

HOLME-NEXT-THE-SEA NEIGHBOURHOOD PLAN

Adoption Version (Regulation 20) July 2021

SETTLEMENT IN THE AONB LANDSCAPE WHAT MAKES IT SPECIAL?

National Planning Policy requires that 'great weight should be given to conserving landscape and scenic beauty in ...Areas of Outstanding Natural Beauty... which have the highest status of protection in relation to landscape and scenic beauty'. For our Neighbourhood Plan to be consistent with this policy it is important to understand what makes the AONB landscape special.

Set within the stunning rural landscape small villages and hamlets play a vital role in this respect and this exhibit tries to identify some of the important features that contribute to the AONB sense of place and make places like Holme-next-the-Sea so very special.

1. STREETSCENES

The term 'streetscene' encompasses everything that determines how our roads and public open spaces look and feel. Key factors include road size, surfacing materials, signs and markings, pavements, verges, hedges, garden walls/boundaries, trees, building density, building forms and styles (detached, semidetached, terraced, bungalow, two storey, three storey), construction materials, building layout/spacing and plot sizes. In the AONB villages in general and at Holme in particular the streetscene is characterised by a rural feel with space around buildings giving sight of countryside beyond and views of open skies. Density of building is low and there is a wide variety of styles given unity by characteristic building materials, styles and vernacular details. Holme in particular is characterised by established hedgerows and trees which bring wildlife into the village. There is a 'flow' between bungalows, small cottages and larger houses without any particular buildings appearing dominant. There are verges but generally no pavements. The annual open gardens day is a major event attracting large numbers of visitors from far and wide who come to enjoy both the outstanding gardens (large and small) and walking around the village enjoying its character and charm.



2. WALLS AND MATERIALS

The use of local building materials (chalk, flint, carrstone) laid and mixed in different patterns alongside distinctive red bricks gives the area its character just as millstone grit defines the Peak District and mellow, ochre stone defines the Cotswolds. These materials have been used imaginatively and with great skill by local builders to create outstanding buildings with a variety of sizes, appearances and vernacular details. Small buildings are just as important as large buildings and often carry as much detail in the form of quoins around windows, plinths and corners.



Brown Carrstone



Chalk, flint & brick combination



New coursed chalk with brick quoins



Coursed, galletted chalk with flint plinth



Random, unknapped flint with red brick dressings

3. ROOFS AND GABLES

The form of buildings is also of great importance. Clay pantiles are a feature laid on steeply sloping roofs. Gables arising from original design or extensions present an opportunity to show off decorative stonework. Chimneys add character. Stonework mellows quickly and blurs the contrast between old and new giving a timeless feel.



Steep pitched roof with norfolk red pantiles



Gable with mortar verges and red brick detailing



Random flint and brick gable



Rough coursed chalk gable



Gable with chimney stack

4. EXTENSIONS, WINDOWS AND DETAILS

Extensions have a major impact on buildings. They can blend in or be built in a contrasting style and materials to appear distinctive thereby underlining difference in age. They can be subservient to the main building or equal. Window styles have a major impact on character and even paint colours can be very important. Use of reclaimed materials for quoins creates an instant impression of age and detailing is everything. Brick and flint garden walls, distinctive porches and even quoins around the electricity metre below give the cottage unmistakable AONB style.



Single storey dwelling attached to terrace



Extension in contrasting style



Feature windows finished in grey



Window with reclaimed brick quoins finished in white



Brick and flint garden walls, characteristic porches and detailed quoins