EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

HOLMPTON

EAST RIDING OF YORKSHIRE COUNCIL

JULY 2006

EAST RIDING OF YORKSHIRE COUNCIL

HOLMPTON

CONSERVATION AREA APPRAISAL

INTRODUCTION

Holderness Borough Council designated Holmpton as a Conservation Area in January 1991.

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 and 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 appraisal of its character.

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

DEFINITION OF HOLMPTON'S SPECIAL INTEREST

Holmpton's main characteristic features include:

The amount of woodland, which is so unusual being so close to the coast and the buildings that are set within it.
Most buildings are detached and well screened by trees.
There is very little feeling of enclosure.
The variety of different building materials exist, which are mainly traditional and include cobbles and clay pantiles.

a) TOPOGRAPHY AND ITS RELEVANCE

The name "Holmpton" is of Anglian and Scandinavian origin meaning "the farm near the shore meadows". The village stands on a ridge of boulder clay, much of it 50ft above sea level.

Insofar as the site's exposure may have been responsible for its tree cover, so it has been of relevance to its development as a place of shelter. The sea, which is eroding the coastline at the rate of 2-3m per year, is currently around 300m from the edge of the Conservation Area.

Church of St. Nicholas' surrounded by trees

The Holmpton Conservation Area lies in the 'Spurn to Withernsea Coast' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). This Character Area is made up of the strip of coastline between Withernsea and Spurn Point and also includes the village of Easington. The Landscape Character Assessment indicates that large-scale natural gas terminals at Easington dominate this area and the associated structures of this industry are large and impact considerably on the remote character of this coastal landscape.

The wind turbines at Out Newton are also a highly visible development along this coastline. This area of the coast has very few caravan sites, with two small areas

located to the south of Easington and others on the southern edge of Withernsea. In terms of other dominant landscape features, the Landscape Character Assessment describes the areas around the villages as being of irregular and small-scale field systems with woodland cover largely restricted to areas around settlements. The general lack of trees in this Character Area gives this landscape an exposed nature. Outside of developed areas, the dominant field systems tend to be large and rectilinear in shape with watercourses acting as a break between the regular field patterns. Hedgerows are present but these tend to be intermittent and excessively managed.

To the west of the Conservation Area is the 'Burstwick to Withernsea Farmland' Character Area. The Landscape Character Assessment identifies that, in contrast to the large field systems closer to the coastline, examples of medieval field systems can still be observed in this landscape and there are several moated sites and deserted medieval villages present. St Patricks' Church at Patrington is one of the biggest and architecturally significant churches in the area and the spire is an important landmark on the skyline of Holderness. Wetland habitats are also present in this Character Area, especially dykes and ponds with fenland plants including greater water parsnip and greater spearwort. As with other parts of Holderness the hedgerows are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood also present.

b) DISPOSITION AND DEVELOPMENT

Maps of the village dating from before enclosure (1807) show the disposition of property much as it is today. New development is minimal, the most recent being along Church Lane.

The population information provided by Poulson in his History of Holderness published in 1840, makes interesting reading. Within the "Township" there were 46 inhabited and no uninhabited properties, housing 48 families, of which 33 were chiefly involved in agriculture with a further 8 in trades, manufactures and handicrafts, making a population of 239 people in all. (By comparison current figures for the Parish indicate a population of 193 and 79 households).

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The Holmpton Conservation Area is defined to a great extent by virtue of its tree cover and the designated area is largely confined to those areas, since much of its character is derived from the sporadic nature of its development and the interaction between the natural and the built environments.

The significance of the open pasture land to the north and west of the Church should not, however, be underestimated, and provides an important contrast in setting to the Conservation Area.

The green core of Holmpton

From a greater distance, whether travelling from north, south or west the elevation of the Conservation Area would make the issue of the siting of any medium to large scale development a particularly sensitive one.

d) THE NATURAL ENVIROMENT

Unique to the Holderness coastline is this leafy green oasis some 300m from the cliff top which supports a diversity of native trees young and old. The topography of the area is reflected by a canopy of dense tree cover that is uniquely shaped by the cold north easterly winds. This cover provides

shelter, shade and valuable visual amenity that are enjoyed by the community. Dappled and on occasion dense leafy lanes bounded by mature hedges lead through the village from open countryside to the sometimes hostile coastline to the east.

e) TREE PRESERVATION ORDERS

In 1991 there were no Tree Preservation Orders within the Holmpton Conservation Area. Since then, two Orders have been made, which are as follows:

Holmpton No. 1 - 1997, at Jeanville, Taylors Lane.

Holmpton No. 3 - 2005, west of South View School Lane

In addition to the specifically protected trees the Conservation Area designation protects all trees within the area and any owners wishing to fell or prune a tree must give six weeks notice of their intention to the Council, before carrying out any work. This gives the Council the chance to make a Tree Preservation Order to protect the trees in the longer term.

f) ARCHAEOLOGY

There are no archaeological remains recorded within the Conservation Area.

Further information on Archaeology in the East Riding can be found in the Sites and Monuments Record which is held by The Humber Archaeology Partnership.

g) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

There has been little non-agricultural employment in Holmpton. Such activities as there were included brick-making and fishing.

The village has developed on the traditional lines of Hall, Church, Rectory, Chapel, School and various farms with their associated cottages.

h) AGE, BUILDING STYLE AND MATERIALS

The buildings of the village are of diverse styles, few of which predate the early 19th Century. Most are of two storeys and of brick, but with the incidence of rendered colour wash buildings being particularly high at a ratio of 3 in every 4. Cobble makes an important contribution, being used in a number of walls and some buildings.

Clay pantile roofs predominate, there being less than one dozen slate examples throughout the Conservation Area. There are seven examples of buildings with quoins, nearly 10% of the building stock, a high incidence for this feature. The village has suffered badly from the introduction of unsympathetic windows and doors. There are only some examples of buildings with vertical sliding sashes and just seven with Yorkshire sliding sashes.

Many doors are modern replacements, but where originals exist they are four panels, batten, or just an occasional six-panel. Most buildings have retained their chimney stacks and pots, the majority being red and of simple (circular) style.

Sympathetic conversion of a former dovecote

There is a marked absence of dormers to the older properties.

i) BUILDINGS

I) <u>Listed</u>

Stable/Dovecote, Main Road (II) (Mid-late 18th century)

Elmtree Farm Cottage, Main Road (off) (II) (Mainly late 18 - early 19th century)
Manor Farm House (II) (18th - 20th century)
St. Nicholas' Church, School Lane (II) 1874
Springfield House, Taylor Lane (II) (Early 19th century)

II) Unlisted buildings of special interest

Ivy Cottage, Main Road
K6 Telephone Box, Main Road
Lynwood, Out Newton Road
Outbuildings to the south of Lynwood
Elmhurst, Out Newton Road
The Old Rectory, School Lane
Cobble Barn to the south east of Old Rectory
North Farm
Dove Cote to the north of North Farm
South View
Outbuildings to the north east of Manor Farm
1, Post Office Cottages
Cobble outbuildings to north east of Springfield House, Taylor's Lane
Park Lodge

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

A disappointingly high proportion of properties has, over the years, been the recipients of inappropriate windows and doors. Upvc windows have been introduced and the size of window openings has been, on occasion, increased to the extent that the proportions, and therefore the character, of the properties have been distorted or destroyed.

Plastic guttering and concrete roofing materials have also taken their toll and many stacks are missing at least one chimney pot.

POLICY STATEMENT FOR THE HOLMPTON CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

Within the Conservation Area, the tree-covered landscape is unique and its protection and preservation is of the highest importance.

Landowners within the Conservation Area will be encouraged to care for those neglected areas of the present treescape by means of tree management and implementation of new planting schemes.

The predominant species within the present tree cover is sycamore and the continuation of this is required to provide protection from the salt-laden winds off the sea. This protection does, however, provide an opportunity for the introduction of more diverse species, for instance ash, beech, horse chestnut and lime.

The character and appearance of the larger part of Conservation Area, (that lying to the east of the Main Road), is one of a rural settlement, without the formality and organisation association with more urban (and suburban) settings. In most places the grass verges come directly up to the road edge, without the intervention of kerbing, which enhances the Conservation Area's rural nature. These verges are nowadays threatened and damaged by heavy vehicles.

A view along Main Road with its green verges

The abundance of the natural environment in the form of trees, hedges and shrubs has a marked impact on the appearance of this part of the Area, disallowing long vistas and encouraging the individual contemplation of properties, creating a secretive character to their curtilages. It is important that these unusual features are preserved and that efforts are made to hold back the intrusion of alien features such as additional hard surfaces and street furniture.

Efforts will be made to encourage the enhancement of existing facades by use of the resources available under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the restoration of supportable structural repairs using traditional materials and techniques.

2) BUILDINGS THAT CREATE A FOCAL POINT

These are buildings, development proposals for which will be viewed as having a marked significance, even though the buildings themselves may not have been highlighted currently as being of particular architectural quality (see Character and Enhancement).

Dovecote/Stable, Main Road
Coast Guard Cottages, School Lane
The George and Dragon Inn, Main Road
St. Nicholas' Church
Lavender Cottage, Main Road
Elms Haven, Taylor Lane
Elmshurst, Out Newton Road
Springfield House and outbuildings, Taylor Lane
Park Lodge
Manor Farm House, School Lane
Farm buildings fronting School Lane to east of Manor Farm House

3) THE SCALE OF FUTURE DEVELOPMENT

All residential developments are one and a half or two storey and, with the notable exception of Manor House Farm, small scale. Particular attention will be paid to ensuring that development does not jeopardise the setting of existing Conservation Area Buildings and does not disrupt the landscape character. Particular attention will be paid with regard to proposed development on infill sites as disruption of the interplay between the natural and built environments would be irretrievably detrimental.

4) RECOMMENDED MATERIALS

The enhancement of traditional, natural material values in Holmpton will require the use of mellow red-brown bricks, though there is a considerable variation within this colour range, depending on precise location. Rendering and colour-work also contribute significantly to the character and appearance of the Conservation Area, and such proposals may be supported, subject to location.

Wooden window-frames, probably horizontal sliding (or on occasion, vertical sliding) sash windows and painted (not varnished), wooden doors, mainly close vertical-boarded, 4 panel, or some 6 panel, are generally appropriate. Clay pantiles are most likely to be appropriate for roofs, with guttering of wood or cast-iron, with cast-iron fall-pipes.

The Old Rectory

5) RECOMMENDED FEATURES

Applications should normally include chimney stacks with full height pots. Several properties have gauged arches above their windows. Gutter-boxes and shoes can make attractive features where they can be incorporated. Gable porches, several with pronounced barge-boards, are enhancing features to several smaller properties.

PLANNING POLICY CONTEXT

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides 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 Holmpton 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 will supersede the current Local Plans in due course.

COMMUNIY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Holmpton 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

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

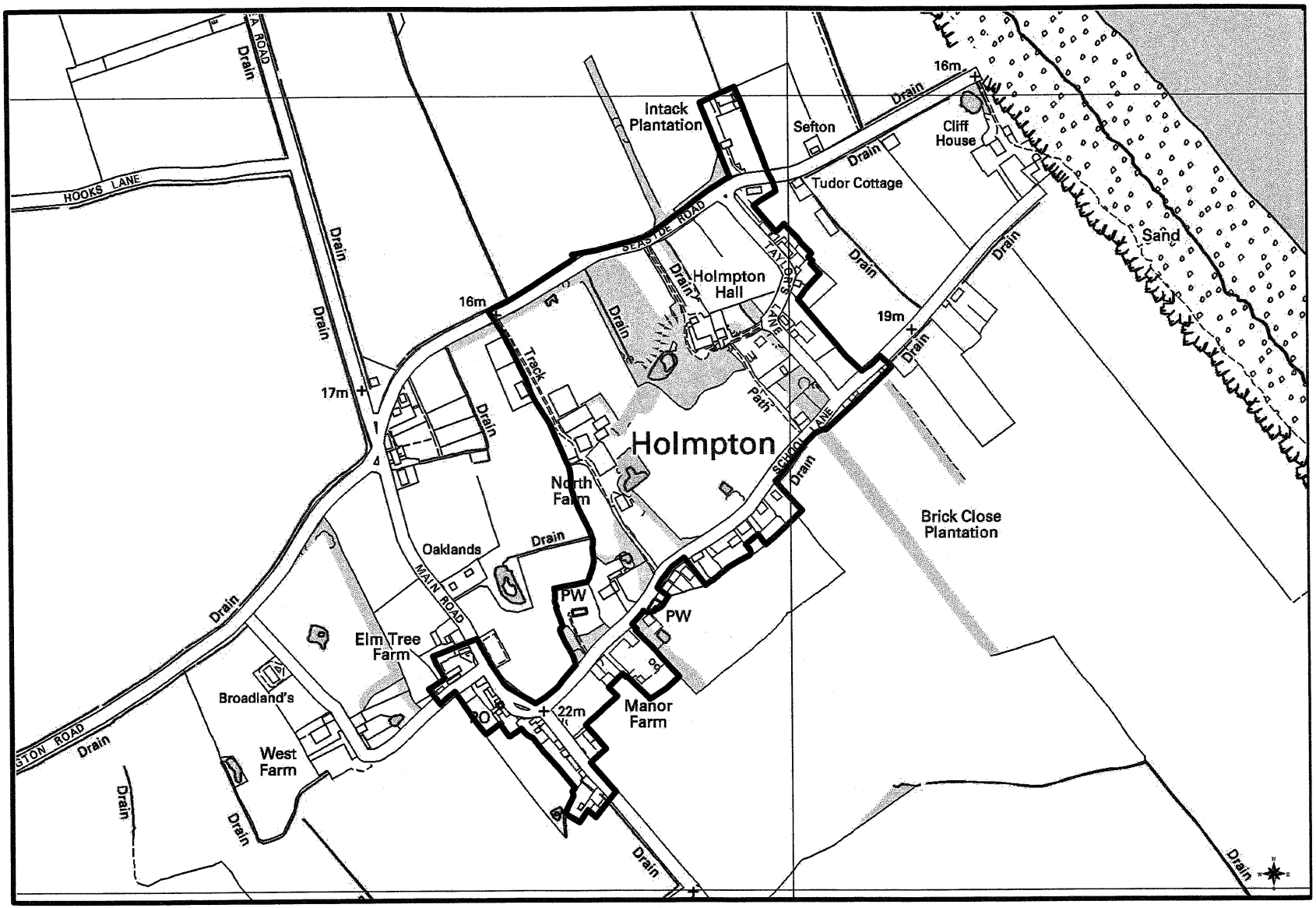
USEFULL INFORMATION AND CONTACT DETAILS

Conservation Team
East Riding of Yorkshire
Council Customer Services
County Hall,
Beverley
HU17 9BA.

Tel: 01482 887700 and 01482 393725

E-mail address:
conservation.and.enforcement@eastriding.gov.uk

Published July 2006



Crown Copyright. LA 09056L

Holmpton