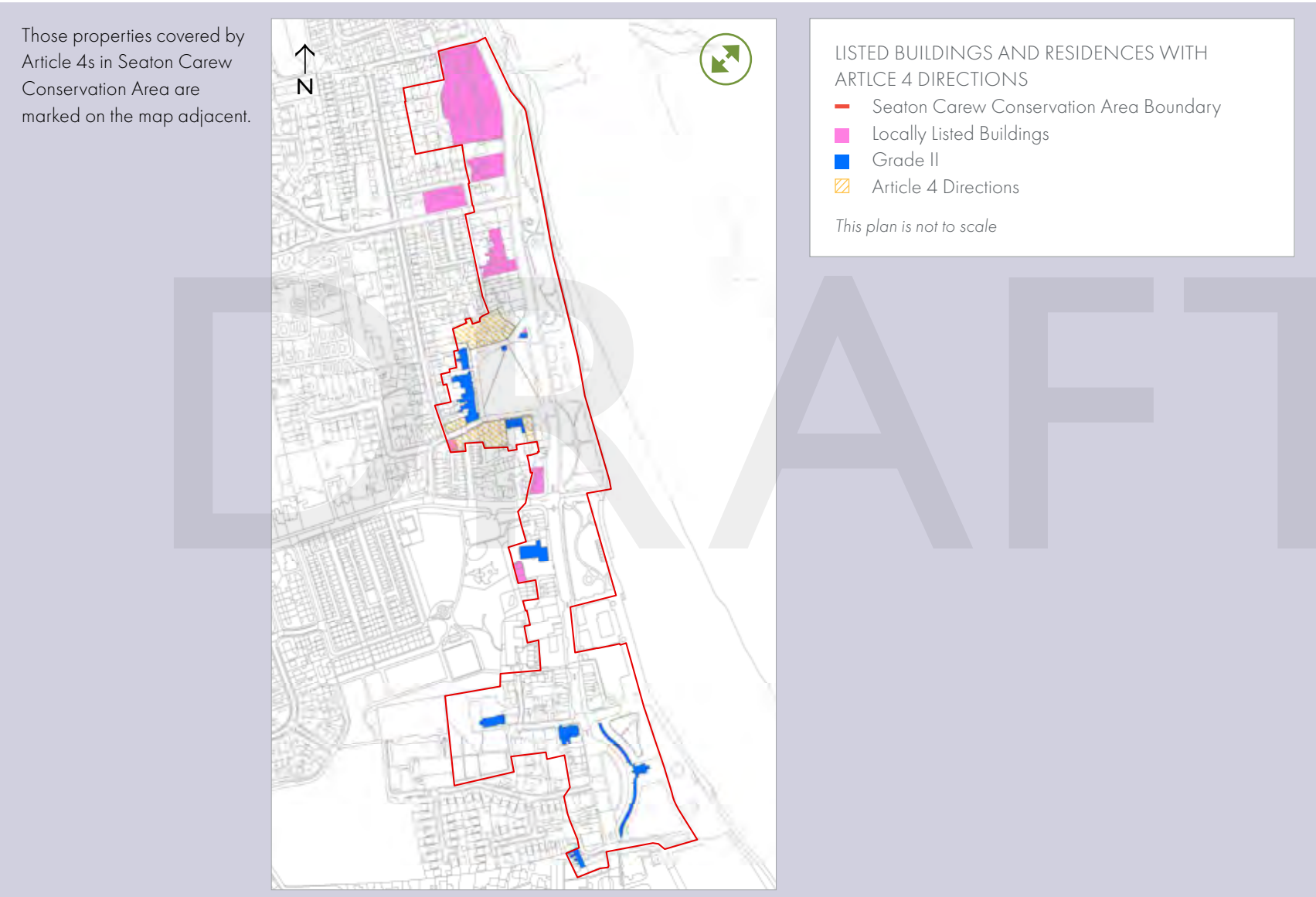
Article 4 of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) gives local planning authorities the power to limit 'permitted development rights' to some properties. In Seaton Carew there are a number of areas which are affected by Article 4 Directions.

In addition to the above, these also restrict:

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

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

<sup>02</sup> Note: this does not apply to commercial buildings or residences in multiple occupancy where there are more restrictions.







### Listed Buildings

In addition to planning permission, Listed Building Consent is required for works of alteration, demolition or extension to Listed Buildings. Generally, repair works do not require consent where the repair or maintenance works are carried out utilising like-for-like materials.

Contact the council for further information on what permission is required before you consider making any changes: [https://www.hartlepool.gov.uk/info/20222/planning/373/planning\\_advisory\\_service](https://www.hartlepool.gov.uk/info/20222/planning/373/planning_advisory_service)

### Enforcement Action

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

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

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

This includes remedying:

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

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

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

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

### Stopping the Rot

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

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



11.4 MANAGING THE SEATON CAREW CONSERVATION AREA

This section sets out the aspirations, proposals and guidance for retaining and enhancing the conservation area. These have been developed out of the issues and opportunities outlined in [Section 10.0](#). It then provides advice and recommendations on various topics for building owners and occupiers, landlords, consultants and developers, who should use the advice to guide choices when carrying out maintenance or when planning change.

All the aspirations have the potential to enhance the special interest of the conservation area and also align with the wider vision to ensure the long-term success and sustainability of Seaton Carew, securing positive change for the future.

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

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



*(Select an arrow to take you to relevant page)*



## Ensuring a High-Quality Built Environment

### 11.5 REGULAR MAINTENANCE OF HISTORIC BUILDINGS

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

Maintenance is defined by Historic England as *'routine work necessary to keep the fabric of a place in good order.'*<sup>03</sup> It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where unforeseen work is needed and, in the case of historic buildings, that important historic fabric is not lost. Regular maintenance also ensures that small problems do not escalate into larger issues, which cause more damage, increasing the cost to the owner to put right. Regular checks are a vital element in spotting issues early on. Maintenance might include cleaning out of gutters, checking for leaks or re-painting windows and doors.

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



#### TOP TIPS: MAINTENANCE

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

A number of organisations have useful guidance on the care of historic properties. Historic England have a [Maintenance Checklist](#) for homeowners, whilst the Society for the Protection of Ancient Buildings (SPAB) has a clear and down-to-earth calendar which can be found here: [https://www.spab.org.uk/sites/default/files/maintenance-toolkit/Maintenance%20Calendar\\_4.pdf](https://www.spab.org.uk/sites/default/files/maintenance-toolkit/Maintenance%20Calendar_4.pdf)

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

<sup>03</sup> Historic England, *Conservation Principles, Policies and Guidance* (April 2008)



### 11.6 REPAIR OF HISTORIC BUILDINGS

Repair is *'work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration.'*<sup>04</sup> Buildings in need of repair can have a significant impact on the appearance of the conservation area. Whilst many buildings in the conservation area are in good condition, others are not. Examples of what constitute 'repair' include replacing a broken tile or slate, replacing damaged brickwork, or repairing rotted sections of timber work.

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

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

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

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

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

#### Top Tips: Pointing

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

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



<sup>04</sup> Ibid





### 11.7 APPROPRIATE BUILDING MATERIALS

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

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

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

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

#### Top Tips: Building Materials

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

#### Action 1:

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

#### Action 2:

Owners and occupiers of **listed and unlisted buildings** in Seaton Carew are encouraged to:

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



11.8 RETENTION AND REINSTATEMENT OF ARCHITECTURAL FEATURES

11.8.1 Introduction

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

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





'Permitted Development' rights granted through the **Town and Country Planning (General Permitted Development) (England) Order 2015** allow a wide range of minor works to properties without planning permission (except commercial or multiple occupancy properties). In some parts of the conservation area, further restrictions have been applied through the selective introduction of **Article 4 Directions**, in an attempt to arrest decline and ensure those historic features that exist are retained through the removal of Permitted Development rights. A guide to these restrictions, can be found in [Section 11.3](#).

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

Even within Seaton Carew Conservation Area, which has a number of listed buildings and Article 4 Directions, unsympathetic works have still taken place, impacting on the appearance of the

conservation area. Often this is because the owner or occupier is unaware of the restrictions and the need to obtain permission.

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



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



### 11.8.2 Traditional Windows and Doors

Traditional windows, doors and their glazing make a significant contribution to Seaton Carew Conservation Area but are increasingly being lost as householders 'upgrade' their homes, replacing them with uPVC or composite materials. Historic England recently commented that the *'loss of traditional windows from our older buildings poses one of the major threats to our heritage'*.<sup>05</sup>

Traditional windows in the historic buildings of Seaton Carew include vernacular and Georgian multi-paned sashes and the Regency period Gothic arched windows on The Green, large-paned sashes with fewer glazing bars on Victorian houses, and stone mullions of the Edwardian Marine Hotel. Occasionally, Seaton Carew's buildings retain Art-Deco windows with coloured leaded glass, as can be seen on the Seaton Hotel. Historic doors can be identified by their deeply moulded panels which can vary from two panels to six, occasionally more.

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

#### Top Tips:

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

<sup>05</sup> Historic England, 2017, Traditional Windows: Their care, repair and upgrading, p.1 <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>  
Last accessed 13th February 2023





### Evolution of the Sash Window

The sash window first developed in the 17th century when weights and pulleys were added to the frames of windows and its popularity spread throughout Britain. Early windows can be identified by their multiple panes of glass and thick glazing bars. As glass technology improved in the 18th and 19th centuries, so

window designs were able to develop; the number of panes decreased and glazing bars reduced in width. Larger and heavier panes of glass led to the development in the 19th century of 'horns'; these are projections of the window frame to strengthen the joints. In the later 19th century, one or two panes of glass in the upper and lower sash were common.



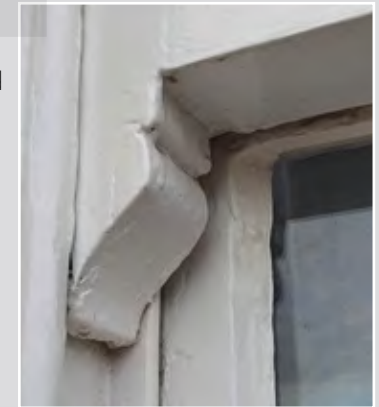
18th century



Later 19th century

### DID YOU KNOW?

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



A typical late 19th century window horn



Traditional Doors

Seaton Carew includes a number of Georgian and Victorian doors. Georgian doors usually have six panels, sometimes with a decorative fan light or rectangular over-light in larger properties. The later Georgian period saw deeper panels,

usually fielded (with a raised central panel and sunken bevelled edges). Occasionally, the lower panels were set flush with only a narrow bead, in an attempt to reduce the accumulation of dirt. Rectangular over-lights are also found in Victorian houses, where doors typically have four panels with deep mouldings. External

doors rarely included glazed panels until much later in the period and existing examples in the conservation area are likely to be modern or the glazing retrofitted.



*Tradition door with deep mouldings and overlight*



*Inappropriate uPVC door in a design without historic precedent*



*Modern composite and uPVC doors in various designs*





### Repairing and Upgrading

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

DRAFT



*This manipulated image of a property in Hartlepool shows the impact on the appearance of this residence of removing historic windows and installing uPVC windows*



Unplasticised polyvinyl chloride (uPVC) appeared in 1977. For over 40 years, the plastic window and door industry has worked hard to convince homeowners of the virtue of uPVC and the inadequacies of timber. However, traditional windows can be simply and economically repaired, usually at a cost significantly less than replacement.<sup>06</sup> Many aspects of repair and maintenance can be undertaken by homeowners or a competent joiner. For further information on repairing traditional windows, see the information box adjacent.

The argument that historic timber windows are not energy efficient and cannot perform as well as uPVC has been challenged by heritage bodies; recent research has in fact shown that timber windows and doors can be successfully upgraded to perform as well as plastic alternatives.<sup>07</sup>

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

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

Installing secondary glazing has been shown to be a particularly efficient way of reducing heat loss, condensation and improving noise insulation, and can be as effective or better than double glazed units whilst costing far less.<sup>08</sup>

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

<sup>06</sup> Historic England, 2017, Traditional Windows: their care, repair and upgrading, <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/> [last accessed 14th February 2023]

<sup>07</sup> For further information see 'Research into Thermal Performance of Traditional Sash Windows: Timber sash windows': <https://historicengland.org.uk/research/results/reports/redirect/16035> and Energy Efficiency Research <https://historicengland.org.uk/research/current/conservation-research/energy-efficiency/> [last accessed 15th February 2023]

<sup>08</sup> Historic England, Secondary Glazing Advice for Traditional Windows, 2016 <https://historicengland.org.uk/images-books/publications/eehb-secondary-glazing-windows/> [last accessed 15th February 2023]

#### Useful sites:

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

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

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

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

I Want to Alter My Windows, Historic England

<https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/alter-my-windows/>





### Why is uPVC unsuitable for historic buildings?

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

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



*These bay windows have been replaced with uPVC. Their frames are much wider and heavier looking than the historic windows on the first floor.*

### Quick Facts: uPVC

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



### Replacing windows and doors in timber

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

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

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

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

#### Quick Facts: Why replace windows and doors in timber?

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



### Replacement Guide – some important considerations:

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

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



Astragal



Ovolo



Ovolo and Fillet



Lamb's tongue



Late 19th century

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



Dormers

Dormers are a feature of the conservation area. Historic dormers are modest in size with a single window to the front, occasionally with flanking lights to increase light. However, the appearance of a number of dormers has been eroded by inappropriately designed uPVC replacement windows and cladding.

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

Actions 3:

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



Historic dormer



Inappropriate dormers on historic buildings



Inappropriate dormer





### 11.8.3 Chimneys

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

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

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

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



*Distinctive chimneys, The Cliff*



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

If a pot needs to be replaced then the replacement should match the remaining pots in terms of its material (terracotta / glazed), size, shape and colour. It may be worth checking around architectural salvage or reclamations yards for available stock.

Lead flashing should be replaced with lead, to match the style and arrangement of existing flashing. Adhesive Flashband should only be used for temporary repairs.

### Actions 4:

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



*A manipulated image showing the impact of chimney removal*





### 11.8.4 Roofs, Gutters and Rainwater goods

Roofs are generally of Welsh slate in the conservation area, although terracotta pan tiles can be found on older, vernacular dwellings. Welsh slate became more readily available after the construction of the railways from the mid-19th century. Generally, repairs to roofs or re-roofing should be carried out in the most appropriate material likely to be Welsh slate or an imported variety similar in colour to the existing. Red terracotta pan tiles should also be replaced with a similar material – modern concrete tiles are not an acceptable alternative.

Where buildings have decorative ridge pieces, these should be retained and reset. Where they are missing or broken, it may be worth checking architectural salvage or reclamations yards for one-off replacements.

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



*Modern concrete tiles are not an acceptable material on historic buildings in the conservation area. The loss of chimneys also presents a featureless roofscape*



### Top Tips:

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

### Top Tips:

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

### Action 5:

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

Historic guttering in Seaton Carew tends to be cast-iron half-round with cast-iron round down pipes, although timber box gutters are occasionally found. Gutters are often attached to fascia boards or are attached directly to the wall head or rest on corbels. Down pipes are attached to the wall plane with heavy brackets. With regular maintenance cast-iron gutters will last far longer than plastic, are repairable, and are more visually in-keeping in historic areas.

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





### 11.8.5 Boundary Treatments

Where they exist, there is a variety of historic boundaries to be found in the conservation area, including stone and brick walls and contemporary railings around the churchyard of Holy Trinity church. Boundary treatments tend to be modest low brick walls, exposed or rendered, topped by coping stones, occasionally with prominent stone piers, as at Nos.1-5, The Cliff. There are few examples of historic railings; where these have been historically removed (as at The Green) and along The Cliff. Residents are encouraged to reinstate traditional railings appropriate to their house and the surrounding street.

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



*Railings were once a feature enclosing front gardens on The Green*

#### Top Tips:

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

When choosing the most appropriate design, look for precedents; are there any historic examples remaining in your street? Check the Local History section of your library for images of your street or the surrounding area. [Hartlepool History Then and Now](#) is a great website to start your research.

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



*Historic railings on Church Street*

#### Action 6:

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



### 11.8.6 Paints, Renders and Cladding

The finish of exterior walls are an important element of a building's character. When these are grouped in pairs or terraces, the consistency of that finish is an important part of the character of the conservation area. Within the conservation area brick finishes and render are both found. But over time, the uniformity of brick terraces has the potential to succumbed to a mixture of finishes. This may be partly as a result of a need to individualise a property or the mistaken believe it might cure damp.

As covered in [Section 11.3](#), conservation area status requires that rendering a building needs planning permission, whilst listing and Article 4 directives, also controls the painting of a buildings. Despite this, it is clear that insensitive interventions have taken place.

It will be important going forward to ensure the consistency and unity of terraces and to resist proposals to either render or paint individual buildings which are otherwise part of a group as has recently occurred at No.47, The Front. Where a building is part of a uniform terrace with a rendered finish, the permanent removal of render will be resisted in order to maintain the uniformity of the street.

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

Owners and occupiers should also be mindful of the choice of paint colours and how these might impact on the surrounding conservation area. The popular Rock Shop on The Front has recently been repainted; architectural features in particular have been transformed from a subtle to garish shade of pink which is distracting within its present context.



*Not only has the render been removed from this terrace, but it has also suffered from the loss of traditional windows replaced with inappropriate modern bow-bays on the ground and first floor. The second floor opening has been reduced in height.*

#### Action 7:

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

#### Action 8:

Owners and occupiers will be mindful of the potential impact of paint colours on the appearance of the conservation area and will seek advice from HBC where necessary.



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

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

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

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

#### DID YOU KNOW?

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

#### Action 9:

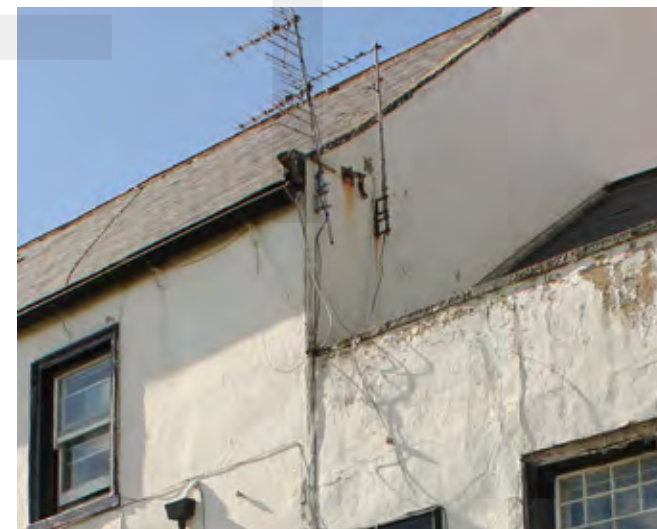
Owners, occupiers and developers will be encouraged to prevent modern clutter such as extractor vents, satellite dishes, solar panels and other additions from front elevations or roof slopes within Seaton Carew Conservation Area.

#### Action 10:

Owners and occupiers will ensure that superfluous fixtures like satellite dishes and wiring are removed from their buildings within a suitable time period.



*Satellite dishes are a common feature in the conservation area*



*Aerials and significant quantities of wiring are unpleasant on this historic building*



11.8.8 Shop Fronts and Advertising

Retail and hospitality feature in the conservation area. The design and appearance of retail units can have a significant impact on the appearance of Seaton Carew. A number of traditional shop fronts exist on The Front and add to the character of a traditional seaside resort, identified by features such as pilasters, decorative consoles and fascia.

However, the long continuous frontages of the amusement arcades which run across different traditional buildings, has removed interest and variety in areas of The Front. It will be important to work long term with shop owners to improve shop front designs and signage and break up continuous frontages where appropriate. The design of new shop fronts should respect the period and proportions of the building in which they are located, whilst care is required to ensure that signage is not overly large or garishly coloured or lit. Appropriate design and placing of signs and adverts is essential to preserve and enhance the area’s special character.

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

‘A’ boards are commonly found on The Front creating a cluttered appearance and restricting movement in an already cluttered space. HBC should consider restricting their use.







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

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



*Overly-large fascia on The Front and roller shutters, both garishly coloured*



*Intrusive continuous frontage across both modern and tradition buildings on The Front*



*Traditional shop fronts are important in maintaining the appearance of Seaton Carew's traditional seaside image*



### Top Tips: Shop Fronts

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

### DID YOU KNOW?

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

### Action 11:

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

### Action 12:

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



## 11.9 GOOD DESIGN IN SEATON CAREW

### 11.9.1 Alterations, Extensions and Demolition

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

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

#### What is a Heritage Impact Assessment?

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

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

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

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

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



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

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

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### Alterations and Extensions

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



Modern extension which combines both contemporary with traditional design ([Irombe.co.uk](http://Irombe.co.uk))





### 11.9.2 New Development in the Conservation Area

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

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

#### Successful New Development:

- Relates well to the local geography and history of a place and the lie of the land;
- Is informed by local character and identity;
- Sits happily in the pattern of existing development;
- Respects important views;
- Respects the scale of neighbouring buildings;
- Uses materials and building methods which are as high in quality as those used in existing buildings;
- Creates new views and juxtapositions which add to the variety and texture of their setting.<sup>09</sup>

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

- A scale not exceeding two-and-a half-storeys;
- Architectural features might include canted bay windows and small dormers;
- Brick, renders and slate might be suitable, with occasional use of limestone;
- Terraces in a regular arrangement of streets;
- Plots might be placed hard up to the pavement or with small front gardens separated from the street by a low wall and railings; and
- Might have small rear yards / gardens.

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

<sup>09</sup> Historic England, 2022, 'Design in the Historic Environment', <https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/>



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

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

[Residential Design SPD 2019](#)

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



*Contemporary development in the conservation area*



### Good Design Tips

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

### Action 13:

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

### Action 14:

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

### Action 15:

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



11.9.3 A future for the Longscar Site

Introduction

The Longscar Centre was formerly an entertainment facility in the heart of Seaton Carew. Originally built in the 1960s, the site is located on the seaward-side of The Front adjacent to other commercial premises. It was a prominent building which had grown incrementally over the years to occupy the entire footprint of its plot, becoming one of the largest structures in Seaton Carew. The Centre closed in 2009 and lay vacant, slowly deteriorating and negatively impacting on the appearance of the surrounding area. It was a contributing factor to the conservation area being considered to be ‘At Risk’ and an issue in the wider regeneration of Seaton Carew.<sup>10</sup>

In 2018 the site was destroyed by fire and demolished in 2019, whilst the clearance of foundations was eventually completed in 2022. The site remains vacant and has now been allowed to grass over significantly improving the appearance of the area.

Whilst the site is not within the conservation area boundary, it lies in a small inset, surrounded by the conservation area. The redevelopment (or otherwise) of this site, therefore, has significant potential to impact positively or negatively on the character and appearance of the conservation area given its key location.

This section outlines the short history of the site and assesses potential future options as well as provided high level design guidance should the owner seek the route of redevelopment. There is potential that the site could form part of a dynamic visitor offering (see 11.10), could be less intensively developed or remain as a green space. However, all options for redevelopment must be of the highest-quality which are respectful of the character of the conservation area, contributing positively to its appearance and the area’s regeneration.

<sup>10</sup> Seaton Carew Masterplan Supplementary Planning Document (2015), p18, [https://www.hartlepool.gov.uk/info/20189/regeneration/21/seaton\\_carew\\_masterplan\\_supplementary\\_planning\\_document/1](https://www.hartlepool.gov.uk/info/20189/regeneration/21/seaton_carew_masterplan_supplementary_planning_document/1) Last accessed 4th September 2023





Brief Pictorial History



1939: The 25 inch Ordnance Survey of 1939 (published 1946) shows the Longscar site as an open space and part of the seafront esplanade.



1967: Longscar Hall was built on the site in 1967 (HHT&N)



1970s: The building was originally run as a catering and events venue by Hartlepool Corporation. The site was sold in 1989 and was remodelled and opened as a pub and nightclub, eventually closing in 2009.



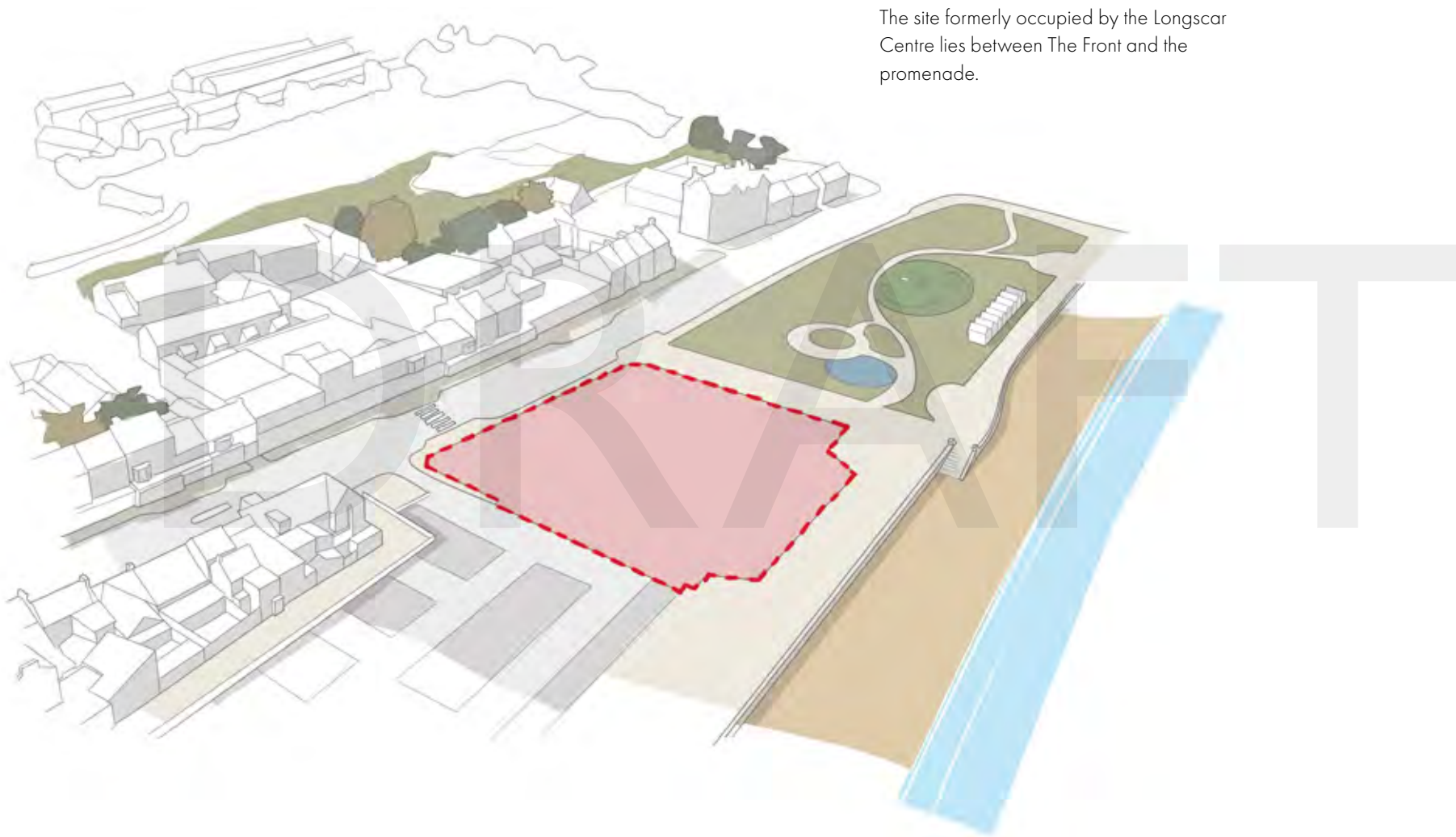
2015: In 2015, the Masterplan for Seaton Carew proposed using the site as a market square. After the Government rejected a compulsory purchase plan by HBC, this proposal was not taken forward.



2018: The building remained vacant until it was seriously damaged by fire in 2018. It was subsequently demolished and the site cleared. In 2022, following foundation removal, the site was grassed over.



Site Analysis

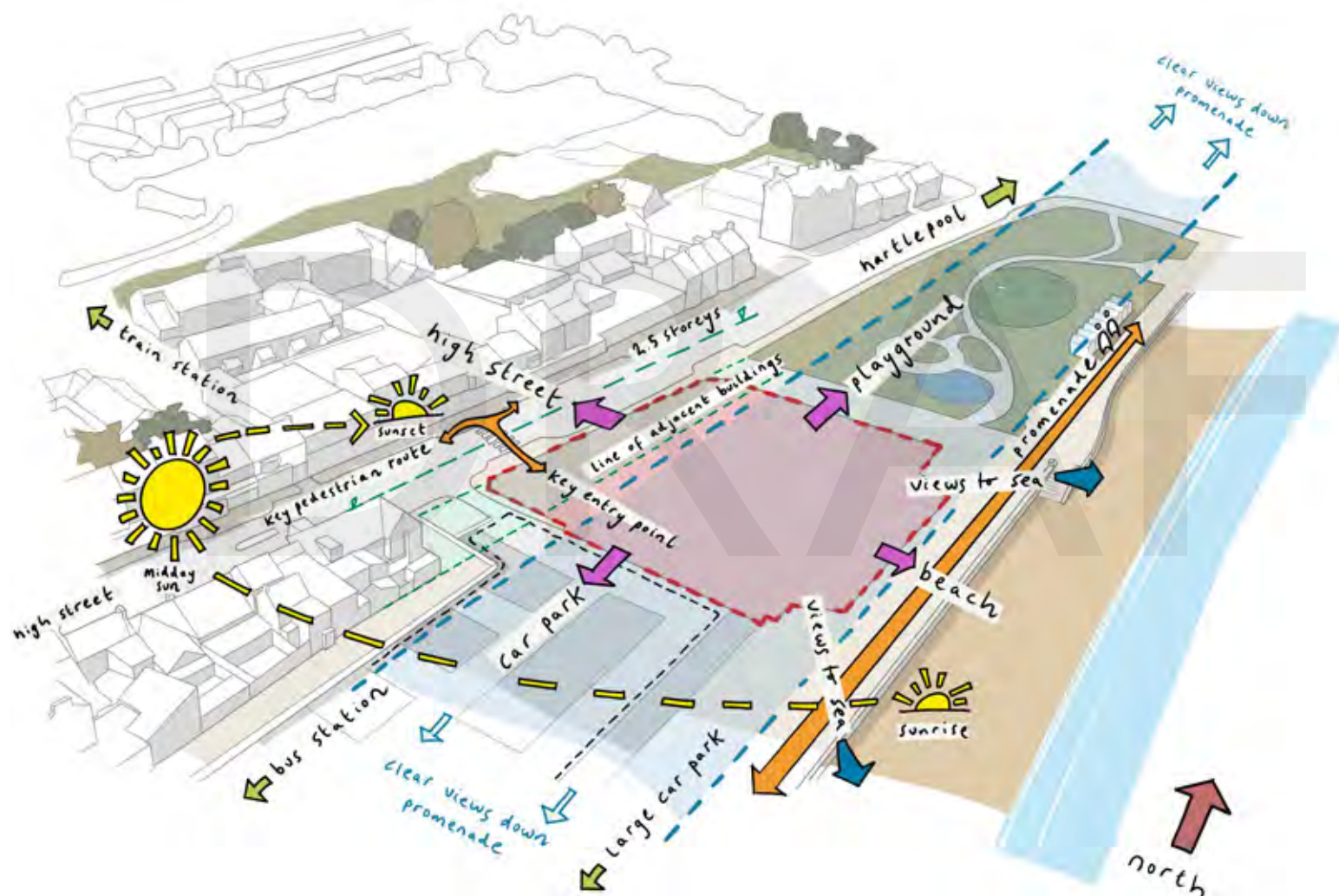




### SWOT Analysis of the Site

|                      |  |
|----------------------|--|
| <b>Strengths</b>     | <ul style="list-style-type: none"> <li>• Large, flat site with ample space for development.</li> <li>• Key site on the conservation area boundary which could have a positive impact the area's regeneration.</li> <li>• Adjacent to transport links including main road, car parking and local bus stops.</li> <li>• Prominent location with superb views to the beach and beyond to the sea, as well as along the promenade.</li> <li>• Close adjacency to local amenities such as green spaces, shops, beach access ramp etc.</li> <li>• Good pedestrian footfall from high street and promenade.</li> </ul>  |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"> <li>• It is recommended that the massing of any new building on the site is constrained to reflect the existing building massing adjacent to The Front to conserve key views along the promenade.</li> <li>• Close adjacency to the main road requires potential mitigation of noise and air quality issues.</li> </ul>   |
| <b>Opportunities</b> | <ul style="list-style-type: none"> <li>• Contribute to the regeneration and future sustainability of Seaton Carew.</li> <li>• The retention of the site as an open space, retaining important views of the beach and of the promenade.</li> <li>• High-quality public open space with the potential to increase bio-diversity.</li> <li>• Positive new development whose design, scale and materiality is sensitive to the character and appearance of the conservation area.</li> <li>• Opportunity for a commercial operator to provide retail, leisure use, café/bar, indoor play area and other 'all-weather' activities to contribute to the local economy and move away from seasonality.</li> <li>• Support residents and visitors by providing amenities such as wheelchair hire, WCs and showers and changing rooms, tourist info etc.</li> <li>• Opportunity to enhance the esplanade with a high-quality landscape scheme.</li> </ul> |
| <b>Threats</b>       | <ul style="list-style-type: none"> <li>• Harsh weather conditions require careful design and robust building maintenance routine.</li> <li>• Public areas to all sides of the site require careful consideration of building servicing strategy.</li> <li>• Economic constraints.</li> </ul>   |





The vacant site is bounded by The Front to the west, the water park play fountain to the north, the sea wall and footpath to the east and the Rocket House Car Park to the south.





## Potential Uses



As illustrated here, there are significant potential uses any new building on the site could fulfil. These include the following:

### Commercial

- Café facilities and retail functions
- Soft indoor play
- Swimming / spa facilities
- All-weather family activities

### Community / Visitor Support

- Lifeguard station
- Volunteer welfare facilities
- Changing facilities / WCs / showers
- Tourist information

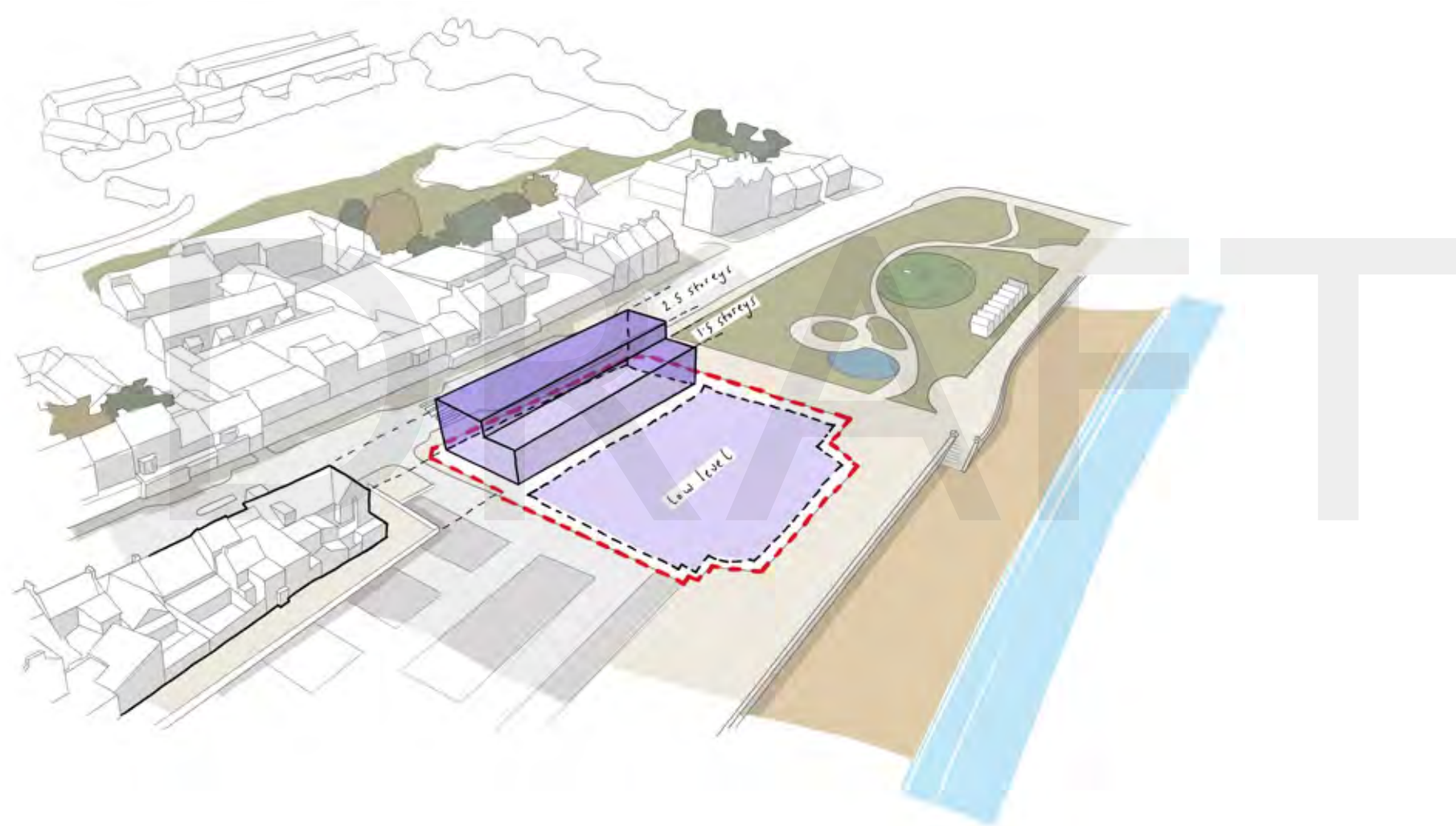
Additionally, the site could remain a green space:

- Landscaping options might include a sensory garden, coastal meadow or garden
- Additional play facilities
- Flexible events space to allow Victorian fair ground, specialist markets or events

It is recognised that to facilitate a number of the above options, ownership changes or rental agreements will be required.



Proposed Massing



Any development on the site should respect the massing of surrounding buildings, the need for street frontage and protection of key views in the conservation area.



### General Design Considerations

- Any development should be guided by section 11.9.2 in this document.
- Will aim to be of the highest quality design, respond to its setting and be informed by local character, respecting the scale of neighbouring buildings and will make a positive contribution to the conservation area.
- Will employ materials and methods that are of the highest quality.
- Will consider future maintenance of any buildings given the site's exposed, coastal location.
- That scale and massing does not prevent views south along The Front and promenade through to the commercial centre of Seaton Carew.
- Any potential buildings should be aligned with the street frontage similar to the historic terraces on The Front.
- Should aim not to rise above 2.5 storeys and be lower to the rear.
- Leave ample space to the rear of the plot undeveloped and open, ensuring that development does not occupy the entire plot.
- Avoid impermeable boundaries.

### Action 16 :

Hartlepool Borough Council will continue to work with the owners of the Longscar site, developing options and working to ensure that any redevelopment is of the highest quality which will respond to its setting and make a positive contribution to the conservation area and to the success and regeneration of Seaton Carew.

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### Create a Dynamic Visitor Offering

#### 11.10 VISITOR OFFERING

##### 11.10.1 Introduction

Establishing a bold and enterprising visitor offering which will encourage visitors to return or attract a new audience to Seaton Carew will be an important part of its future sustainability and success. Hartlepool Borough Council will continue to work with local residents and businesses to assess the potential of a variety of activities including:

- Food or art festivals;
- Dance, music and theatre events;
- Farmers markets or craft markets;
- Beach events (kite competitions, sand art etc);
- Water sports (e.g. surfing, wind surfing, paddle boarding, sea kayaking).

For the above to be successful, the provision of visitor facilities such as new toilets, shower facilities, shelters, equipment hire points, life guard and bird warden facilities, for example, will be of paramount importance moving forwards. Depending on the development of visitor numbers, there may be a need to provide additional accommodation, include camping facilities.

HBC are aware of the need for visitor facilities and will continue to pursue options and locations and ensure that they make a positive contribution to the appearance of the conservation area. Future options may consider the Longscar Site or the Grade II listed Bus Station. Options for the latter and its immediate setting are explored below, with the intention of putting the listed building at the heart of a new dynamic visitor offering.

As mentioned in the previous section, the natural environment is an opportunity for Seaton Carew to establish itself as a base for activities including visiting local nature reserves, seal watching and bird spotting, or using Seaton as a springboard to the explore the coastline further afield.



Surfing School, Fistril Beach (Rob Noble / CC BY-SA 2.0)





11.10.2 Seaton Carew Bus Station: A Short Pictorial History



Prior to construction of the Bus Station the site was open ground, like most of the seafront at Seaton Carew (1914 OS 25 Inch)



The Bus Station was completed in June 1938 and was part of a scheme of public works following the depression of the 1930s (image: HHT&N)



The Bus Station provided a grand arrival for day trippers and tourists to Seaton Carew throughout the 20th century (image: HHT&N)



The Bus Station previously had a concrete beach shelter attached to the rear. This was demolished c.1993 (image: HHT&N)



11.10.3 Previous Proposals



The 1948 reconstruction plan by Max Lock group proposed gardens and an amphitheatre on the seafront



The Council plan for Seaton Carew in 1954 envisaged a boating lake, paddling pool and winter garden behind a new sea wall (image: Hartlepool Museum Service)



The 2015 SPD for Seaton Carew proposed resurfacing and landscaping to reflect the history of the promenade and shelter and creating a flexible event space (Southern Green/Hartlepool Council)





11.10.4 Current Use

The Bus Station provides a shelter to waiting bus passengers seeking protection from the elements. It is currently only served by the number 1 bus which runs every 30 minutes (hourly on Sundays) between Hartlepool and Middlesbrough.

The seafront lacks spaces for people to shelter. Historically a large shelter and platform stood behind the Bus Station until it was removed in the 1990s. Today the Bus Station still provides refuge for people other than bus passengers, many of whom sit to enjoy fish and chips purchased from nearby outlets.

The curved form of the Bus Station’s shelters directs views inland, enclosing a crescent shaped area of tarmac and grass. Due to the orientation of the Bus Station, the views from the seating do not take advantage of the pleasant views out to sea or along the promenade.

Toilet facilities in need of refurbishment are provided in the central block behind the clock tower.





### 11.10.5 Proposed Uses



- Potential future uses of the area to the west of the building are subject to its use as a bus stop. If it is acceptable to relocate the bus stop onto the main road, there are opportunities to make much more of this area for events such as markets, food stalls and other such uses.
- The surface finishes of the bus waiting area are poor and in need of renewal. There is an opportunity to enhance the setting of the Bus Station by the removal of barriers and bollards and introducing a new hard landscaping scheme and high-quality surface finishes. The lawn area could be enhanced with planting, lighting, seating, and other features.
- It would be beneficial to create better links from the west to the east in the vicinity of the Bus Station. It may be possible to achieve this by creating new openings in the east elevation of the bus shelter, but since the paving to the east of the building is at a higher level than to the west, the level change would need to be carefully considered and negotiated.
- The accessible route from the foot of the clocktower, to the east of the building is long and convoluted. There is scope for shortening this route by installing carefully considered ramping as part of the seating areas to the north or south of the building.





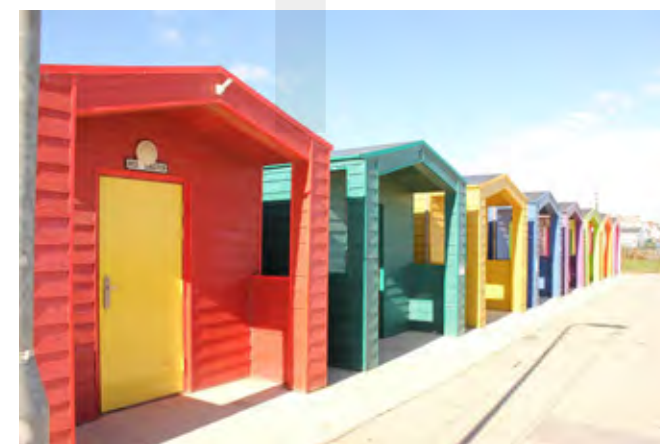
- The shallow depth of the Bus Station shelter means that enclosing the shelter areas will result in very narrow spaces which are unlikely to be suitable for a permanent retail use or other commercial function. The challenge would be to provide suitable 'back of house spaces' that are out of view of the public, in a way that is sensitive to the existing building.
- A preferable use for the spaces would be to retain the open-sided shelters and retain some seating. New uses could be incorporated into the spaces such as artwork, tourist information, interpretation boards and images on local history and heritage, or other such uses. The shelters would also be used as part of the proposed new market place.
- It has been proposed that new WCs are to be installed adjacent to the new car park to the south. It may be beneficial to continue to provide WC facilities closer to the access points to the beach and retail area, in which case the present facilities should be refurbished. The Bus Station WCs do not currently provide an accessible WC, which should be provided if they are to be refurbished.
- Alternatively, there is potential to adapt this area to new use. A suitable function for the space could be a café/bar or retail space. Guided by a Heritage Impact Assessment, there may be potential to create new openings to the east to maximise the potential of the space as a commercial unit. There are currently steps to the east entrances to the WCs and the level change would need to be carefully considered in order to provide level access.
- The flat roof of the WC block provides a high vantage point to take in views of the seafront and promenade. To take advantage of this, there is opportunity to provide a 'pavilion' in this space with a café / bar type function. This would activate the roof top into a vibrant area. Such an installation could be linked to a new use of the WCs below.
- To the east, a new landscaping scheme could create a more pleasant promenade environment as well as enhance the setting of the Bus Station. There are opportunities to add areas for dwelling and shelter from the harsh North Sea weather, including additional planting.
- The historic footprint of the former shelter building could be highlighted through use a hard landscaping scheme. Historically beach huts were situated behind the Bus Station; additional beach huts could be reinstated within this location, increasing its use for day trippers close to facilities and the beach.
- The 1948 plan for Seaton Carew shows what is presumed to be a sunken amphitheatre on the esplanade. Introducing a similar space for performance and dwelling would bring new activity and vibrancy to this area, potentially providing Seaton Carew with a dynamic new visitor focus.

### Action 17

HBC will work with residents, businesses and stakeholders to develop a dynamic visitor offering to attract new visitors to Seaton Carew, including a viability study for introducing water sports.

### Action 18

Looking at potential new uses for the Seaton Carew Bus Station, HBC will commission a full options appraisal incorporating a heritage impact assessment. HBC will take forward the preferred scheme following consultation and explore appropriate funding sources.



*Beach huts were historically located behind the Bus Station*



## Investing in High Quality Spaces and Public Realm

### 11.11 HIGH QUALITY SPACES AND PUBLIC REALM

#### 11.11.1 Highways, Paving and Surfaces

There are a variety of surface treatments throughout the conservation area, from natural stone on The Front to block paving, concrete slabs and tarmac. Whilst pavements along the Front have seen improvements, there is still potential to create a high quality public realm through a scheme of pavement widening and resurfacing. This might include the removal of on-street parking in this area, a raised carriage way and high quality pavement and carriageway surfacing. Potential benefits include improving the visitor experience, creating space for a café culture, improving footfall and staying time, attracting new businesses and increasing the diversity of the retail offer.

Where elements of historic surfacing remain, for example around The Green or in back lanes, they will be retained. Where tarmac surfaces are used, they will be appropriately repaired. Areas of existing poor paving should be replaced in traditional materials (for example, The Green and Church Street), or a modern high quality contemporary alternative, when possible.

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

Guardrails erected purely to prevent vehicles from mounting the footway can in certain circumstances be replaced with less obstructive and more attractive alternatives such as bollards, planters or public art. The guardrails around the Bus Station could be removed as part of a future redevelopment and reuse of the site.



#### Top Tips

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



### 11.11.2 Street Furniture

Layouts that integrate street furniture can contribute to a more visually pleasing environment; furniture sited in ways that increase visibility helps create a safe environment for all but it should not dominate the street scene.

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

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

#### Benches

There are a variety of styles of benches within the conservation area including traditional forms with cast-metal ends and timber slats, and seating inspired by the beach with timber seats resting upon pebbles encased in wire mesh. Seats in Seaton Carew are usually positioned to take in a view. There is limited shelter from the sun and placing benches in shade will also be an increasingly important consideration as UK Summers get increasingly warmer. Consideration should be given to the provision of shelters in appropriate locations.

As highlighted within [Section 10](#), the Council should issue guidance to families regarding public memorial benches, including their appropriate use and maintenance.



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

#### Top Tips

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



### Shelters

There is a distinct lack of seaside shelters in Seaton Carew. Shelters were a feature along the historic front but none have survived. Vandalism has been an issue in the past and there is a reluctance to invest in structures given past issues. However, there is increasing need for shelters particularly as the country

experiences increasingly high summer temperatures. There are opportunities to produce practical modern designs in curving concrete which would be easily maintained and might resist damage from vandals, whilst innovative modern designs could be considered as part of the area's regeneration.



*A modern interpretation of this attractive 20th century concrete shelter might be explored in the Seaton Carew*



*Bexhill-on-sea shelter by Duggan Morris Architects (Jim Osley (CC))*





### Bollards and Finger Posts

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

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

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

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

#### Top Tips

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



*Furnitubes Bell Bollards*



*Broxap Manchester Bollard*



### Lighting columns

Heritage-style lighting column imitating a gas lamp, have been introduced in a number of sensitive areas on The Green and Church Street, whilst a contemporary lighting column has been installed elsewhere. The coastal climate can sometimes lead to the poor appearance of public realm furniture, and it will be important going forward, to ensure maintenance is carried out on a regular basis to ensure the high-quality appearance expected of the conservation area.

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

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



*Traditional street furniture on The Green, though in need of maintenance to improve the appearance of the conservation area*

### Top Tips

- Select lighting which suits the character and significance of the area.
- Avoid light pollution and over lighting spaces.
- Heritage-style lighting is recommended for high significance spaces whereas a high-quality contemporary but consistent approach may be acceptable elsewhere.
- The height of lamp columns should be in proportion with the significance of the space, the surrounding buildings as well as the category of the highway.



### Rubbish Bins

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

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

#### Top Tips

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



*Broxap Round Medium Cast Iron Bin (BX 2319).*





### Cycle Parking

The siting and design of cycle stands should be inspired by the local surroundings, especially in sensitive historic locations. Stands must be easy to use, constructed of durable materials and be part of a consistent family of street furniture in Seaton Carew. Cycle stands and shelters in Seaton Carew should aim to be both practical as well as aesthetically pleasing.

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



#### Action 19:

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

- Creating a high quality public realm in the retail zone along The Front including the removal of on-street parking, pavement widening, and the raising and resurfacing of the carriageway.
- Reinstating public shelters along the seafront subject to design and funding
- Replacement of poor quality pavements.
- Improvements to road surfaces.

#### Action 20:

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

#### Action 21:

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





### 11.11.3 Green Spaces, Planting and Trees

Green spaces provide an important contrast to areas of built development and are significant assets, providing breathing spaces and places for informal activities. The vast beach adds to this amenity. In Seaton Carew Conservation Area green spaces tend to be informal spaces with limited or no planting. Large private front gardens as seen on The Cliff also make an important contribution to the character of the conservation area. The formal flowerbeds along the seafront have been replaced with more informal and natural-looking areas of planting. The Green has historically been an open green space lacking in trees; this remains so. Trees exist around the church which is located within a sheltered location behind The Front.



*This area near The Green was once formal planting and would benefit from a landscaping refresh*

It is recognised that planting in coastal locations has significant challenges (see [Section 10](#)), but the benefits are clear for residents, visitors and for local biodiversity. Existing green spaces should be preserved and the opportunity for enhancing areas with additional planting should continue to be explored and new areas encouraged as part of new development schemes or future public realm initiatives.

#### Top Tips

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

#### Action 22:

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

#### Action 23:

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

#### Action 24:

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

#### Action 25:

Hartlepool Borough Council will continue to seek opportunities to improve green spaces through sensitive landscaping schemes along the esplanade.



## Improving Connectivity and Collaboration

### 11.12 COLLABORATION AND CONNECTIVITY

As explored in [Section 9](#), support and collaboration between businesses, stakeholders, residents and HBC will be an important part of bringing success to Seaton Carew. A collaborative approach either through partnerships or a working group, sharing ideas, experience and providing assistance with funding and promotion will increase the potential for success. Collaboration should go beyond Seaton Carew and seek partnerships within Hartlepool and the wider north-east, seeking a part of major events like Waterfront festival, or collaborating on food or music festivals. Improved marketing will also be key to Seaton Carew's success.

Improvements to public transport have also been identified as important in the success of the seaside resort. Potential opportunities have been explored in [Section 9](#) and should include a consideration for offering increased public transport such as a shuttle bus service during the peak periods, encouraging the use of eco-friendly transport through the provision of cycle and scooter hire, as well as linking Seaton Carew with other tourist areas of Hartlepool and the Headland by water during the tourist season.



#### Action 26:

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

#### Action 27:

HBC will continue to carry out improvements to Seaton Carew's visitor infrastructure including:

- Improvements to toilet facilities;
- Additional toilet / changing / shower facilities;
- Exploring the potential for cycle / scooter hire and promotion of eco-friendly routes;
- Provision of additional public transport / shuttle bus provision during peak tourist season;
- Exploring the potential for a ferry boat service connecting coastal areas such as Hartlepool's Historic Quay and Waterfront and the historic Headland, subject to funding or finding a commercial operator.
- The introduction of new themed trails, rides and walks in Seaton Carew and the surrounding area utilising modern technologies.



## Responding to the Climate Emergency

### 11.13 CLIMATE EMERGENCY

Hartlepool Council recognises the serious threat that climate change poses to the area which has witnessed the impacts in recent years, including coastal flooding and severe weather events. Policies to tackle climate change are embedded in all aspects of local planning policy.<sup>11</sup> The Council is therefore taking a proactive approach in seeking opportunities for changes to both buildings and within the public realm.

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

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

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

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

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

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



<sup>11</sup> Local Plan 2018, Chapter 7, p28 - 45 [https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool\\_local\\_plan\\_-\\_adopted\\_may\\_2018pdf](https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool_local_plan_-_adopted_may_2018pdf)



### Action 28:

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

### Energy Efficiency and Retrofitting Older Homes

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

#### Guidance on energy efficiency and your home:

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

#### Saving energy and cutting carbon emissions:

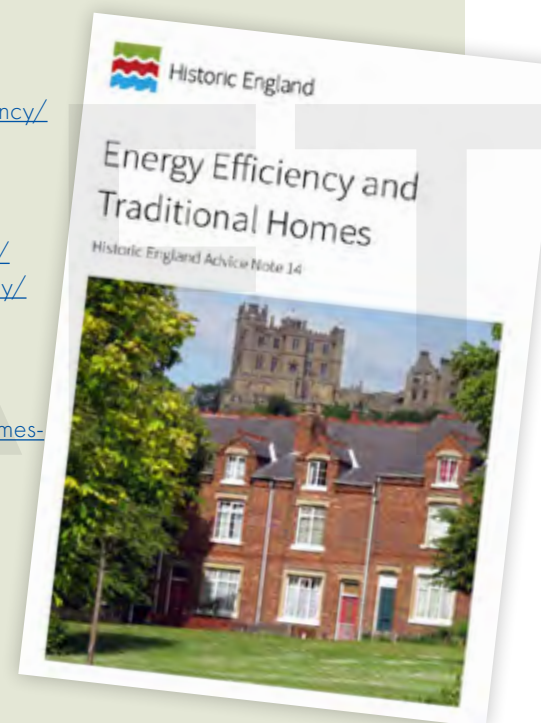
<https://historicengland.org.uk/advice/your-home/energy-efficiency/making-changes-to-save-energy/>

#### Technical Advice note 14 on Energy Efficiency:

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

#### Guidance on retrofitting:

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



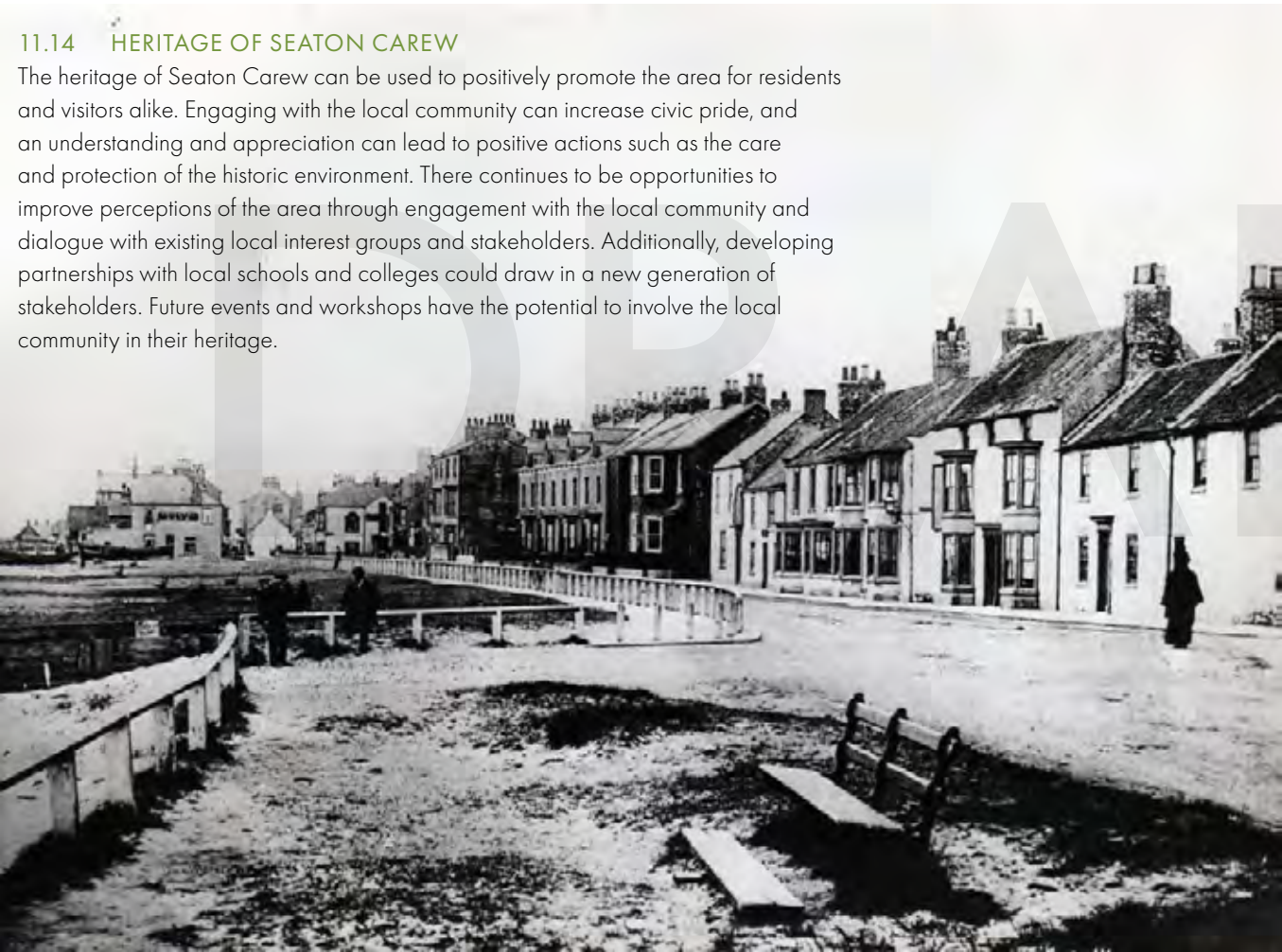




Promoting the Heritage of Seaton Carew

11.14 HERITAGE OF SEATON CAREW

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



Action 29:

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

Action 30:

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

Action 31:

HBC will consider reintroducing the Hartlepool Conservation Area Advisory Committee.



## Funding Success

### 11.15 FUNDING

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

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

Potential funding sources and opportunities:

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



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

### Action 32:

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

### 11.16 BOUNDARY REVIEW

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

The process is in accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the NPPF (paragraph 191) which require that local planning authorities ‘ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’<sup>12</sup>

The current review makes two recommendations for additions to the conservation area boundary and one proposed deletion. The changes are shown on the map opposite / below.

The proposed additions are as follows:

#### 01 The Longscar Site

**Justification:** The site was originally excluded from the conservation area as the modern building had no historic or architectural interest. However, the site has now been cleared, opening up views along the front. It is now recommended for inclusion as a piece of land which is historically a key element of the seafront at Seaton Carew.



The site during removal of foundations and levelling in 2022

<sup>12</sup> NPPF 2021 para 191 <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [last accessed 9th February 2023]

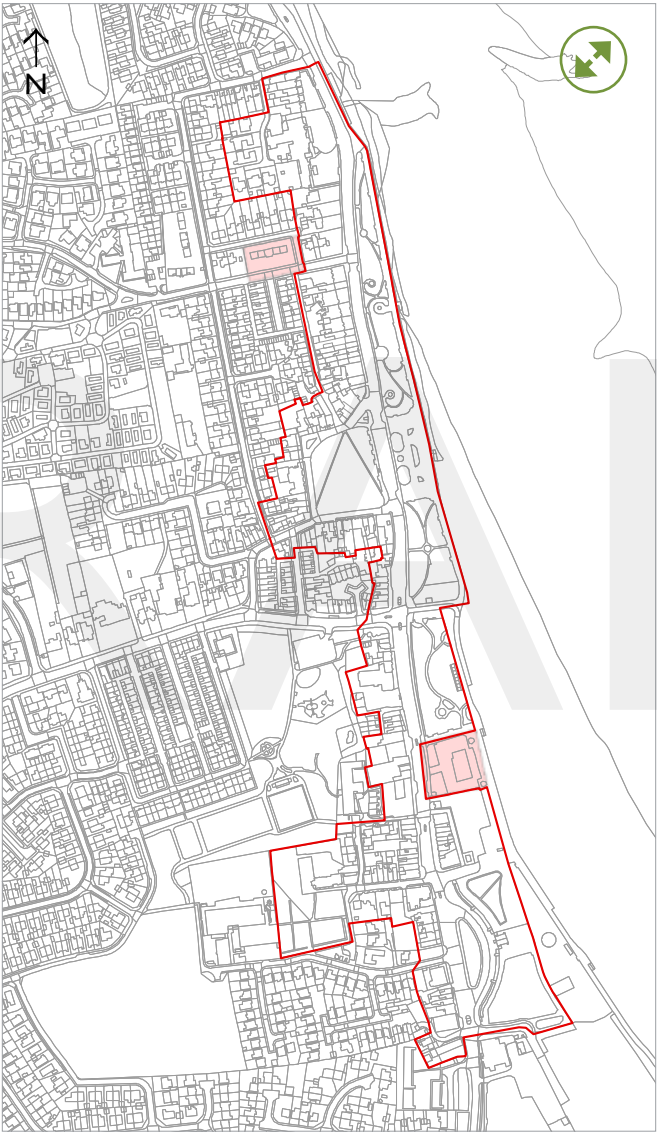


02 Vesper House, Queen Street.

**Justification:** Lying on the edge of the conservation area, the Vesper House was built in 1923 as five Almshouses. It is a distinctive building in red brick with slate roof retaining much of its original character including a shared front garden and retaining boundary wall.



The Vesper House



PROPOSED CHANGES TO THE SEATON CAREW CONSERVATION AREA BOUNDARY

- Seaton Carew Conservation Area Boundary
- Proposed Additions

*This plan is not to scale*

Action 33:

Hartlepool Borough Council will adopt the recommended areas for addition and deletion from Seaton Carew Conservation Area.





11.17 ADOPTION AND CONSERVATION AREA  
REVIEW

*Consultation and date of adoption TBC*

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

Action 34:

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



## Further Information and Appendices

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

### 12.1 PLANNING LEGISLATION, POLICY AND GUIDANCE

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

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

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

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

**HE3: Conservation Areas**

**HE4: Listed Buildings and Structures**

**HE5: Locally Listed Buildings and Structures**

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

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

### 12.2 PLANNING ADVICE

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

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

Shopfront Design Guide: [https://www.hartlepool.gov.uk/downloads/file/420/shop\\_fronts\\_and\\_commercial\\_frontages\\_design\\_guide\\_spd](https://www.hartlepool.gov.uk/downloads/file/420/shop_fronts_and_commercial_frontages_design_guide_spd)

Residential Design Guide: [https://www.hartlepool.gov.uk/downloads/file/4776/residential\\_design\\_spd\\_-\\_adopted\\_september\\_2019](https://www.hartlepool.gov.uk/downloads/file/4776/residential_design_spd_-_adopted_september_2019)

### 12.3 FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

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



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

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

#### 12.4 TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website:

[https://www.hartlepool.gov.uk/info/20222/planning/380/search\\_for\\_a\\_planning\\_application/1](https://www.hartlepool.gov.uk/info/20222/planning/380/search_for_a_planning_application/1)

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

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

#### 12.5 RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

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

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

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

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

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

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

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

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

#### 12.6 CARING FOR HISTORIC BUILDINGS

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

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





Their advice includes such themes as the care and upgrading of [Traditional Windows](#).

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

Technical Advice Notes from the SPAB include topics such as damp, lead plumbing, old floorboard repairs, repair of timber windows, how old buildings must be allowed to 'breathe' to avoid dampness and decay, fireplaces, flues and chimneys: <https://www.spab.org.uk/advice/technicaladvice-notes>

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

# DRAFT



|                                   |   |
|-----------------------------------|---|
| <b>Active frontage:</b>           | Ground floor level frontages that are not blank, in order to encourage human interaction. For example, windows, active doors, shops, restaurants and cafés.   |
| <b>Anglo-Saxon period:</b>        | Denotes the period in Britain between about AD 450 and 1066.  |
| <b>Ashlar:</b>                    | Stone walling consisting of courses of finely jointed and finished blocks to give a smooth appearance.  |
| <b>Conservation Area:</b>         | 'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now S69 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (HE, <i>Conservation Principles</i> , 2008, 71). |
| <b>Designated Heritage Asset:</b> | Buildings, monuments, sites, places, areas, landscapes or archaeology that are protected by legislation: World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield and Conservation Area.  |
| <b>Edwardian:</b>                 | The architectural period broadly from 1901 to 1919.   |
| <b>Elevation:</b>                 | View of a structure in the vertical plane at 90 degrees from the viewer.  |
| <b>Façade:</b>                    | Front (or sides) of a building facing a public space.   |
| <b>Fenestration:</b>              | The arrangement and style of windows.   |

|                                       |   |
|---------------------------------------|---|
| <b>Georgian:</b>                      | The architectural style between 1714 and 1837.  |
| <b>Gothick:</b>                       | A style of architecture loosely based upon medieval Gothic forms which was popular in the later 18th and early 19th centuries, often characterised by the pointed arch.   |
| <b>Hipped roof:</b>                   | A pitched roof with four slopes of equal pitch.   |
| <b>Landmark:</b>                      | A prominent building or structure (or sometimes space). Its prominence is normally physical (such as a church tower) but may be social (a village pub) or historical (village stocks).  |
| <b>Legibility:</b>                    | The ability to navigate through, or 'read', the urban environment. Can be improved by means such as good connections between places, landmarks and signage.   |
| <b>Massing:</b>                       | The arrangement, shape and scale of individual or combined built form.  |
| <b>Medieval:</b>                      | The period from the Norman Conquest in 1066 through to the succession of the Tudor dynasty in 1485.   |
| <b>Movement:</b>                      | How people and goods move around – on foot, by bike, car, bus, train or lorry.  |
| <b>Non-designated Heritage Asset:</b> | A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, but which does not have the degree of special interest that would merit designation at the national level, e.g. listing. |



|                       |   |
|-----------------------|---|
| <b>Pitched roof:</b>  | A roof with sloping sides meeting at a ridge. Include m-shaped roofs, hipped roofs and semi-hipped.   |
| <b>Pointing:</b>      | Fill and finish the junction between masonry.   |
| <b>Post-medieval:</b> | Generally referred to as the period of the accession of the Tudor monarchy in 1485 through to the start of the 18th century.  |
| <b>Preserve:</b>      | To keep safe from harm (HE, Conservation Principles, 2008, 72).   |
| <b>Public realm:</b>  | The publicly-accessible space between buildings – streets, squares, quaysides, paths, parks and gardens – and its components, such as pavement, signage, seating and planting.  |
| <b>Render:</b>        | A material (such as aggregate or stucco plaster) added to the face of a wall to create a uniform decoration.  |
| <b>Repair:</b>        | Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72). |
| <b>Roofscape:</b>     | The 'landscape' of roofs, chimneys, towers etc.   |
| <b>Sash Window:</b>   | Fixed or moveable (often sliding) window. Scale – Proportion, size or extent usually in relation to surrounding structures.   |

|   |   |
|---|---|
| <b>Scale:</b>                             | Proportion, size or extent usually in relation to surrounding structures.   |
| <b>Significance (in heritage policy):</b> | The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF, 2018, 71). |
| <b>Sill:</b>                              | Stone beam below the opening of a window.   |
| <b>Setting:</b>                           | The aspects of the surroundings of an historic building, structure, landscape, site, place, archaeology or conservation area that contribute to its significance.   |
| <b>Significance:</b>                      | The special historical, architectural, cultural, archaeological or social interest of a building, structure, landscape, site, place or archaeology – forming the reasons why it is valued.  |
| <b>Slate:</b>                             | Thin fissile roofing material of fine grain. Often lustrous or micaceous in finish. May derive from Wales or Cumbria  |
| <b>Streetscape:</b>                       | The 'landscape' of the streets – the interaction of buildings, spaces and topography (an element of the wider townscape, see below).  |
| <b>Stucco:</b>                            | See render  |
| <b>Townscape:</b>                         | The 'landscape' of towns and villages – the interaction of buildings, streets, spaces and topography.   |



|   |   |
|---|---|
| <b>Value:</b>   | An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72). |
| <b>Venetian window<br/>(sometimes referred to as a Palladian window):</b> | Large decorative window surmounted with a semi-circular arch.   |
| <b>Vernacular:</b>  | Traditional forms of building using local materials.  |
| <b>Victorian:</b>   | The architectural style between 1837 and 1901, i.e. during the reign of Queen Victoria.                                   |

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#### Newspapers:

'Seaton Carew' Newcastle Courant Saturday - 12 October 1793

'Sea Bathing: Seaton Carew' Newcastle Courant Saturday - 28 May 1796



| LIST ENTRY NO. | NAME                                  | GRADE | LIST DATE  | HYPERLINK   |
|----------------|---------------------------------------|-------|------------|---|
| 1250676        | Bus Station                           | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250676">https://historicengland.org.uk/listing/the-list/list-entry/1250676</a> |
| 1250751        | Church of the Holy Trinity            | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250751">https://historicengland.org.uk/listing/the-list/list-entry/1250751</a> |
| 1250791        | 7, The Green                          | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250791">https://historicengland.org.uk/listing/the-list/list-entry/1250791</a> |
| 1263128        | 8, The Green                          | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1263128">https://historicengland.org.uk/listing/the-list/list-entry/1263128</a> |
| 1250677        | 9, The Green                          | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250677">https://historicengland.org.uk/listing/the-list/list-entry/1250677</a> |
| 1250815        | 18, The Green                         | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250815">https://historicengland.org.uk/listing/the-list/list-entry/1250815</a> |
| 1250816        | 19, The Green                         | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250816">https://historicengland.org.uk/listing/the-list/list-entry/1250816</a> |
| 1263079        | 11-13, The Green                      | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1263079">https://historicengland.org.uk/listing/the-list/list-entry/1263079</a> |
| 1250817        | 5 and 6, South End                    | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250817">https://historicengland.org.uk/listing/the-list/list-entry/1250817</a> |
| 1250818        | 8, South End                          | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250818">https://historicengland.org.uk/listing/the-list/list-entry/1250818</a> |
| 1263081        | 7, South End                          | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1263081">https://historicengland.org.uk/listing/the-list/list-entry/1263081</a> |
| 1250820        | K6 Telephone Kiosk 12 m south of No.3 | II    | 10/04/1989 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1250820">https://historicengland.org.uk/listing/the-list/list-entry/1250820</a> |
| 1263080        | 2, Green Terrace                      | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1263080">https://historicengland.org.uk/listing/the-list/list-entry/1263080</a> |
| 1263091        | Marine Hotel                          | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1263091">https://historicengland.org.uk/listing/the-list/list-entry/1263091</a> |
| 1263105        | Seaton Hall Hotel and adjoining wings | II    | 17/12/1985 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1263105">https://historicengland.org.uk/listing/the-list/list-entry/1263105</a> |
| 1263127        | Seaton Hotel and west extension       | II    | 24/03/1950 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1263127">https://historicengland.org.uk/listing/the-list/list-entry/1263127</a> |
| 1440000        | Seaton Carew War Memorial             | II    | 02/12/2016 | <a href="https://historicengland.org.uk/listing/the-list/list-entry/1440000">https://historicengland.org.uk/listing/the-list/list-entry/1440000</a> |



| NON DESIGNATED HERITAGE ASSET NAME | DATE    | STATEMENT OF SIGNIFICANCE  |
|------------------------------------|---------|--|
| 1–5 The Cliff                      | 1876    | <p>In 1876 Thomas Walker, who constructed what is today the Staincliffe Hotel, built a terrace of five villas, known then as Staincliffe Terrace (now 1–5 The Cliff) on land immediately to the north of his property.</p> <p>Three-storey terrace of villas in stucco with pitched slate roofs at right-angles to façade. Small gables between large gables. No.1 at right hand side projects to form wing. Tower at roof level in angle. Continuous balcony at first floor level with open balustrade. Two-storey canted bays with balustrade tops forming balconies to third-storey windows.</p>  |
| Staincliff Hotel, The Cliff        | 1869    | <p>The property was built by a merchant Thomas Walker who established a sawmill on Mainsforth Terrace. Initially it was known as 'Staincliffe House'. On the death of Thomas Walker in 1900 the house was sold. In 1921 William Cresswell Gray, the younger son of Sir William Gray acquired Staincliffe House to be used as a convalescent home for his workforce. By 1929 the house had been bought to be used as a hotel. The building was then modified with a conservatory being replaced with a ballroom and the chapel converted to a bar.</p> <p>The Staincliffe Hotel is a large east facing villa, constructed of rendered and painted brick under a slate roof. Mainly two-storey with central square battlemented tower and Flemish gable of three-storeys. Entrance is through double arch under square bayed oriel window with tower above. Much of the original joinery in the property has now been altered.</p> |
| 7 & 8 The Cliff                    | unknown | <p>Early 1900s pair of semi detached houses. Three-storey in brick with a slate roof over. Two-storey bay to centre of property with castellated head to bay and gabled dormer over with single window. To the side of this is a single ground floor bay window with a wider window over at first floor level. At the side of the property is the entrance porch, door to ground floor with single window over, the porch is finished with castellation detailing to the roof.</p>   |
| Glenclyffe, 11–12 The Cliff        | unknown | <p>No.11 is two-storey in stucco with moulded dressings and slate roof. Central double doors under round arch formed in stucco. The ground floor features a bay window to the left hand side of the door, with arched detailing to the render over the main central window. The head of the bay is topped with arched detailing in plaster with a low balustrade to either side of the window. Two single windows to the ground floor and five single windows to the first floor. All windows have been replaced in UPVC.</p> <p>No.12 is two-storey painted render with slate roof. Central door between canted and square bays all under balustrading following line of bays and door canopy. To the first floor are five single windows, all of which have been replaced. Two square dormer windows have been inserted into the roof.</p>   |



| NON DESIGNATED HERITAGE ASSET NAME | DATE    | STATEMENT OF SIGNIFICANCE   |
|------------------------------------|---------|---|
| Glenclyffe, 13 The Cliff           | unknown | <p>Large two-storey brick villa with three large gabled dormers in slate roof.</p> <p>Central entrance in shallow porch with triangular canopy; to either side of the roof are small lancet windows.</p> <p>Two-storey canted bays at left hand side. To the right are casement windows to the ground and first floor. Narrow single window over porch.</p> <p>Dormers to roof feature wide replacement windows with fretwork to barge boards.</p>  |
| 14 and 15 The Cliff                | unknown | <p>Early 20th century, No.14 built as a pair with No.15. Two-storey house, stone fronted in courses ashlar with green Westmorland slate to steeply pitched roof. Left hand side breaks forward from main wall face with two-storey canted bay. Attic over with three-light casement in wall with castellated parapet. Panelled door at right under store canopy with carved scroll supports. First floor window with casement in two lights with two light casement to attic as before.</p> <p>No.15 two-storey with attic, stonefronted villa as before with steep mansard roof in slate. Broader frontage than its neighbour. Panelled door with fanlight in shallow recess to left hand side under stub stone canopy, on carved scrolls. Deep two light casement at first floor with moulded mullions, transom and leaded lights. Stone ballustrade of Tuscan columns in line with gable to right. Partially embattled parapet over moulded cornice runs across whole façade. Two-storey 'Tudor' canted bay in seven lights to right hand side with moulded stone mullions and transom, casements leaded. Classical frieze and cornice as before, whole gable treated in a 'Dutch' manner and including a three-light casement to attic.</p> |
| 31–34 The Cliff and 2 Station Lane | unknown | <p>Victorian Terrace of five dwellings that at left being a 'corner shop' with address of No.2 Station Lane.</p> <p>Terrace, two-storey brick with rendering and half timbering to gables, slate roof. Brick canted bays under projecting gables.</p> <p>Corner property as adjacent residential houses but at ground floor level simple shop front which wraps round the property. Recessed entrance door to the corner of the building with large windows on either side sitting on low rendered stallriser with simple pilasters at either side of the frontage.</p>   |





| NON DESIGNATED HERITAGE ASSET NAME         | DATE    | STATEMENT OF SIGNIFICANCE   |
|--|---------|---|
| 9 Green Terrace                            | unknown | <p>The building had extensions added to it at both ends in the 1600s, with the north facing wall part of the original Medieval cottage wall. Excavations in the garden in the 1980s discovered pottery dated as 14th century.</p> <p>Mid-18th century building but subsequently altered. One and two-storey cottage in uncoursed rubble, traditional pantiles to roof with stone verges and kneelers, wooden eaves. Main façade to Green Terrace in three bays. Right, two-storeys with four panel door in plain opening with stucco (painted) lintel over, grooved and vermiculated central keystone. Recessed sliding sash window to right with central glazing bar, lintel as for door and with projecting stone cill. Left hand side, two single-storey bays with pitched roof, one multipane sash window with timber lintel and projecting stone cill. Rear elevation, recessed windows in two-storey portion on left, as described. Right hand, single-storey with steeply pitched dormer intersecting eaves line</p> |
| The Vesper House (8–16 even Queen Street), | unknown | <p>Single-storey terrace of five red brick almshouses in stylised late gothic revival. Hipped slate roof with central projecting gable. Inscription to gable acknowledging benefactor states, 'To the Glory of God, As an enduring Memorial of Thanksgiving. This House of Rest was founded by Lt Col William Thomlinson JP DL of this Village, Non Nobis Domine'. Thomlinson was thought to have lived on The Green at Seaton Carew and was employed as the managing director of the Seaton Carew Ironworks (Mennear, 1985).</p> <p>Windows grouped in sets of two and three with moulded brick detailing above and below the windows which have been replaced with modern casements.</p> <p>Five entrance doors to front elevation. Doors, close boarded timber with arched head. This is emphasised with arched brick detailing over the doors.</p>  |
| Ashburn Cottage, The Front                 | unknown | <p>Late 18th century two-storey cottage with attic, rough cast with some projecting stones on east and pantiles to steeply pitched roof. Stone verge coping with kneelers to gables. Round headed window with glazing bars to central staircase.</p>  |



Staincliffe Hotel

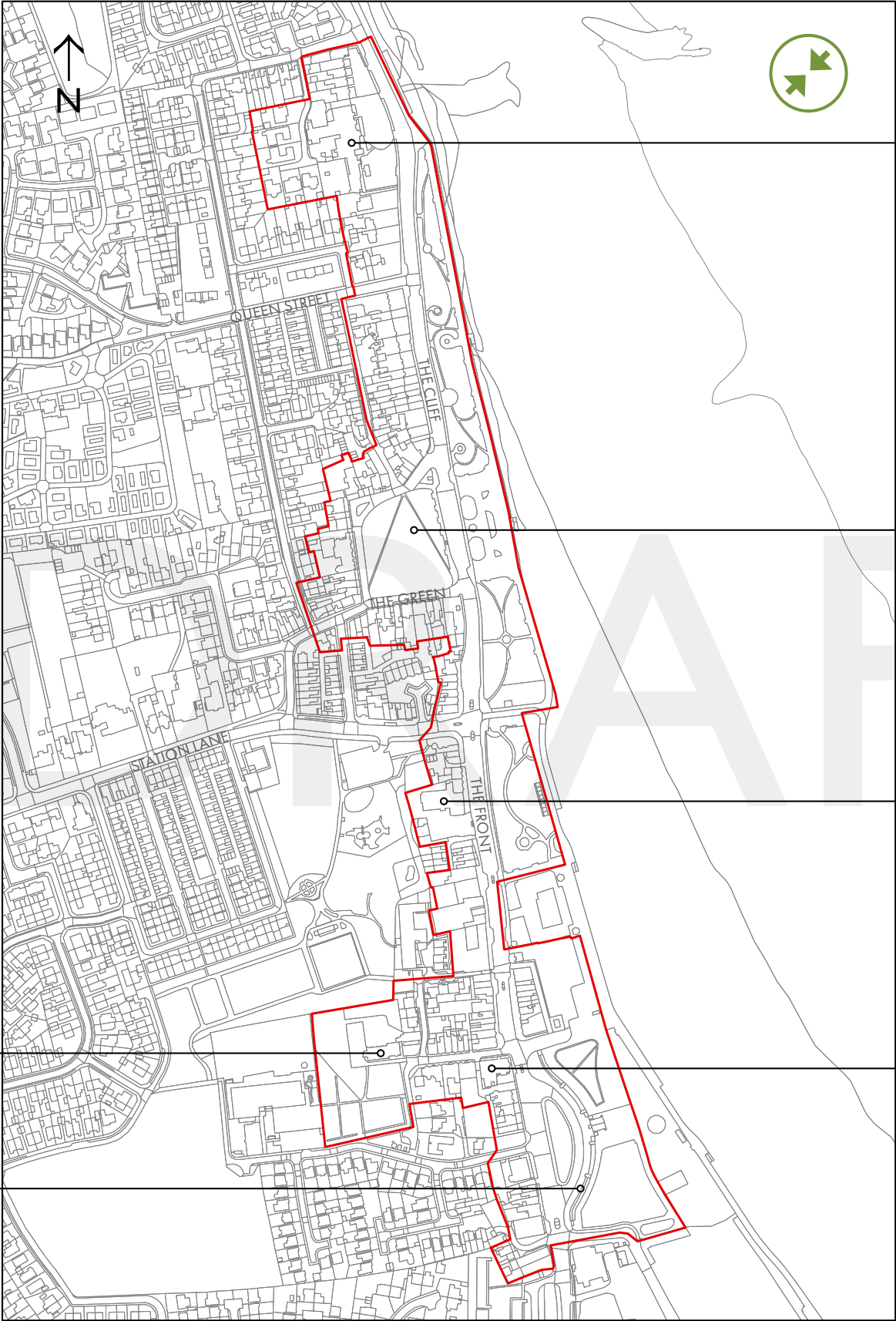
The Green

Marine Hotel

Seaton Hotel

Holy Trinity Church

Bus Station



SEATON CONSERVATION AREA (2011)  
— Conservation Boundary

*This plan is not to scale*

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This historical map depicts the Trinity Church area in New York City. The church is centrally located, with its name 'Trinity Church' prominently displayed. Surrounding the church are various streets and buildings, including 'The Parsonage', 'Wilson's Hotel', 'Marine Terrace', 'Friends Meeting Ho.', 'Buoy House', 'Flag Staff', and 'Life Boat House'. The map also shows 'B.M. 18.8' and 'B.M. 19.7' markers. The map is oriented with North at the top.





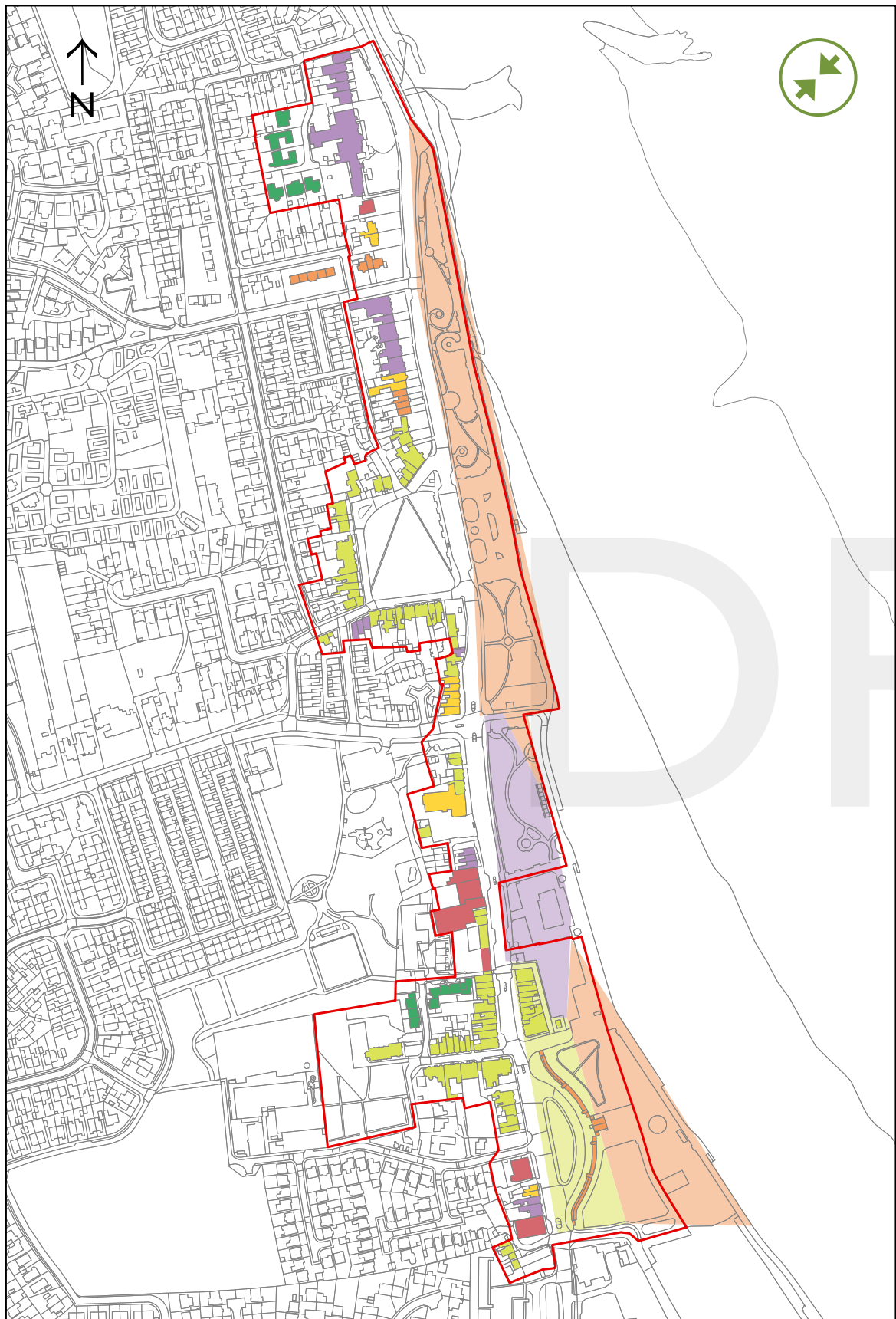


The 1939 25inch OS (published 1946) shows the growth of Seaton Carew along Station Lane and the construction of the bus station and esplanade. The railway timber yard at the north end of the village would have inhibited the settlement's growth at this time.



A Post War Plan for the reconstruction of Hartlepool was published by Max Lock architects for West Hartlepool Corporation.

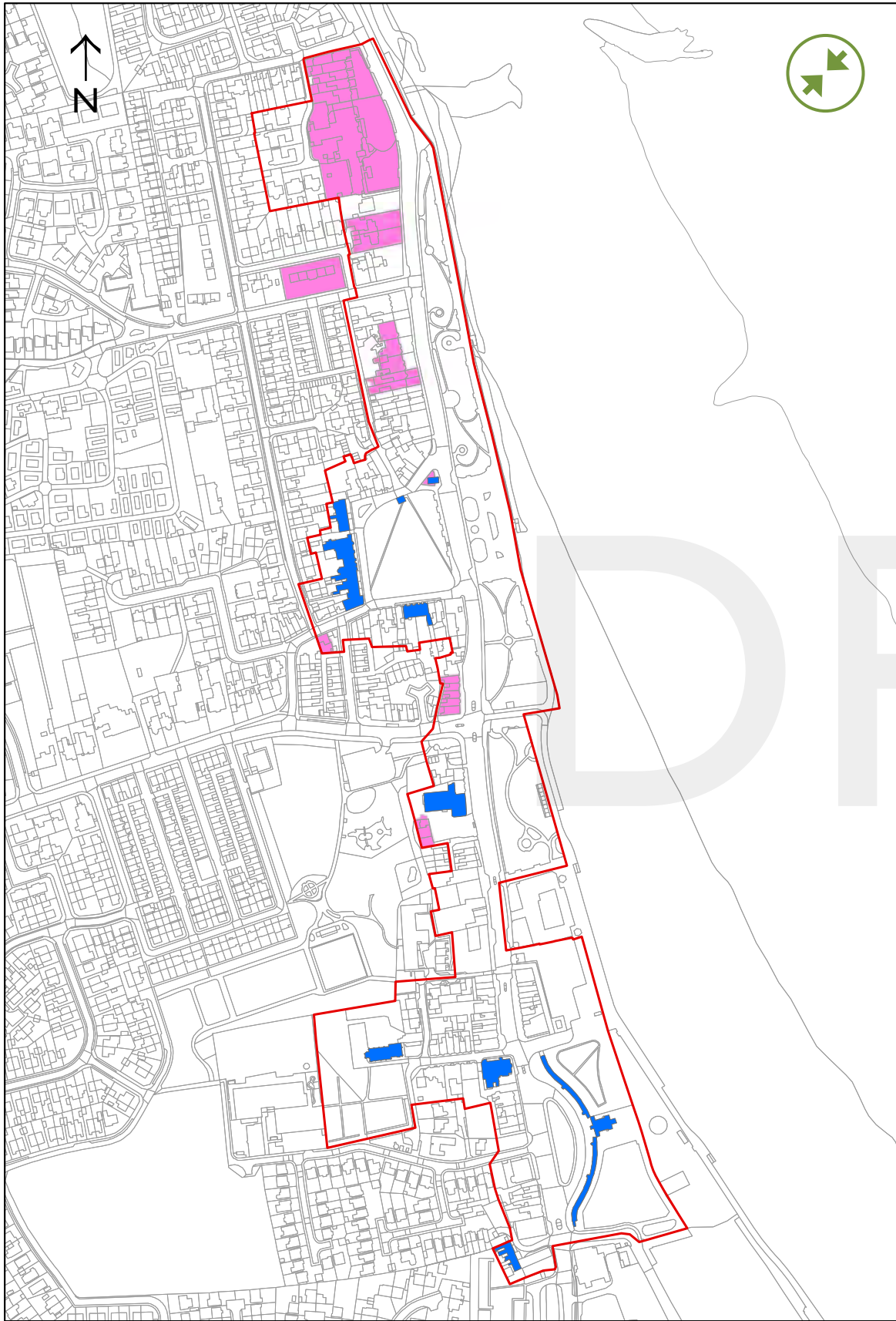




HISTORICAL DEVELOPMENT PLAN

- Seaton Carew Conservation Area Boundary
- By 1855
- By 1896
- By 1914
- By 1939
- Post 1945
- Late 20th Century
- Seafront by 1855
- Seafront by 1896
- Seafront by 1939

*This plan is not to scale*

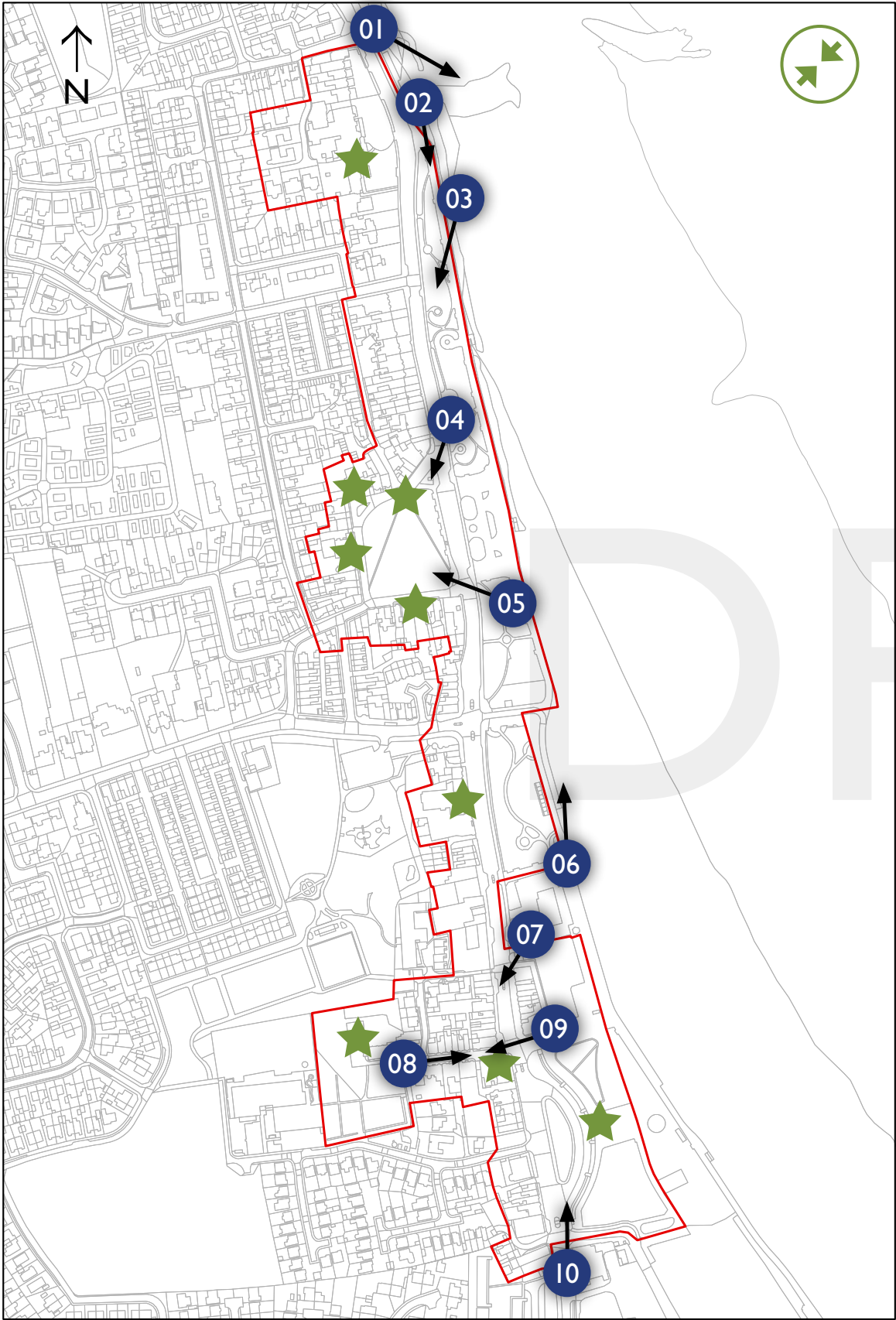


DESIGNATIONS PLAN

- Seaton Conservation Area Boundary
- Seaton Carew Listed Buildings
- Locally Listed

*This plan is not to scale*

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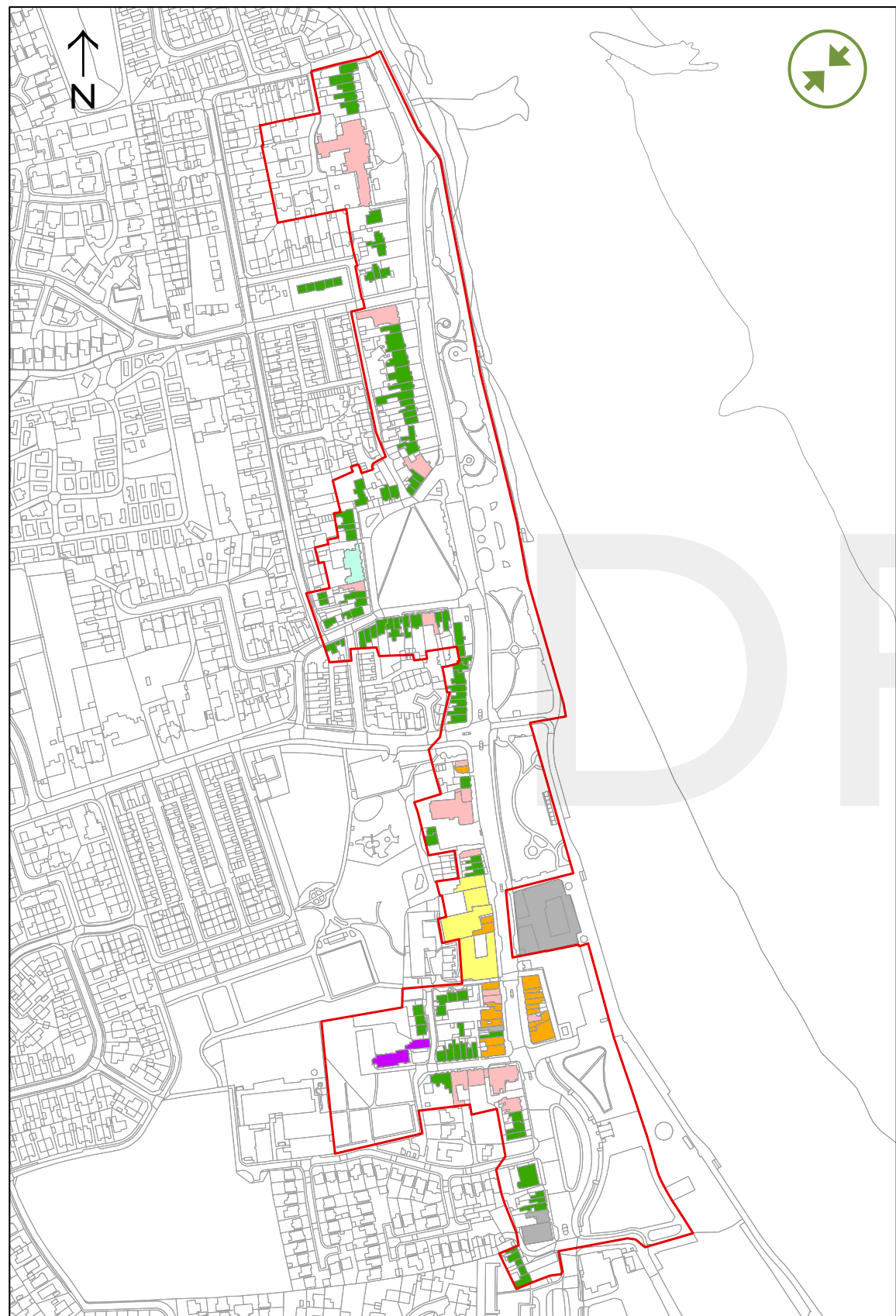
VIEWS AND LANDMARK BUILDINGS

- Seaton Carew Conservation Area Boundary
- Landmark Building
- Key View

*This plan is not to scale*

Summary of key views and landmark buildings within the conservation area





USES PLAN

- Seaton Carew Conservation Area Boundary
- Religious
- Commercial, Retail or Fast Food
- Vacant
- Care Home
- Leisure
- Hospitality, Pub or Restaurant
- Residential

*This plan is not to scale*

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CONNECTIVITY

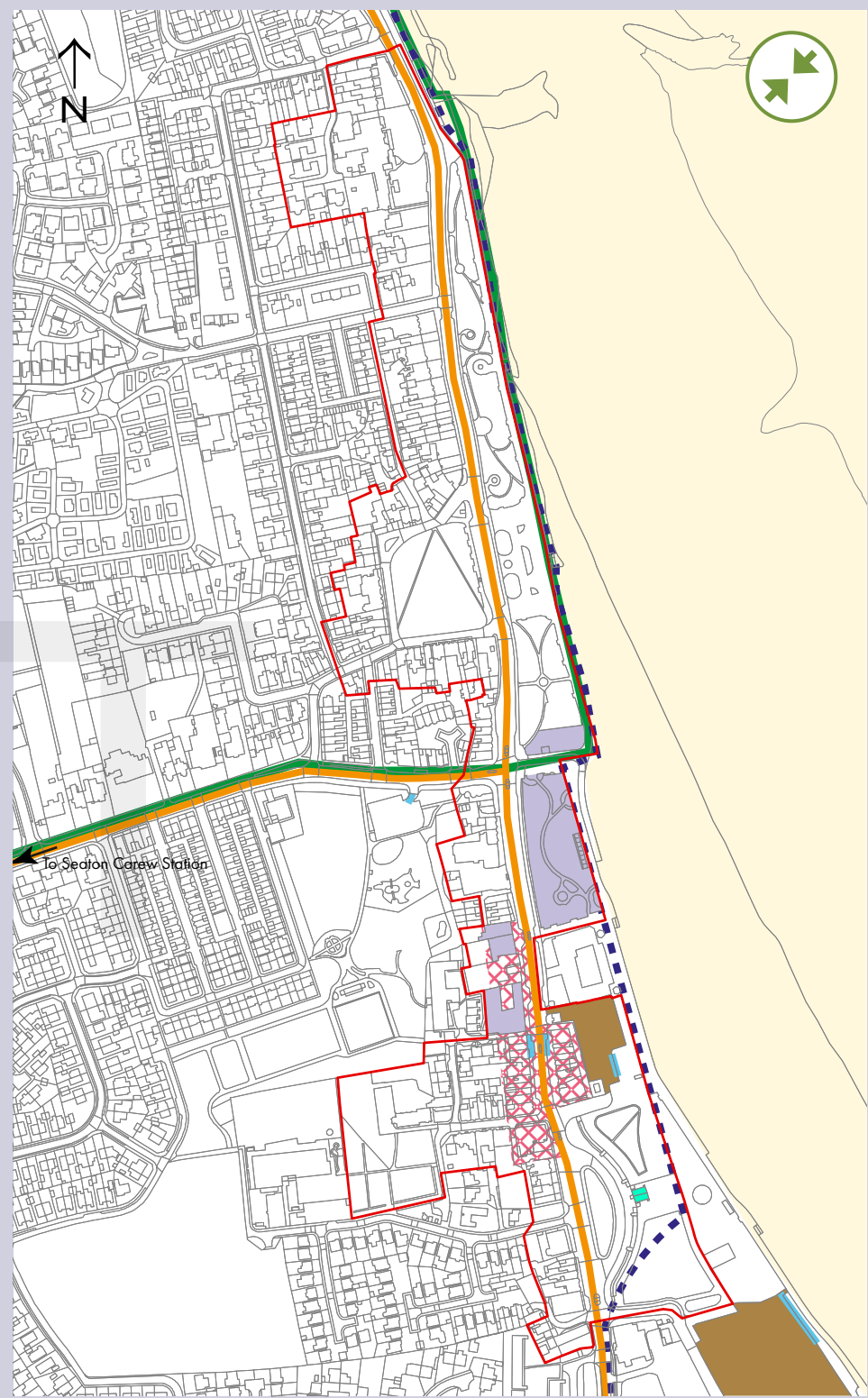
- National Cycle Network Route 14
- Major Vehicle Routes
- III Railway Line
- England Coastal Path

*This plan is not to scale*

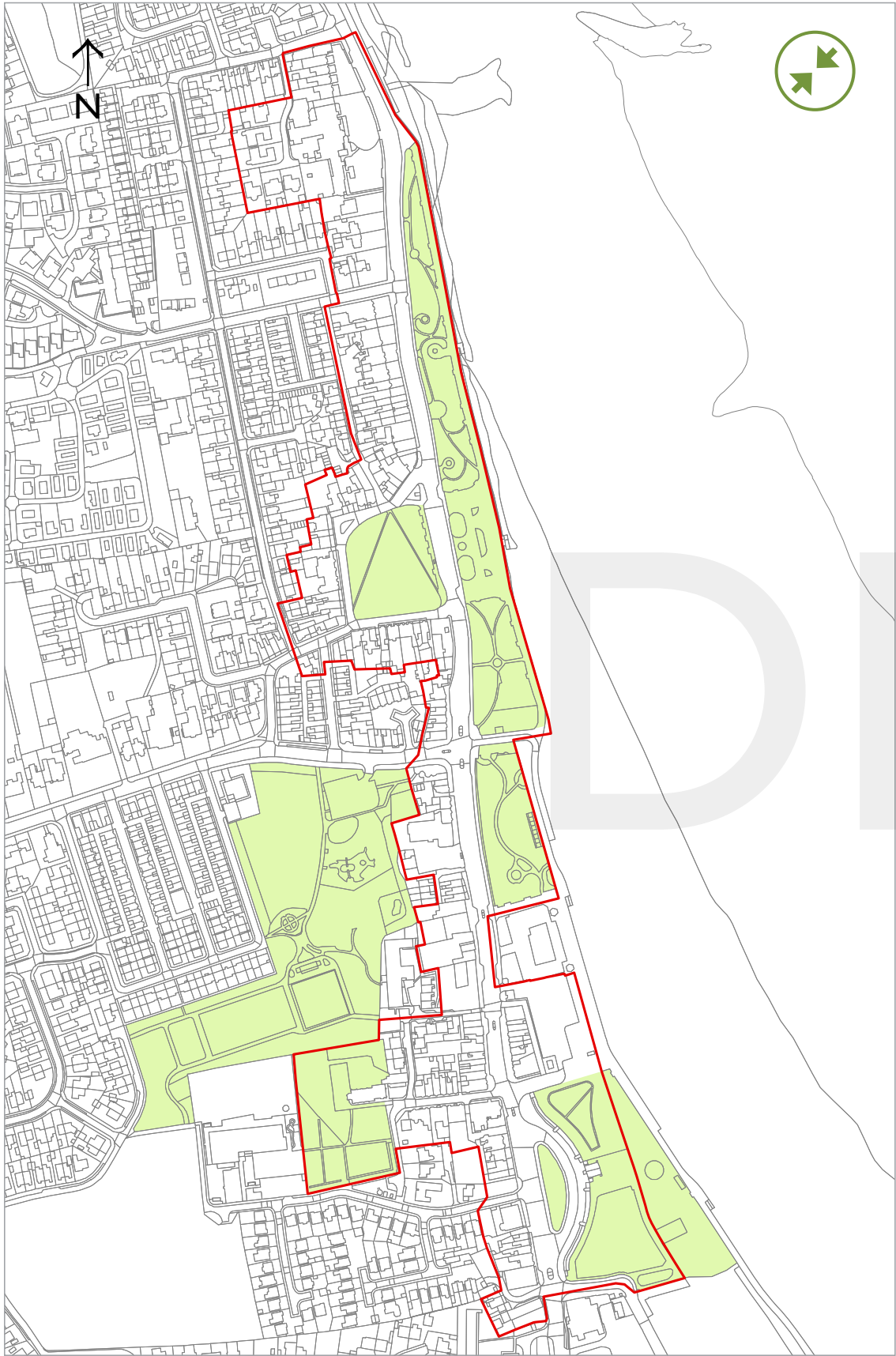
MOVEMENT AND ACTIVITY

- Seaton Carew Conservation Area Boundary
- National Cycle Network Route 14
- ⊠ Commercial and Retail Core
- Key Vehicle Routes
- Disabled Parking
- Toilet Facilities
- Car Parks
- Leisure
- Beach
- England Coast Path

*This plan is not to scale*





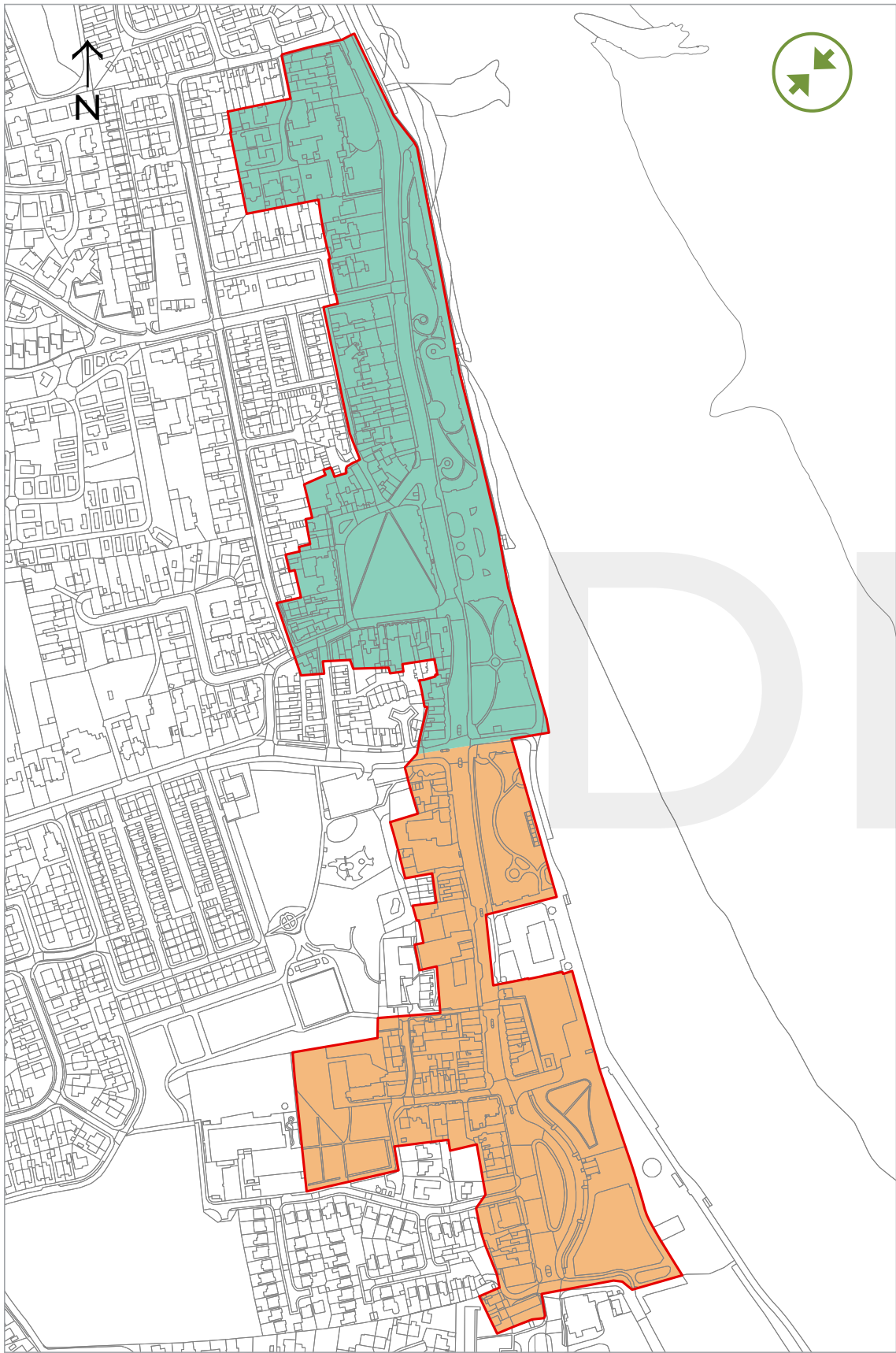


OPEN SPACES

- Seaton Carew Conservation Area Boundary
- Green Spaces

*This plan is not to scale*

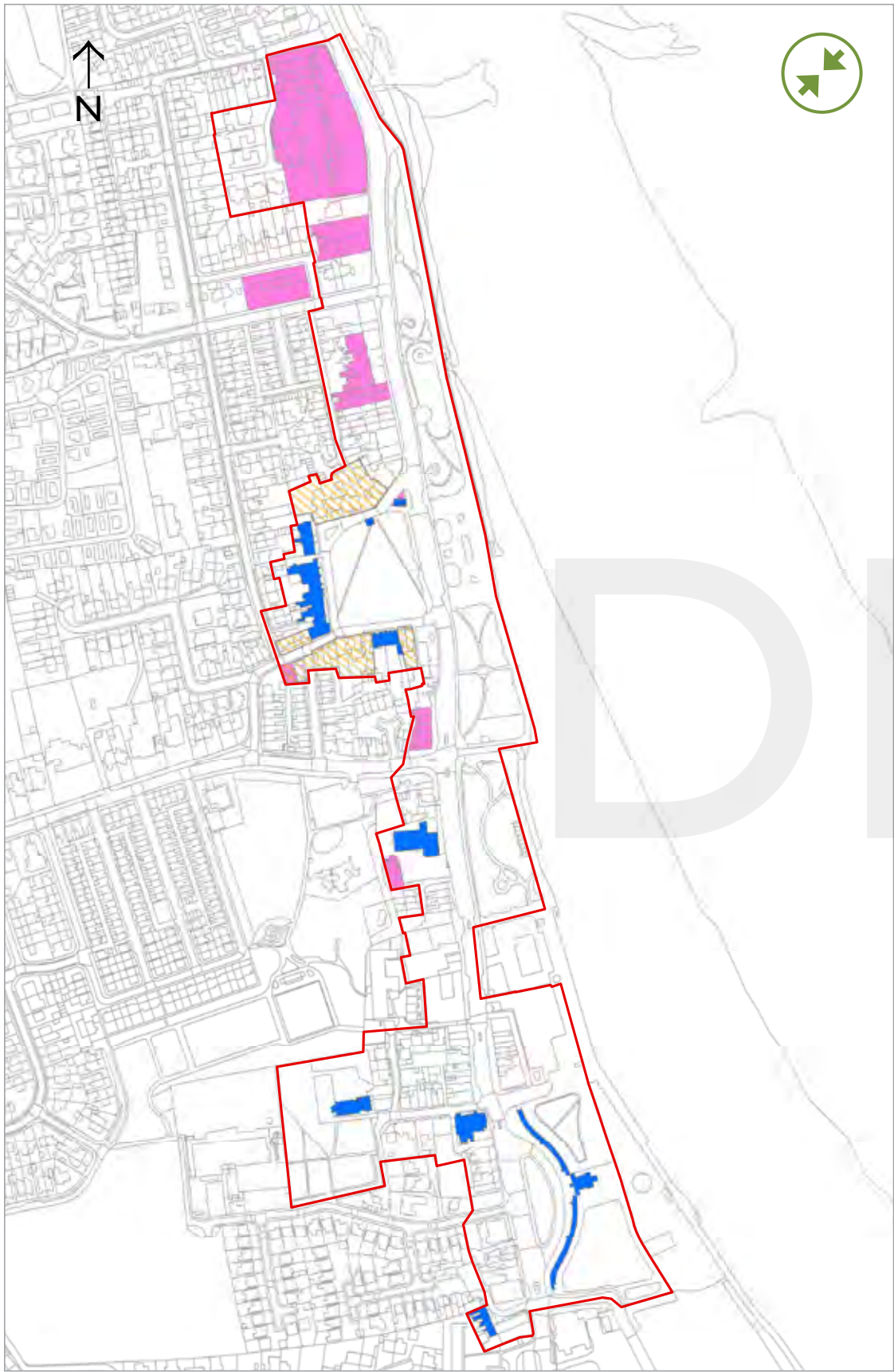
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CHARACTER AREAS

- Seaton Carew Conservation Area Boundary
- North Character Area
- South Character Area

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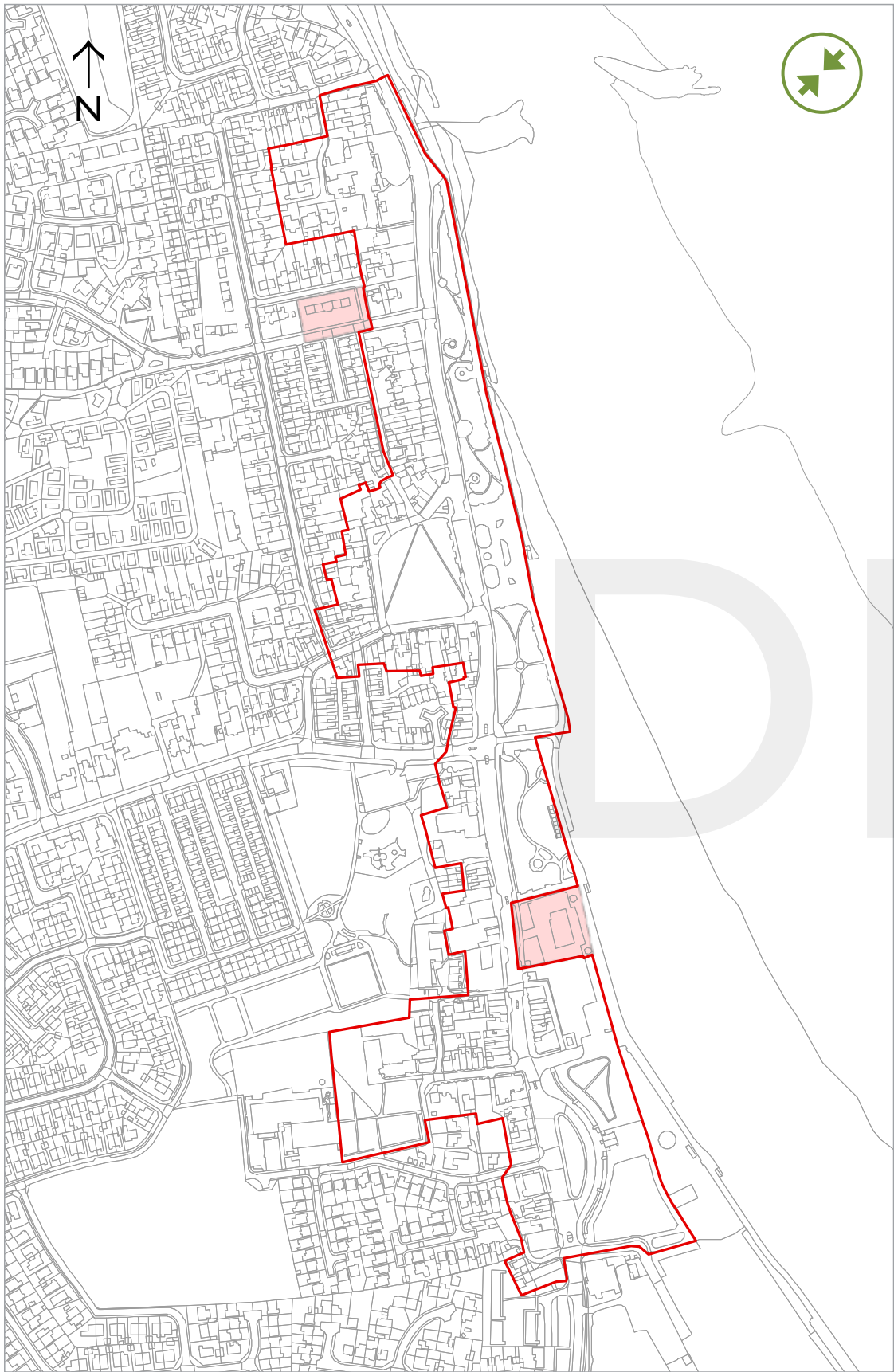
LISTED BUILDINGS AND RESIDENCES WITH ARTLCE  
4 DIRECTIONS

- Seaton Carew Conservation Area Boundary
- Grade I
- Grade II\*
- Grade II
- Article 4 Directions

*This plan is not to scale*

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PROPOSED CHANGES TO THE SEATON CAREW CONSERVATION AREA BOUNDARY

- Seaton Carew Conservation Area Boundary
- Proposed Additions

*This plan is not to scale*

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