EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

SEATON

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JULY 2006

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INTRODUCTION

The Conservation Area at Seaton was designated in 1991 by Holderness Borough Council.

The Town and Country Planning Act 1990 defines a conservation area as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". For the designation of conservation areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed of its character.

The 2006 re-survey has been undertaken in accordance with the Guidance on Conservation Area Appraisals, issued by English Heritage in August 2005, in order to meet the requirement of National Government that Conservation Areas should be re-surveyed every five years.

DEFINITION OF SEATON'S SPECIAL INTEREST

The special character and appearance of Seaton's Main Street has been created by the integrity of its street-scape and the lack of infill plots which has ensured that the core of the village has remained largely unaltered.

At the east end the character of the architecture is quite different encompassing a clutch of Holderness style single and one and a half storey cottages.

The area exhibits a surprising diversity of architectural types, of which greater detail is given under Section 1.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT SEATON

A) TOPOGRAPHY AND ITS RELEVANCE

The village is situated some three miles west of Hornsea on the main road from Beverley.

The Seaton Conservation Area lies within the 'Catfoss Dyke' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes this area as a narrow corridor landscape where landform is dominated by a gently sloping shallow valley through which the watercourse draining Hornsea Mere would once have run. Catfoss Dyke is a small watercourse that contributes to the drainage of the farmed fields but has little influence on landscape character and this area is distinctive due to the lack of water bodies other than the dyke itself. The Character Area links Hornsea Mere with the complex of former gravel pits near to Brandesburton. Hornsea Mere would once have drained westwards into this Character Area, but coastal erosion led to a change in the drainage system for the Mere which now drains eastwards towards the coast.

To the north of the Seaton Conservation Area is the 'North Holderness Open Farmland' Landscape Character Area This Character Area includes the villages of Lisset, Beeford and Bewholme and the surrounding landscape that is dominated by agriculture. The Landscape Character Assessment describes this area as being typical of Holderness, with its open agricultural landscapes dominated by intensive arable production, generally large fields and very few significant areas of woodland. The few areas of semi-natural woodland that are found in this landscape are generally dominated by ash, field maple and rowan, and also fragments of wet

woodland dominated by alder and various willow species. Few hedgerows are present, and those that are typical of Holderness, containing species such as hawthorn, hazel, ash, blackthorn, elder, field maple and dogwood.

Although from within the village the land gives an impression of being quite flat, in fact it sits on a sizeable mound of boulder clay. When approached from the east this is particularly marked, the properties at the east being silhouetted against the skyline. From the west, the ascent into the village is more gradual, and from the north, the land falls more or less constantly and gradually from Bewholme.
Not uncommonly in a landscape which was once noted for its meres and marshland, it would seem that it was the benefits of natural drainage which may have been responsible for the growth of village at this point. Its closeness to the west end of Hornsea Mere would also have provided an important additional source of food - fish. It is known that in medieval times there were serious disputes as to who owned proprietorial rights over the fishing.

Main Street

B) DISPOSITION AND DEVELOPMENT

Although part of the village has always straddled the Beverley-Hornsea road, with a Manor House shown immediately to the south, development has been long-standing off Bewholme Lane and on Middle and Back Lanes.

The routing of Braymore (Breamer) Lane appears uncertain as to where it crossed Seaton Common en-route to Catfoss and Nunkeeling.

Recent development of the village as a whole has been along the Main Road towards Sigglesthorne and within the Conservation Area by the development of individual dwellings on infill plots or small groups of terrace houses.

As often in Holderness villages, properties, even when detached, are closely sited, most opening directly onto the street with gardens to the rear.

The village has a public house, a chapel, though no church, having previously been within the Parish of Sigglesthorne.

As the village grew in the 19th century, so did its facilities. A Wesleyan Chapel was established in 1810, with a Primitive Methodist Chapel following in 1837. Lady Strickland established an Infant's School in 1840, and a Reading Room was opened in 1885.

The need for allotments increased over this period with the owners of Seaton House allotting 33 cottage gardens in 1886 and a further 12, two years later.

The population information provided by Poulson in his History of Holderness published in 1840, indicates that within the "Township" there were 52 inhabited and 5 uninhabited properties, housing 64 families, of which 48 were chiefly involved in agriculture with a further 13 in trades, manufacturers and handicrafts, making a population of 288 people in all.

These figures are significant in the relatively high number of families involved in trade, a proportion matched in relative terms only by Sigglesthorne, comparing similar sized villages. Clearly Hornsea was within walking distance, thereby enhancing the opportunities for local employment as it was enlarged over the past 150 years - 200 years.

The village also recorded 33 servants, 26 of which were female.

By 1891, the population had risen to 358, and in modern times numbers estimated show a population of 390 with 183 houses.

C) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The village green to the west side of Breamer Lane is an important feature and in recent years considerable effort has been put into its enhancement with tree-planting and the restoration of the pond.

Another piece of open land further up the lane, onto which the Methodist Chapel looks, is important in reinforcing the rural feeling of this side of the village.

To the north east of the village, to the north and west of Bewholme Lane, a large area of open ground was included within the Conservation Area designation because of its archaeological importance. More information on the significance of this is provided under section (f).

To the east of the Swan Inn is a hard-surfaced area, site of a former pin-fold, which provides useful parking space, though it detracts from the setting of the village.

Elsewhere Seaton is almost entirely built up without any significant spaces dividing its properties.

D) THE NATURAL ENVIRONMENT

Within the Conservation Area, trees play a particularly important role in providing visual quality and aesthetic appeal. This is most evident in the view from Leas Lane, of the two magnificent purple beech trees in the grounds of Seaton House. The powerful impact of these trees during the summer months when their striking foliage dominates this approach into the village is of paramount importance.

Seaton Common is a valuable natural area that supports a variety of native trees and a pond which is a haven for wildlife. The benefits that derive from this area to the local community cannot be underestimated. One role is that it provides an attractive area for informal recreation for both children and adults.

Beyond the common, Breamer Lane, leads into Common Lane, with its triangular area of open ground and small pond, screened by Willow on the northern boundary of the Conservation Area. Leading from Common Lane is the attractive track known as Nicholson Lane. Lined by a mixture of trees and hedges this lane once supported several mature elm trees that, unfortunately, have disappeared following the ravages of Dutch Elm Disease. Some young elm regeneration is surviving along with hawthorn, bramble and elder.

To the south and north of Nicholson Lane are large areas of valuable green space, which, in part are edged by mature hedgerows, and some isolated sycamore trees.

E) TREE PRESERVATION ORDERS

At the date of publication of this document, there are no Tree Preservation Orders within the Seaton Conservation Area. Notwithstanding this, trees in the Conservation Area are protected by the designation and anyone wishing to prune or remove a tree must give the Council six weeks' notice of their intention. The Council then have the opportunity to make a Tree Preservation Order to give the tree or trees longer term protection.

F) ARCHAEOLOGY

Seaton is mentioned in the Domesday Book in AD 1086 as Settum, Old English for 'farmstead near the lake', referring to the proximity of the site to Hornsea Mere. The manor was part of the lands of Drogo de Brevere with lands held by Ulfr and

Svartgeirr. Within the northern part of the Conservation Area, there are earthwork traces of the shrunken medieval village. Surrounding the village are extensive areas of ridge and furrow, the distinctive characteristic of medieval fields which once formed part of the open field system.

Further details of these sites are held in the Sites and Monuments Record which is held by The Humber Archaeology Partnership, Hull

G) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

Poulson advises that the legal right to the manor was not ascertained, but was exercised by the Lord Paramount of Holderness, Sir Thomas Constable Bt.

He provides an interesting footnote about benefactions:

"Two small benefactions of 4s. (20p) a year each, are recorded on a tablet in the parish church of Sigglesthorne, to have been given, one by William Hooper, by will, dated 1st Oct. 1658, to be paid out of his then dwelling-house, at Seaton, to be distributed yearly by the owner thereof, and the overseers of the poor, every Christmas; the other by Thos. Egglerton, and Mary his wife, by deed, dated April 8th, 1676, out of the same dwelling, and to be distributed in like manner. The money is received by the overseers of the poor annually, at Christmas, and is distributed at their discretion, among poor widows belonging to the township. The Whinn Common Lands is a small parcel of land containing 2 acres, 3 roods. which is understood to have been from ancient (sic) time to be appropriated to the use of the poor in the township for supplying them with fuel, to be conveyed by back loads, and not otherwise. There are no documents to be found showing the origin of the appropriation. The land is covered with whinn and furze. The poor of Seaton and Wassand have always a free access to it, and enjoy the privilege of obtaining fuel in the manner above stated."

H) AGE, BUILDING STYLE AND MATERIALS

Within the Conservation Area, Seaton is made up of mainly two-storied properties, with occasional single-storey cottages. With the exception of Seaton House and Seaton Garth, originally one property, all the traditional dwellings are of relatively low overall height and narrow width.

Being only three miles inland from the coast, it is of no surprise to find that some make use of Holderness' traditional building material - cobble, which is found used with small brick chipping infills, called galletting which are inserted to minimise the loss of the lime mortar in adverse weather conditions in the gaps between the stones.

Seaton includes an amount of the brown (rather than red) brick which is a hall-mark of the area.

A survey of the Conservation Area residential properties shows that over half are in brick finish though compared in other local villages, a high proportion (more than one-third) are either rendered or colour-washed.

The predominant traditional roofing material is found to be clay pantiles, with slate accounting for just 13%, just ahead of the Rosemary Tile, at 10%. Sadly, before the village was made a Conservation Area, concrete tiles had taken over just less than one-third of the properties in the centre of the village. The condition of some of the roofs carrying them would suggest that they were laid on existing timbers. This is not always a good idea as their weight can be considerably more than that of the traditional materials, with the result that structural damage can occur.

The situation with windows is better than in most villages with more than one in three retaining sliding sash windows - about as many again have been converted to modern top-hung casements. It is a credit to the village Conservation Area that there are so

few PVCu windows, which are, of course, not a traditional form of window. It is unfortunate that those properties where they have been installed are mainly historic old buildings where they look most out of place.

Doors have fared less well. Whilst most properties have avoided the modern exotic styles which are being offered by numerous DIY outlets, there is a lack of traditional styles, with less than half of the Conservation Area properties incorporating doors which are appropriate to their age and style.

One of the strengths of Seaton's architecture, of which mention must be made, is its rows of cottages, several of which have retained the uniformity of materials and style which make such terraces a delight to behold. In those cases where it has not been possible to commend these properties under the following section it is due to the substitution of front doors that do not correspond with the general style of architecture.

I) BUILDINGS OF PARTICULAR SIGNIFICANCE

LISTED BUILDINGS (IN THE CONSERVATION AREA) INCLUDING THEIR GRADES

Seaton House (II) early 19th century
Hatfield House (II) c1837
Hill-top Cottage (II) early 18th century

LISTED (NEARBY, BUT OUTSIDE THE CONSERVATION AREA)

Seaton Hold (II) (mid 18th century)
Buttercup Farm (II) 1790
Wassand Hall (II) 1813-14
Grundill Lane Lodge (II) (early 19th century)
Hornsea Lodge (II) (early 19th century)

UNLISTED BUILDINGS OF ARCHITECTURAL SIGNIFICANCE

1, 2 and 3 Back Lane
1, 2 and 3 Bewholme Lane
K6 Telephone Box
Cobble Outbuilding in Middle Lane (to the rear of the Swan Inn)

The Swan Inn

J) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

Apart from the loss of traditional building materials, on which comments have been made under paragraph (h), there are two points in particular which can be seen to have a detrimental effect on the Conservation Area.

The first of these is a number of stainless steel flues which have been erected seemingly without thought being given to their visual effect on the appearance of the buildings to which they have been attached.

The second is the number of properties which have flat-roofed extensions. This is always a particular problem in villages whose buildings are relatively low, since this can preclude a pitched roof being easily accommodated in any alterations. It should be remembered, however, that nearly all flat roofs eventually suffer from deterioration of their roofing materials - and in much less time than occurs with the traditional materials of tile and slate.

POLICY STATEMENT FOR THE SEATON CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

An important part of the special character and appearance of the Conservation Area at Seaton is to be found in its diversity. This seeming contradiction in terms about an unassuming and unpretentious village can best be shown in its different building types.

Whereas most villages reflect a theme which pervades the majority of the buildings' styles and materials, at Seaton the properties range from the conscious Georgian architectural classicism of Seaton House, through neat rows of 19th century cottages, to very old properties such as the one in Middle Lane.

Prior to the 20th century origins of the blueprint, there was no means other than tracing or copying to reproduce building designs. This explains why plans were reused time and again so that the same buildings can be identified in the landscape time and again, or with only cosmetic alterations. At Seaton, however, this seems not to have happened.

There is also a distinct lack of the social graduation of development which is encountered in nearby Sigglesthorne. Seaton is above all a working village which has developed on the basis of utilitarian need rather than with aspirations of prestige.

2) BUILDINGS WHICH CREATE A FOCAL POINT

Seaton House
The Swan Inn
Hill Top Cottage
Hill Top Farm
Jassamine Cottage
Jassamine Farm

These buildings are highlighted because of the increased visual importance they enjoy, due to their location. Planning applications which relate to them will therefore be considered against the criterion that their design and detailing should reflect the importance of their location.

Seaton House

3) THE SCALE OF FUTURE DEVELOPMENTS

Within the Conservation Area, the scope for new development is limited because of the close siting of the properties which already exist. Although single storey properties exist, those in the Conservation Area are predominately two storey (86%). Proposals would be expected to reflect this.

The bulk and height of new properties will also be a matter of particular attention. Seaton properties, even when two storeys, are of a low average height, which would need to be respected.

4) RECOMMENDED MATERIALS

The introduction of modern materials in the form of concrete tiles has detracted from the traditional character of Seaton's roofing materials, and mention has been made elsewhere of the damage to old buildings which this can cause. Except where location gives rise to the advantages of using slate, or where slate already exists, clay tiles will be preferred, normally of the pan-tile variety, though several examples of Rosemary tiles can be seen.

There are two traditional brick colours in evidence - one basically brown, the other basically red and these help to create an interesting interplay of colour. Several houses have been added to using different colours within the same building. Modern properties have tended to be less successful in their choice of brick colour.

Windows will be expected to be in timber and painted (as opposed to varnished), after installation.

Gutters should be of cast-iron or timber, with cast-iron down pipes and shoes.

5) RECOMMENDED FEATURES

Most house-windows (as opposed to cottages) will be recommended to incorporate vertical sliding sashes, with single storey cottages using horizontal sliding sashes or side-hinged casements. Along with the front door, which is normally the focal-point of a property's front elevation, these are the features having most immediate visual impact.

The style of doors is therefore important. Traditional doors are either four or six panelled, the upper of which can successfully be glazed where the location requires it.

Door thresh-holds should be of stone or concrete with weather bar, (where Building Regulations allow), once again giving emphasis to the building's focal point - the front door.

Brick chimneystacks with pots around 75cm (2'-6") high make a significant contribution to the skyline on domestic properties.

Attention should also be given to window cills which, in the village, tend to provide a definitive emphasis to the windows - indeed they almost underline them in a similar way to that which the doorsteps do to the front door.

Finally, paint colour is an item which can either enhance or disturb architectural detailing. The colours in the Conservation Area are normally understated, particularly where there is painted rendering or brickwork on a large scale. Once again traditional colours usually provide the most harmonious arrangement - for woodwork, dark greens, browns, creams, black, white and grey.

6) PRESERVATIONS AND ENHANCEMENT SCHEMES

The Council will encourage the drafting of appropriate proposals which will preserve and enhance the special character of the Seaton Conservation Area in the context of Holderness. This will include measures to encourage the restoration of lost features and traditional building materials.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Seaton Parish Council and members of the public. The comments made through this consultation process have been taken into account prior to the adoption of the document.

THE PLANNING POLICY CONTEXT

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides the framework for designation, review and appraisal of Conservation Areas. There are also provisions within the Town and Country Planning Act 1990. Government policy and guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment".

The planning policy affecting Conservation Areas within the East Riding is set at the Regional, Sub-regional and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (adopted December 2004) deals with the historic environment in Policy N2. This is developed at a sub-regional level by the Joint Structure Plan (JSP) for Kingston Upon Hull and the East Riding of Yorkshire (adopted June 2005) in Policy ENV6. At a local level policies relevant to Seaton Conservation Area are contained currently in the Holderness District Wide Local Plan (HDWLP) (adopted April 1999), Policies Env24 through to Env26. Other policies in this Plan can also affect the Conservation Area, including those dealing with new

residential and commercial development, Listed Buildings and Archaeology.

The RSS will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which this will supersede the current Local Plans in due course.

LOCAL GENERIC GUIDANCE

Holderness Borough Wide Local Plan policy Env 24 - Env 26.

Leaflet by East Riding of Yorkshire Council "What are Conservation Areas?"

www.eastriding.gov.uk/planning/index.html

USEFUL INFORMATION AND CONTACT DETAILS

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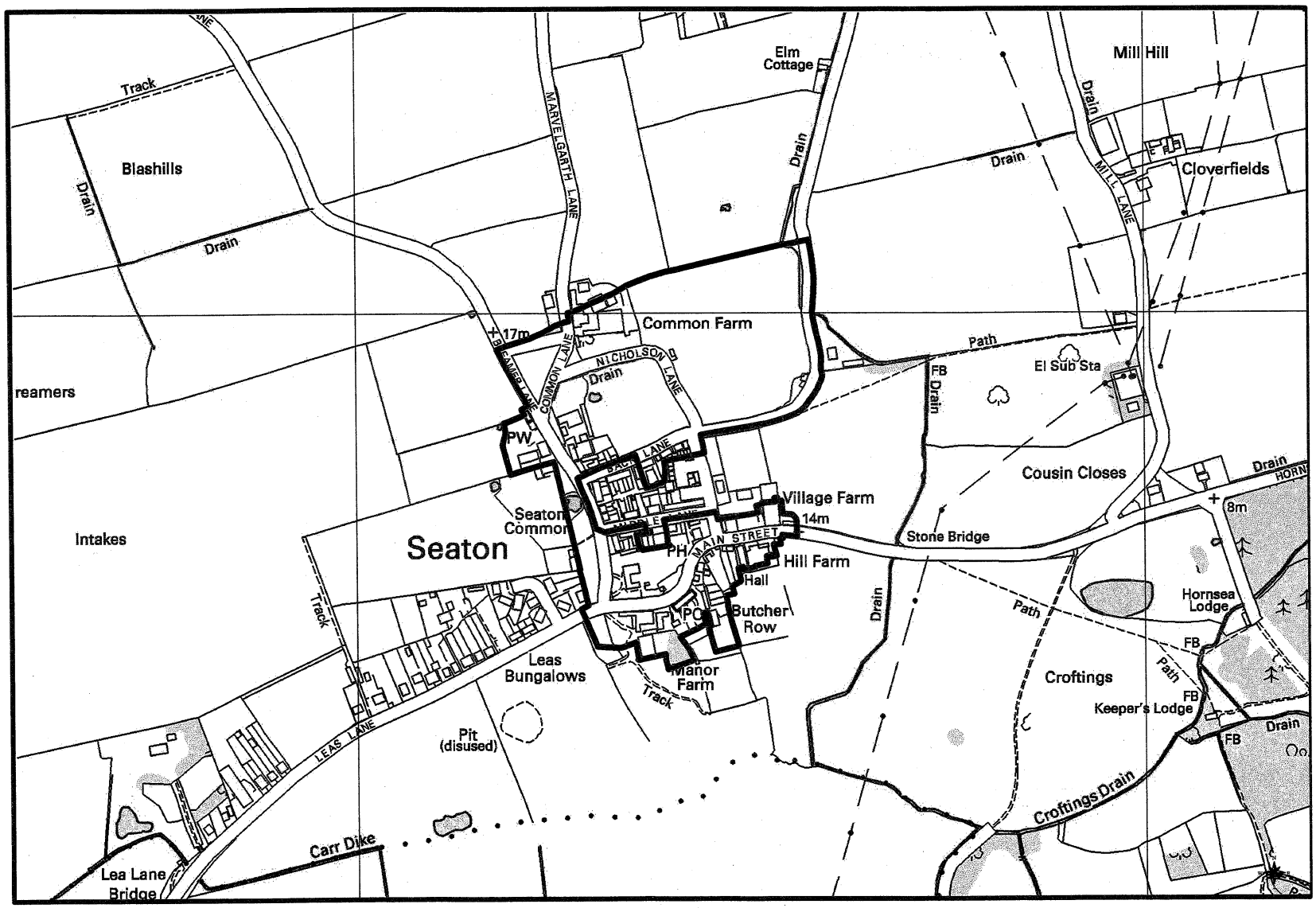

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Seaton