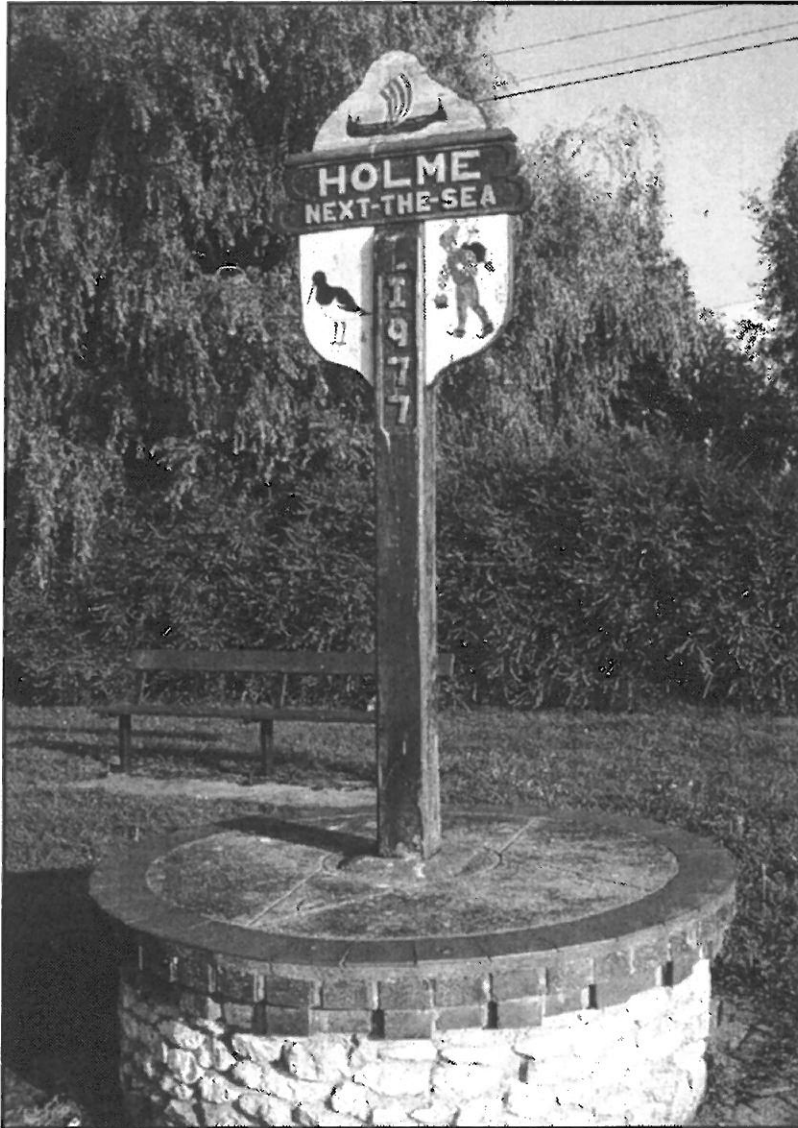


# HOLME NEXT THE SEA

## CONSERVATION AREA DRAFT CHARACTER STATEMENT



*HOLME NEXT THE SEA is a parish and small village, between Hunstanton and Brancaster Bay, 9 miles W of Burnham Market. In Dec, 1626 a large whale was cast ashore here, and the profit made of it was £217.*

WILLIAM WHITE 1845

**DESIGNATED: MARCH 1978**  
**REVISED: FEBRUARY 1992**

**PLANNING  
POLICY**

## INTRODUCTION

**A Conservation Area – “An area of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance”.**

The conservation of the historic environment is part of our quality of life, helping to foster economic prosperity and providing an attractive environment in which to live or work. The Borough Council is committed to the protection and enhancement of West Norfolk's historic built environment and significant parts of it are designated as conservation areas.

Conservation areas were introduced by the 1967 Civic Amenities Act. Local Authorities were required to identify areas of special architectural or historic interest, whose character or appearance it is desirable to preserve or enhance, and to designate them as conservation areas. This duty is now part of the 1990 Planning (Listed Buildings & Conservation Areas) Act which also requires the review of existing conservation areas and, where appropriate, the designation of new ones. The quality and interest of a conservation area depends upon a combination of factors including the relationship and architectural quality of buildings, materials, spaces, trees and other landscape features, together with views into and out of the area.

**The Holme next the Sea Conservation Area was first designated in 1978 and revised in 1992. This document highlights the special qualities which underpin the character of the conservation area, justifying its designation.** It also seeks to increase awareness of those qualities so that where changes to the environment occur, they do so in a sympathetic way without harm to the

essential character of the area. This type of assessment has been encouraged by recent Government Advice (PPG15) and it will eventually form supplementary planning guidance to those policies in the King's Lynn & West Norfolk Local Plan aimed at protecting the overall character of conservation areas. In particular, the guidance will supplement the Local Plan policies which deal with demolition and new development within the conservation area and new development on land adjoining the conservation area which might affect its setting or the views in or out of the area.

This character statement does not address enhancement proposals. Community led enhancement schemes will be considered as part of a separate process.

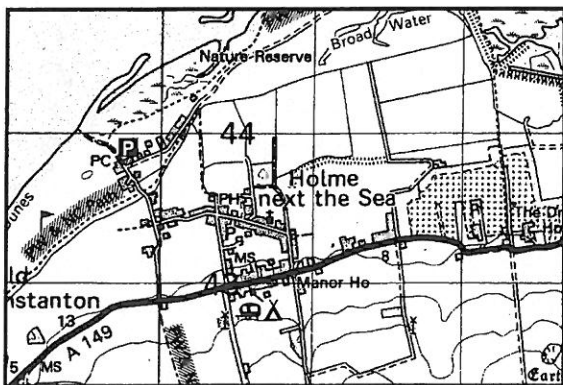
## SETTING AND LOCATION

Holme-next-the-Sea is situated at the north-west corner of Norfolk, where the north coast, facing the open sea, turns to become the west coast facing the Wash. Like a number of villages along the north coast, it lies between the chalk uplands to the south and salt marshes and sand dunes to the north. But only at Holme, a river - the Hun, parallel to the coastline and flowing into the sea near Thornham - separates the meadows and the village to the south from the marshes, the sand banks and the sea to the north. The main village is thus about one kilometre ( $\frac{3}{4}$  mile) from the coastline.



From the south, the road from Ringstead crosses the wide rolling chalk uplands before dropping down between high banks and hedges to meet the main A 149 coast road. From here the sea can be seen in the distance but the village remains hidden below the escarpment.

The principal axis of the historic village runs east-west along Westgate and Kirkgate, with a subsidiary parallel axis to the south on Main Road (part of the A149 coast road). These two axes connected north-south by Eastgate, Peddars Way and Beach Road.



Holme next the Sea is 5 kilometres (3 miles) from Hunstanton to the west and 22 kilometres (13½ miles) from Wells next the Sea to the east. More immediate neighbours are Old Hunstanton 2 kilometres (1¼ miles) to the west and Thornham and Brancaster 3 and 6 kilometres (1¾ and 3⅔ miles) to the east respectively.

## ORIGIN AND HISTORICAL DEVELOPMENT

In 1998 the remains of a timber circle with an upended tree trunk in the centre was discovered on Holme beach. Evidence from tree-ring and carbon dating indicates that the central trunk comes from a tree felled between April and June 2050 BC and the circle from trees felled in the following year. Since removed for archaeological

investigation, the circle, though only some five metres in diameter, has come to be known as 'Seahenge' and is thought to have been constructed for some ritual purpose by an early Bronze Age people known, from the shape of their pottery, as the "Beaker Folk". Bronze Age axe heads have also been found on the beach and a second circle - of wickerwork surrounding two large logs - has been seen and recorded.

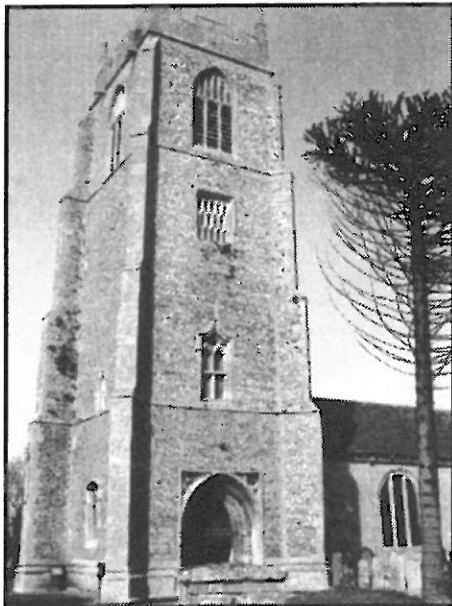
Evidence of the subsequent settlement of this part of the county during the Iron Age (roughly 500 BC to 43 AD) may be found in the various archaeological discoveries made in nearby parishes and in the presence of the Icknield Way, which ran, as a line of connected tracks, from Wiltshire to north-west Norfolk. The Iron Age settlers were peasant farmers and were known to the Romans as the Iceni.

The Romans are thought to have used the Icknield Way to service settlements along its route, but for speedier military use they constructed Peddar's Way, which ran in a straight line from Coney Weston in Suffolk to the Norfolk coast at Holme. Holme is thought to be the site of one of a series of Roman military settlements along this part of the coast. A map of 1609 shows a number of roads or field boundaries which have since disappeared. These, together with the surviving road pattern, make up a quite distinct grid, altogether different from the radial pattern of the typical Norfolk village, and strongly suggesting Roman origin.

The name "Holme" is from the Old English word *hoim*, meaning "a small island" or "a piece of dry land in a fen". The same word is found, in various versions, in all the Scandinavian countries. The word "gate" (as in "Westgate", "Kirkgate", "Eastgate" and "Southgate" (now Main Road) is from

an Old English word meaning "street". The use of these words shows that the village has been continuously settled, certainly from well before the Norman Conquest in 1066 and possibly from as early as the 5th Century.

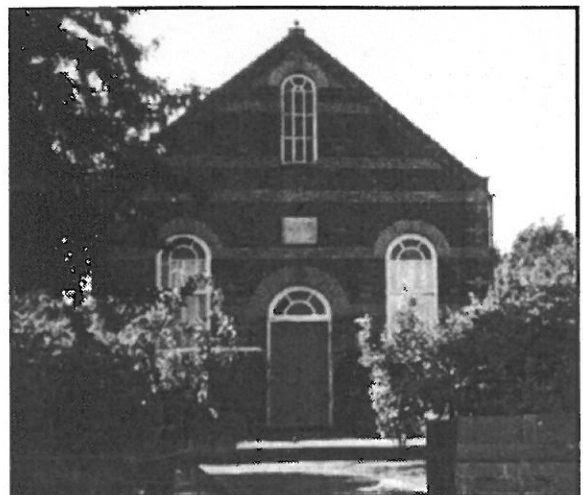
After the Conquest the land was granted to one Alan, son of Flaald. Later it was to come to the Le Stranges of Hunstanton, in whose hands it remained for many centuries. During the Medieval period (roughly 1066 to 1500) Norfolk became increasingly prosperous, with an efficient agriculture and a thriving woollen cloth industry. There were plentiful local supplies of flint, clay, chalk and timber for building and the county still contains some of the finest Medieval buildings in England.



Though only parts of the original building remain, the church of St. Mary in Kirkgate (from Old English for "Church Street") still testifies to the wealth of this period. It was built by Henry of Nottingham, a judge and member of the Council of the Duchy of Lancaster, in the reign of Henry IV (1399 - 1413). On his brass in the church are the words "Henry Notyngham and hys wyyff lyne here I Yat maden this chirche, stepull and quere."

In 1771 permission was granted to demolish part of the church, and in 1778, to rebuild it on a more modest scale. It had probably got into a poor state of repair and the cost of full restoration considered an unnecessary expense. This was a time which saw the decline of the formerly important port of King's Lynn and of the other smaller ports on the north Norfolk coast, and the Le Stranges, the principal landowners in the parish, would no doubt have been effected by this.

But by 1845 land owners and farmers were prospering. One of them, a Mr Matthew Nelson, was reported as having "a neat mansion here". In 1827 there had been an Enclosure Award for the parish and in the same year a sea wall had been built and four hundred acres of former marsh were drained. The Award set aside eleven acres whose rent of £18 a year was to be used for the relief of the poor. But Holme remained essentially a small village, able to support only a "beer house keeper", a baker (who doubled as a beer seller), a wheelwright and a carpenter. The civil parish employed a clerk, but the ecclesiastical parish was served only by a curate responsible to Thornham, although the services of a solicitor from Burnham Market were available in the village.



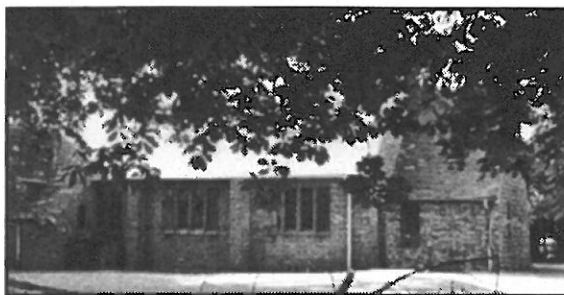
As the 19<sup>th</sup> Century progressed rural life began to change. The coming of the railway to Lynn and Hunstanton opened up communications with the outside world by 1868 there was a carrier daily to Hunstanton and twice a week to Lynn, as well as a daily postal service. A school had been established and chapels had been built by the Wesleyans and the Primitive Methodists (though the present chapel was not erected until 1875). In addition to the trades operating in the village in 1845, there were now a Post Office, a grocer cum draper, another shopkeeper, a builder and surveyor, a blacksmith and the White Horse Inn (whose landlord doubled as a bricklayer).



During the 20<sup>th</sup> Century the growth in transport, the “communications explosion” and the mechanisation of agriculture all had a profound effect on village life. Already by 1904 the pleasures of the seaside and an infant tourist trade were making themselves felt: Kelly’s Directory for that year described the beach as “firm, fine and smooth”; a Charles Bloomfield was listed as a “bathing machine operator” and three houses, Golf Cottage, Beach House and Brockly Cottage, were described as “apartments”. The industrialisation of farming, was heralded by the inclusion of a machinist and threshing machine operator.

Until the Second World War there was

little change in the services and trades available in the village, but by the end of the 20<sup>th</sup> Century both school and shop had closed and there were no craftsmen left in the village. The number of residents engaged in farming dropped dramatically, but their place was taken by commuters, retired people and holiday visitors. Old cottages were modernised and redundant farm buildings were converted into houses. New suburban-type houses were built and caravan sites developed. The Holme Institute, built in 1914, continued to enhance the life of the village and the establishment of a nature reserve on this north-western tip of East Anglia gave Holme an international importance.



Though its make-up changed, the population numbers remained remarkably stable throughout the 19<sup>th</sup> and 20<sup>th</sup> Centuries: from 280 in 1845 to 305 in 1868, 263 in 1904, 277 in 1937 and back to 280 in 1996.

## CHARACTER OVERVIEW

Holme is quite different in character from its neighbours along the north Norfolk coastal road: it is more intimate, secluded and enclosed. Three factors may account for this: most of the historic village lies off the main road; the distance from the coastline allows it to turn its back on the sea and it is home to a large number of mature trees and high hedges.

Traditional building materials - clunch (chalk), flint and brick - give unity to the

village, but within this unity seven distinct "character zones" may be identified. These are (i) Main Road centred on the Manor House, (ii) Eastgate, (iii) Part of Kirkgate centred on the church, (iv) Whitehall Farm, (v) Parts of Kirkgate and Westgate centred on the Peddars Way crossing, (vi) Westgate eastwards of Holme House and (vii) Westgate west of Holme House centred on Home Farm.

## SPACES AND BUILDINGS

### Main Road

Traditional farm buildings, outbuildings and high walls, of flint, clunch, brick and pantiles characterise this part of the historic village. At one end the Conservation Area merges with modern development, suburban in character, but at the other end, past Eastgate, there is a clearly defined boundary between village and open country.



On the north side of the road are two groups of farm buildings. One - to the west - is centred on Old Farm Cottages (Listed), originally the farm house, set back from the road. Its farm buildings, now sympathetically converted to residential use. The simple horizontal lines of this building lead the eye eastwards on to the second group at Manor Court (formerly Manor Farm). Also sympathetically converted and extended northwards, this is an extensive group built round a yard. One building abuts the road, the other is set back behind a line of mature trees.

These trees are part of a major group which is a landmark on the main coast road and makes an impressive "gateway" to the village. Other buildings of interest on this side of the road are Vine Cottage, The Barn (another conversion) and two terraces of cottages facing west on to Aslack Way.

The south side of the road is dominated by Manor House, a large and imposing slate roofed building of different periods, but with a predominantly Victorian appearance. With large grounds and fine trees, it is set back behind an outbuilding and a high flint wall built hard up against the road. This wall continues up a lane, where a grand gateway leads to the east front of the house. Further up the lane is an attractive pair of cottages built of clunch, with vestigial tumbling-in visible in later raised gables.

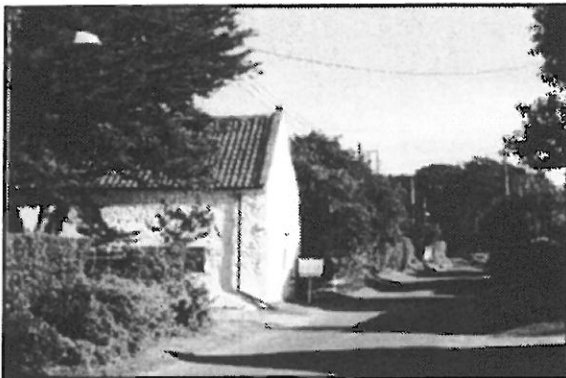
### Eastgate

Eastgate runs straight from south to north, but widens out slightly at its northern end. Every where trees, hedges, grass verges and banks predominate, notably at the south end, where the important group of trees at the junction with Main Road, already referred to, closes the view up the street.

On the south-west corner Manor Court is set attractively behind the trees. Its modern extensions to the north are sympathetic. What appears at first sight to be an old farmhouse facing south is in fact a part of the new development. On the south-east corner there is a modern "cottage style" house. Behind it Heron's Way faces both roads built of galletted clunch and formerly four cottages called "The Square", it is of unusual interest with a pyramidal roof and central chimney stack.

The rest of the street is deceptive: the

visible buildings are nearly all traditional vernacular cottages or outbuildings, hard onto the road; while, to a great extent masked by hedges and trees,



are new houses and a farm building, all erected within the last fifty years. There is an attractive group of traditional buildings towards the northern end of the street. Here Smugglers Cottage on the east side and No 19 opposite form a "pinch-point", with further buildings on the west side extending north along the street frontage to the bend into Kirkgate, including Ivy Cottage (with a modern unsympathetic extension), No 23 and the converted Eastgate Barn. Materials include clunch, carstone and red clay pantiles. Of more than usual interest are Smugglers Cottage and No 23, both one and a half storeys high, whitewashed and with central axial stacks, typical of the 17<sup>th</sup> Century. Important outbuildings include those immediately south of Thurlow Cottage and a small building by the entrance to Sunnymead Holiday Park which is a focal point where the street turns the corner into Kirkgate



The only traditional building set back behind hedges is Thurlow Cottage, a substantial house of galletted carstone, with modern concrete roof tiles softened by weathering. The only modern buildings not screened by hedges are houses immediately north of Manor Court, which, though of local materials, are essentially suburban in design. There is a wide entrance to the modern farm building and the field beyond: a surviving link between the village and farming.

Modern houses often fit best into traditional villages if they are single storey, particularly if they have the benefit of mature planting: a good example of this is the house north of Smugglers Cottage. By contrast, the house south of Smugglers is less than sympathetic in design.

#### **Part of Kirkgate, centred on the Church**

This stretch is dominated by the church (Listed grade I), and in particular by its fine early 14<sup>th</sup> Century tower. All other buildings are modest and, when not masked by them, are seen against a background of tall trees or glimpsed between high hedges. Important groups of trees include those in the churchyard, in the garden of No 13 (opposite the church tower) and in the grounds of both the Institute and Whitehall Farm beyond. There are



important walls on either side, notably the churchyard wall and, on the south side, the garden wall of No 3, a fine

brick house with sash windows, probably dating from the 18<sup>th</sup> Century, which faces west at right angles to the road, commanding the entrance to the street from the east.

Opposite, on the north side, No 2 is an attractive large cottage of clunch with brick dressings, probably of 18th Century date. It has small, low bedroom windows tucked under the eaves. Next to it, No 4, of similar materials and scale but with wedge dormers, is a remarkably successful modern reproduction in the same style. A short terrace of cottages at right angles to the road abuts the east end of the churchyard: No 8 has gault clay pantiles (unusual for this area).

Opposite the churchyard a number of new houses have been built. While an attempt has been made to group them, they bear little relationship to the traditional street-scape; and, while the buildings themselves are not unpleasing, the design of dormers, eaves and rainwater plumbing is clumsy. They are enhanced by front hedges, except for No 9, whose open frontage breaks the street line. Further west are two attractive modern houses set back behind trees. Then traditional buildings close in on both sides to make an attractive group: on the south side No 15, single storey; on the north side the former school, successfully converted and dwarfed by the adjoining church tower, and No 20, an attractive house of red brick with a mainly hidden modern extension. The Institute is an unusually fine village hall, built in an Arts and Crafts manner and set amongst mature trees. Opposite, behind hedges, are a pair of traditional carstone cottages. No 29 is another example of a modern house which fits in happily, thanks to being single storey with a steeply pitched roof and a setting of trees.

### **Whitehall Farm**

Whitehall Farm has a very different scale and character from the rest of street. Seen through an open screen of trees and a white paling fence is a small landscaped park. Beyond can just be



glimpsed the long white two-storey south elevation of the house itself (Listed). South-east of the house is an long L-shaped range of cottages, mostly single-storey but with a two-storey central section with pyramid roof and cupola, and a small separate building with sash windows: an attractive group in its parkland setting, with a view to the marshes beyond.

### **Kirkgate & Westgate**

This part of the village street, centred on the junction with Peddars Way and the White Horse public house (Listed), is more urban than the rest and perhaps more typical of north-west Norfolk: the main elements are traditional buildings and walls of clunch and flint, with red pantiled roofs, and there are fewer hedges and trees to soften the scene. The notable exception is Journey's End (No 36), an attractive cottage with central axial





stack, surrounded by hedges, festooned with roses and set against the trees of Whitehall Farm.

On the south side, Rose Cottage (No 37) is built hard up to the street, with no windows on the street side. West of it three new houses have been built. While the use of the local clunch is to be commended, the use of dark pointing and small mock dormers gives a fussy effect and their layout bears little relation to the traditional streetscape. Opposite, the extensive pub garden is an attractive open space, though the white painted railings and small scale planting along the front are visually weak. The climax to this part of the village is the narrow neck between the gable end of the White Horse PH and, opposite, a row of clunch and brick cottages and the former shop. The



“neck” extends westwards between a single-storey wing to the pub and a row of flint and brick cottages, gable end to the street. There is a good group of outbuildings north of the White Horse PH, screening the caravan park beyond. The pub forecourt, with its natural gravelled surface and traditional garden wall, is pleasantly unspoilt.

Kirkgate widens to a small plain as it approaches the cross roads with Peddars Way and Westgate. A row of cottages on the north-west corner facing east onto Peddars Way, and high garden walls on the south-west and



south-east corners, exhibit the “hard” quality of this part of the village. On the north-east corner however, a house, of carstone, red brick and slate, with cast iron railings in front and the name Laurel Villa, would not be out of place in any late Victorian suburb.

The “hard” village streetscape continues for a few yards into Westgate, with a block of traditional cottages on the south side. On the north side, beyond the cottages facing Peddars Way, the Primitive Methodist Chapel is set back behind an attractive grassed forecourt. Dated 1875 and built of red brick with gault brick arches and bands, it has a typical classical front, with round arched central door and windows. From here there is a good view eastwards towards the group of buildings centred on the White Horse.

### **Westgate eastwards to Holme House**

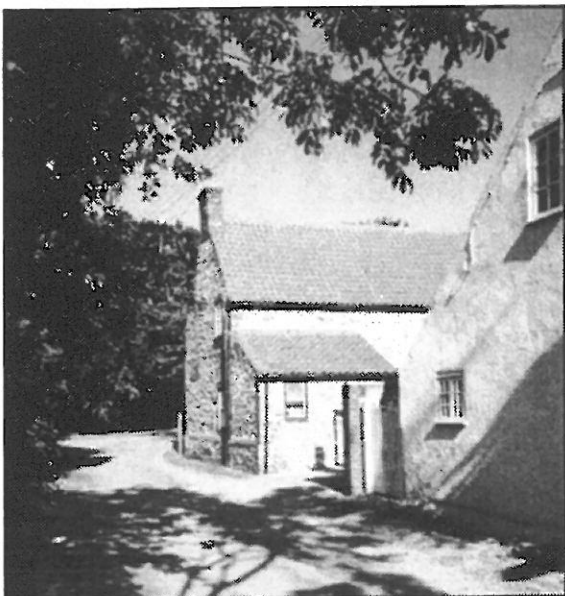
This section of the village street is rural, open and green, with a large unhedged field on one side and, on the other, a series of houses, mostly of the 20th Century, in various styles and varied in quality and often hidden by hedges and trees. Nelson Cottages, mid-century semi-detached, are “vernacular” in style, but relate to nothing else in the street. Redwell and Greystones are a substantial 19th Century semidetached pair of some quality. The Rookery (No24), of clunch and brick is largely hidden by a high hedge. The Conservation Area boundary excludes the new house immediately east of The



Rookery. Holme House is a large three-storey Georgian house of red brick and black glazed pantiles, again largely hidden by trees and hedges. Where the road bends, wide gates into a yard give access to the house from the west.

**Westgate west of Holme House centred on Home Farm.**

Here once again buildings predominate over hedges and trees. Until very recently this part of the village comprised the house and associated buildings of Home Farm together with a number of cottages and the outbuildings of Holme House. They are united by the use of traditional forms and materials.



All are built hard onto the road and mostly at right angles to it, with linking walls maintaining the street line. Now all is changing: the barn is being converted

to dwellings, other farm buildings have been demolished, a new U-shaped garage building has been erected west of the barn and new houses have been built along the south side of the street.

On the north side, the stables of Holme House have been converted Home Farm House, of carstone and brick with slate roof and gable end onto the road, presents a cat-slide roof and modern arched dormers to the east and a conventional vernacular front to the west; there is a good small barn north-east of the farm house; and the large barn, of carstone, clunch and brick and built gable end onto the road, has been stripped of later accretions and altered by the cutting of new openings.



On the opposite side Orchard Cottage is an attractive focal point at the bend in the road; next to it Westgate Cottage is whitewashed and has a cat-slide roof; a small outbuilding hard onto the road has now been incorporated into the new housing development; and the sweeping cat-slide roof of Corner Cottage and Columbine Cottage makes a strong visual statement at the corner of Beach Road.

From the west the new houses appear as a series of parallel wings, of clunch, brick and pantiles, at right angles to the road. Clearly an attempt has been made to work in the local idiom. Yet from the front they appear as

essentially suburban house types facing the street, while the use of clunch rubble mixed with random bricks and pointed in dark mortar is too fussy. Weathering and planting will help to soften their impact, but - above all - a continuous front boundary wall would help to tie them into their surroundings.

The new garage building west of the former barn fits in in an exemplary way. It presents a blank back hard up to the road and has been very well executed in squared clunch (galletted), brick and pantiles.

### **Beach Road**

Only a short stretch of Beach Road, north and south of Westgate, lies within the Conservation Area. It is totally rural in character with high hedges on either side, so that any buildings are almost invisible. Opposite the junction with Westgate is a pond with a wall, which appears dangerously low, in front. Northwards, on the west side there is a seat and an ornamental tree on the wide mown grass verge.

### **Peddars Way**

Only a short stretch of Peddars Way, north and south of the crossing with Kirkgate and Westgate, lies within the Conservation Area. Northwards the road becomes a track leading to the Redwell Marsh Nature Reserve. On one side indigenous hedges partly screen the odd caravan. On the other side a tall hedge of cypressus leylandii hides anything beyond. Before the track turns into the reserve are two small outbuildings of clunch, brick and tile. One appears to be a stable with loft over. They are of considerable interest, but are being allowed to slowly fall down. Southwards, on the west side, are three modern bungalows, fairly well screened. On the east side, a modern staggered terrace of four houses in a "vernacular" style, with walls and

garages in line with the old wall to the north, is visually successful.

## **LISTED BUILDINGS**

There are eight Listed buildings in the Conservation Area. The statutory list was first published in 1953, and was added to in 1984.

### **Listed Grade I**

● **Church of St Mary**, Kirkgate. Fine early 15<sup>th</sup> Century tower (forward of south wall of nave), with vaulted porch in base. Modern lobby connects porch to west door of nave. Nave rebuilt in late 18<sup>th</sup> Century without aisles, with one large round arched window and others only vaguely gothic in style and with rendered walls patterned to imitate ashlar masonry. Chancel also early 15<sup>th</sup> Century but much altered, including eighteenth century east window and blocked openings south side.

### **Listed Grade II**

● **Old Farm Cottages**, 43 and 45 Main Road. Originally one house, but of two builds. Late 16<sup>th</sup> or early 17<sup>th</sup> century. Datestone 1535 thought to be from earlier building. Flint with brick dressings.

● **Whitehall Farmhouse**, Kirkgate. Two 17<sup>th</sup> Century builds (one with date 1670 on a beam) and one of 1774 (with date stone). Whitewashed clunch, carstone and brick. Two storeys. T-plan with central gable. 20<sup>th</sup> Century metal casement in openings made presumably for 18<sup>th</sup> Century sashes. "The late 20<sup>th</sup> Century has seen off the building's character" (Pevsner: Buildings of England, 1999)

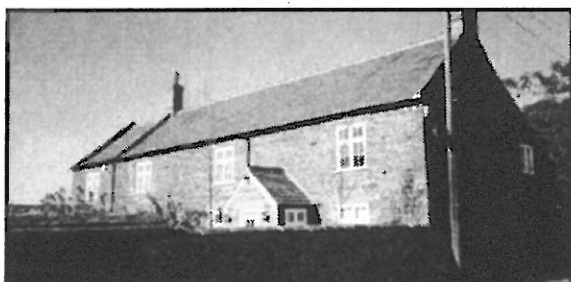
● **White Horse Public House**, Kirkgate. c1700. Whitewashed clunch and brick, with pebble flints and carstone in rear wing. 19<sup>th</sup> Century sash windows, but small blocked original windows at both stack bays.

Added bay at south end. Single storey addition at north end.

● **Three cottages**, 43 - 53 Kirkgate. Formerly a barn. c1700. Carstone, squared coursed clunch (galletted with brick) and brick dressings. Casement windows to street front (No 45 replaced in plastic). single storey former shop, with two bay windows, at west end.

● **Three cottages**, 55 - 59 Kirkgate. Former farm house. 17<sup>th</sup> Century. Chequered knapped and rubble flint (galletted with brick) and brick dressings. 19<sup>th</sup> and 20<sup>th</sup> Century casement windows.

● **The Rookery**, 24 Westgate. Formerly two cottages, one (west) 18<sup>th</sup> Century, the other (east) 17<sup>th</sup> Century in origin, both with 19<sup>th</sup> Century details. East cottage clunch and brick, with two diamond stacks and stone inscribed "ANW 1893". West cottage clunch and brick, with porch and bay window.



● **Holme House, Westgate**. Late 18<sup>th</sup> Century three storey red brick Georgian house of three bays. Sash windows under slightly cambered arches. Pedimented classical doorcase. Original internal doors and central staircase. Cottage at rear perhaps earlier.

### IMPORTANT UNLISTED BUILDINGS

The special quality of Holme next the Sea Conservation Area, while greatly enhanced by its Listed buildings, owes as much to the large number of important unlisted buildings within its boundaries. These are buildings which, by their position, their group value in

relation to other buildings and their use of local materials, contribute to the character of the village. Fifty-eight such buildings have been identified, representing 59% of the total number of unlisted buildings in the Conservation Area. Important walls, which link buildings and enclose spaces, have also been identified.

### IMPORTANT TREES

Trees, individual and in groups, make a vitally important contribution to the character of the Conservation Area. These have been identified.

### POST-WAR DEVELOPMENT

Residential development in the village has been considerable since 1945, reflecting the fact that it is an attractive place to live and to find holiday accommodation.

Within the Conservation Area there are eleven new houses on individual infill sites. There are groups of new houses, detached or in terraces, in Westgate at Home Farm, Westgate, on both sides of Peddars Way, in Kirkgate opposite the White Horse and opposite the Church, in Eastgate north of Manor Court and as part of Manor Court itself, and on Main Road west of Manor House; while many redundant buildings, mostly agricultural, have been given a new lease of life by conversion to residential use, including



a barn at Home Farm, a large complex of buildings at Manor Farm, buildings at Old Farm and the former primary school next to the church.

Most cottages in the village have been modernised and several have been converted from two into one, while a considerable number have been converted for holiday letting.

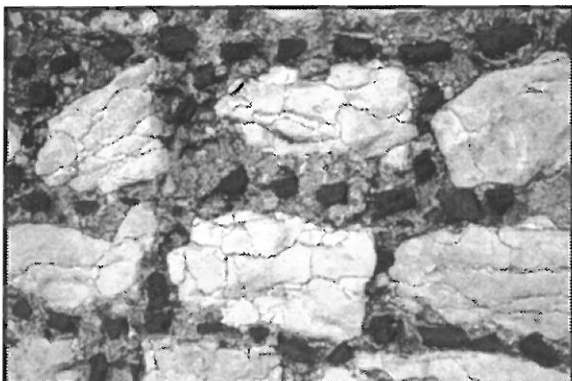
Some developments, though outside the Conservation Area, impinge upon it. These include a new house on the north side of Westgate next to No 20 and the farm building on the east side of Eastgate

### TRADITIONAL MATERIALS

Chalk is not far beneath the surface on the higher ground south of the village. Clunch is therefore much in evidence as a building material. It is often whitewashed and combined with red brick dressings. But a wide range of other materials from slightly further afield have also always been available and have provided a rich palette for building in the village.

Local materials include:

- clunch (chalk), rubble or squared, sometimes galletted Quoins filled) with small pieces of carstone or brick



- flint

- carstone (sandstone with iron oxides), rubble or squared
- red brick
- gault brick (pink-buff, either "warm" or "cool", but tends to weather to grey)
- red clay pantiles
- whitewash on any of these materials
- lime-sand render over any of these materials
- Welsh slates

### ARCHAEOLOGICAL INTEREST

There are no scheduled Ancient Monuments in the Conservation Area.

### DETRACTORS

The special character of Conservation Areas can easily be eroded by poorly proportioned new buildings as well as by seemingly minor alterations such as unsympathetic replacement windows and doors, inappropriate materials or paintwork, the removal of walls, trees or hedges or the use of inappropriate front boundary features.

Features which detract from the special character of Holme next the Sea Conservation Area include:

- Unsympathetic design of window replacements
- Unkept spaces
- The use of unsympathetic and non traditional materials
- Derelict buildings in need of repair
- Over head cables

## CONSERVATION OBJECTIVES

The overall conservation objective is to protect and reinforce the established special character of Conservation Areas and their setting.

This will be achieved by:

- encouraging the retention and maintenance of buildings which contribute to the overall character of each conservation area, whether listed or not
- ensuring that new development is sympathetic to the special qualities and character of each conservation area
- protecting the setting of the conservation area from development which adversely affects views into or out of the area
- the retention, maintenance and locally appropriate new planting of trees
- maintaining and enhancing local features and details which contribute towards an area's local distinctiveness
- working with the community to prepare schemes of enhancement
- encouraging the removal of detractors to the special character of each conservation area

## CONTACTS AND ADVICE

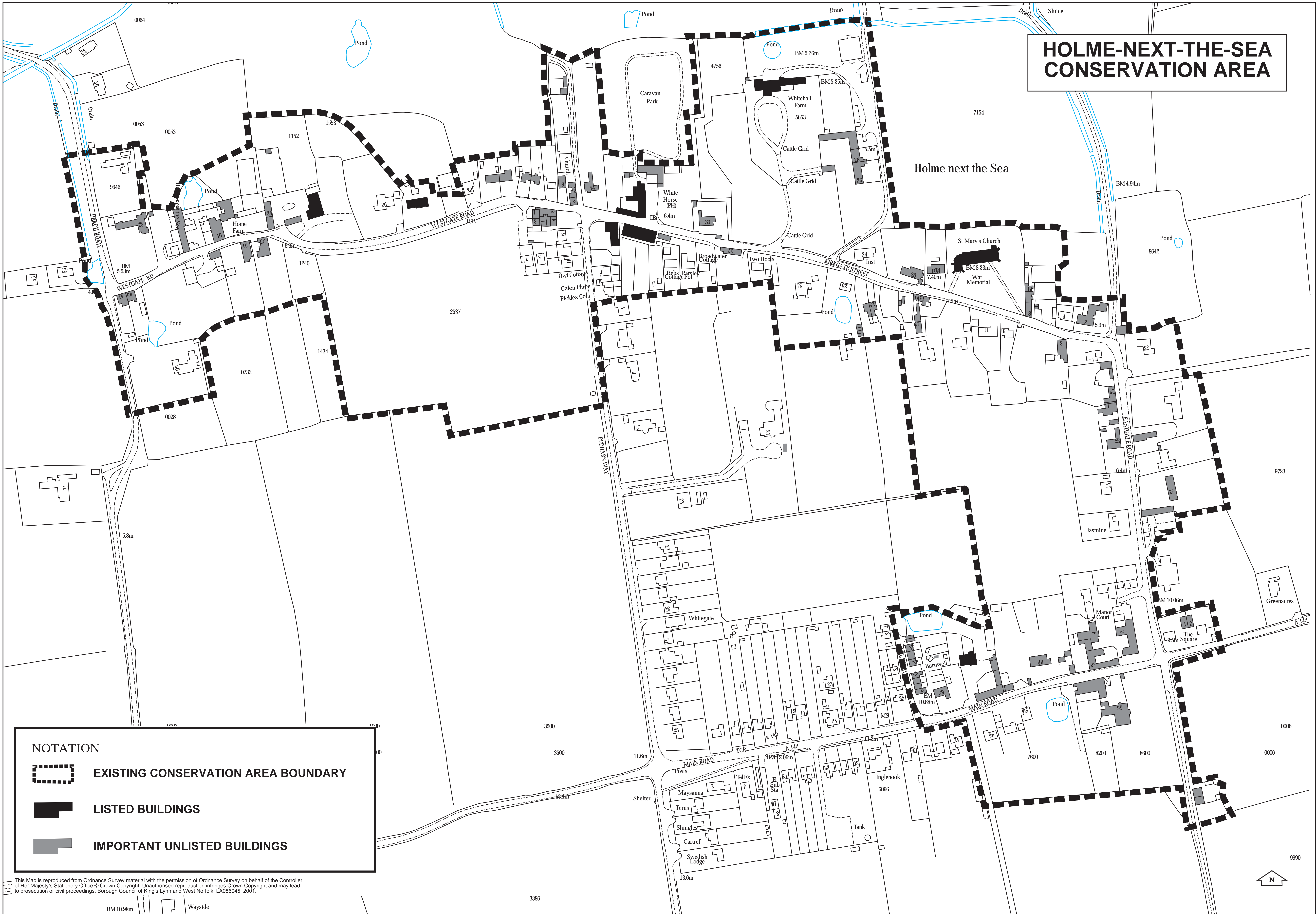
Within conservation areas, a number of special controls apply and it is advisable that anyone proposing to carry out new development, alterations, extensions, installations, should seek advice from Planning Policy at an early stage. Special controls apply to the trees and some may be subject to Tree Preservation Orders. Anyone wishing to carry out work to trees within a conservation area should therefore seek advice from Planning Policy.





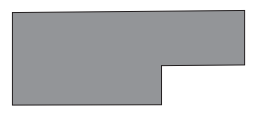
### PLANNING POLICY

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Norfolk PE30 1EX  
Tel: (01553) 616200  
Minicom: (01553) 616705  
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# HOLME-NEXT-THE-SEA CONSERVATION AREA



**NOTATION**

-  EXISTING CONSERVATION AREA BOUNDARY
-  LISTED BUILDINGS
-  IMPORTANT UNLISTED BUILDINGS

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