

# **DESIGN HERITAGE AND ACCESS STATEMENT**

Proposed Dwelling  
Land north of 5 Bond Street  
Hedon  
HU12 8NY  
East Riding of Yorkshire

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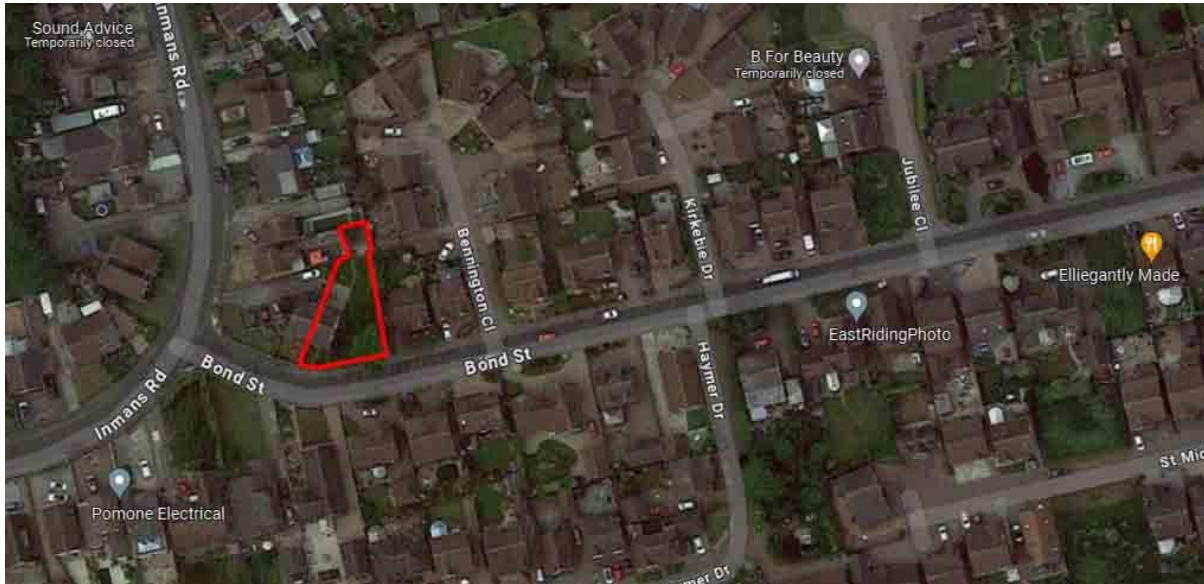
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# 1.0 INTRODUCTION

This Design and Access Statement is presented in support of a Planning Application for the erection of 1 dwelling with detached garden pod and associated dropped kerb at Land north of 5 Bond street, Hedon, East Riding of Yorkshire.



## Aerial Image

The site is situated within Inmans estate, Hedon. Located in the market town of Hedon in Holderness, in the East Riding of Yorkshire, approximately 5 miles east of Hull city centre.

Inmans estate consists of a varied housing mix, ranging from 2/3 bed dwellings, detached, semi detached and bungalows. Most of the plots have modest front and rear gardens with driveways and garages. Brick is the prominent material, mock tudor is also present along with a smaller number of dwellings using render.

The site, is vacant but currently serves as part of the amenity space for no 3 & 5 Bond street, both dwellings are small town houses and with oversized garden spaces with viewed against the dwelling house.

The existing dwelling is split into 2 half (the front half is no5 and the rear half is no3).

The building plot which is to form the proposal for this application is to the east of the site.

The existing site is approx 150 meters away from the Burstwick drain which lies to the south.



Proposed site plan

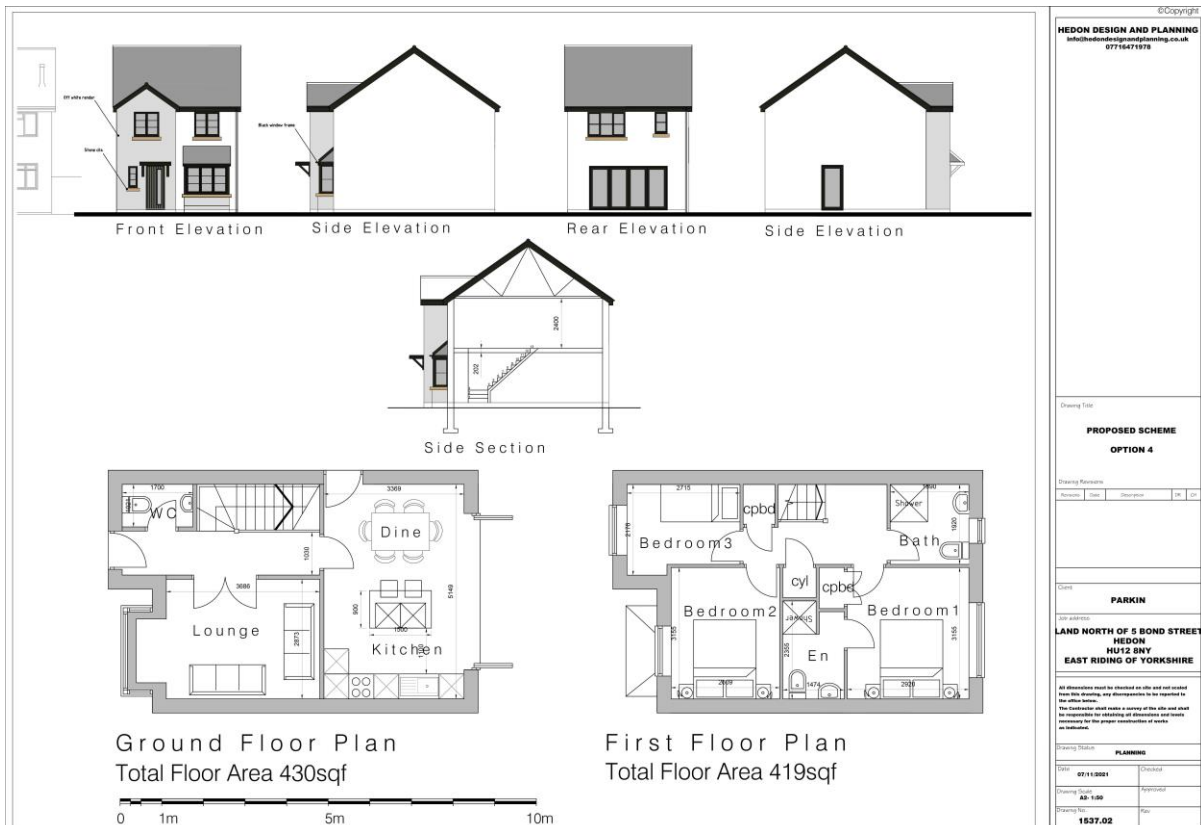
## 3.0 DESIGN STATEMENT

### DESIGN

The proposed design has been developed to incorporate a number of main features to help blend in with the street scene, the keys elements consist of stone cils, casement windows, the front elevation has a main feature gable which will be rendered. All of these characteristics have been carefully considered to ensure we limit the impact of the surrounding areas.

## SCALE

The proposal is a 2 story dwelling with an overall footprint of 849sqft, spread across 2 floors. The scale of this dwelling reflects neighboring properties. The area of the site is 250.00m<sup>2</sup> and compares favorably with other local dwelling plots. The dwelling is not out of scale within the plot size and still encourages enough open space around for 2 vehicles to park and a garden. To the rear of the plot, a garden pod is proposed, this will provide additional amenity space.



## Proposed scheme

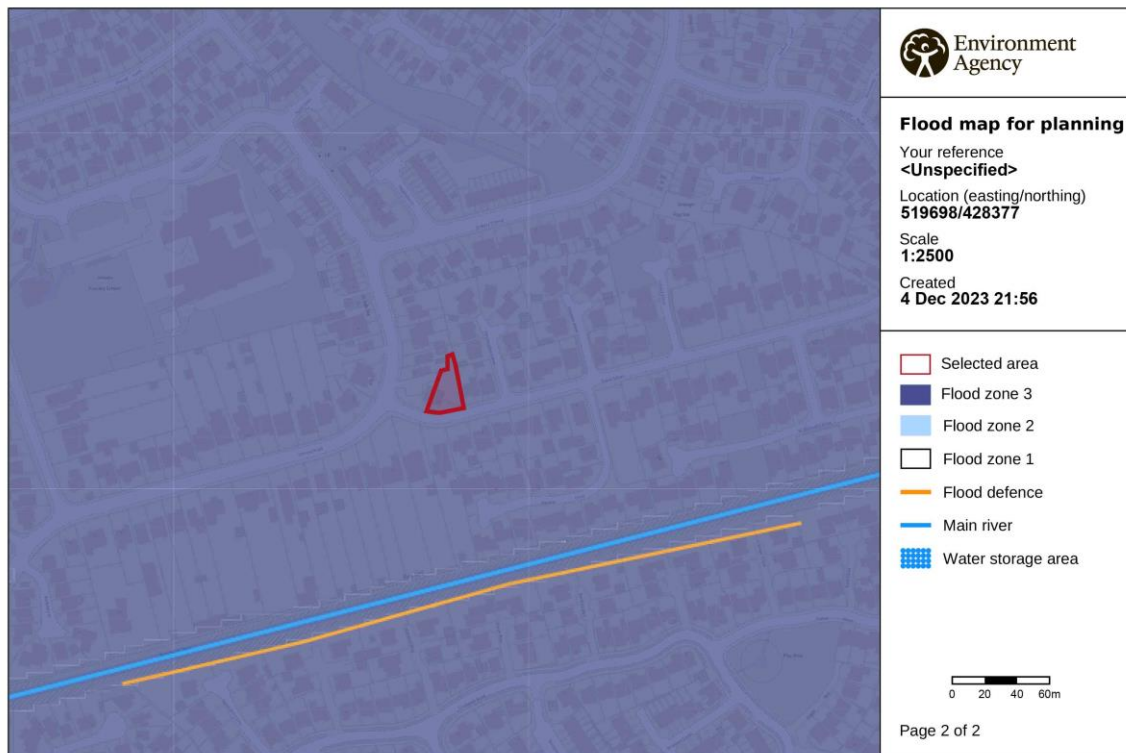
## APPEARANCE

The proposed dwelling will be built from facing brick work and render, UPVC or Aluminum windows and doors and natural slate roof tiles that marry well to the local area. Natural sand Stone is to be used for the cils of the windows and a mixed red brick, this is ever present in around the site area. The aim is to blend with the existing street scene and not create harm but betterment, the use of the above materials will be a introduce a positive development to area.

## ACCESS

A new drop kerb will be applied for as part of the application to allow vehicle access, the drive will be constructed using gravel or permeable material. This will ensure surface water drainage does not impact the mains drains. The intention is to ensure vehicle parking does not impact the street scene.

## FLOOD RISK



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The Environment Agency Flood Map for Planning, identifies the proposal site as being in Flood Zone 3 'with a high probability of flooding that benefits from flood defences'.

The Strategic Flood Risk Assessment Level 2 for Hedon (SFRA 2), dated July 2020, (p15 2.2.2) indicates that during the Summer floods of 2007, 'Hedon was one of the worst hit communities, with drainage systems on the Inmans Estate overwhelmed by the volume of water due to high levels of water in Burstwick Drain'.

'Since that time a number of improvements have been undertaken jointly by both the Environment Agency and East Riding of Yorkshire Council, including raising of flood defenses and the installation of over-pumping stations'.



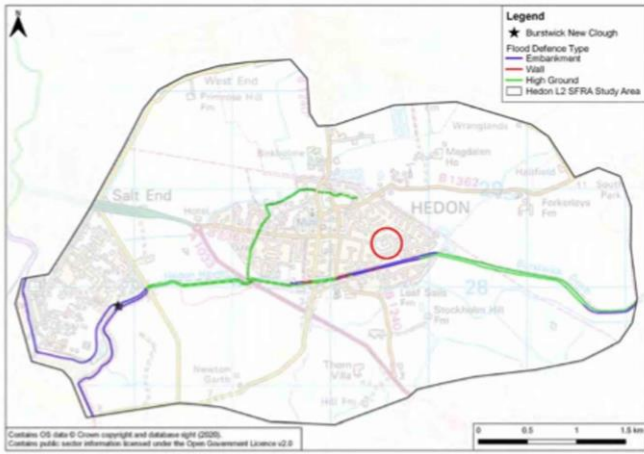
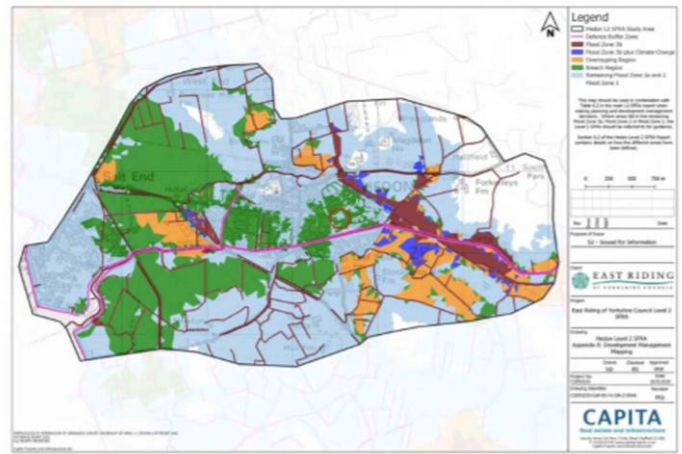


Figure 3-1: Fluvial/tidal flood defence type



The existing road level is noted as 2.40m AOD , the kerb level has a step up of 125mm and the FFL of the new floor level will be 150mm above the kerb level, as a result the new FFL will be 2.70 AOD .

The foul drainage water would be connected to the mains sewer and the surface water connected to a soakaway. Flood barriers across the main entrances can be considered, electrical sockets at ground floor can be lifted to 300mm above FFL. A place of safety is also accessed and there will be no ground floor sleeping accommodation.

The National Planning Policy Framework (NPPF) indicates that the proposal would be classed as a Minor Development and therefore be unlikely to raise significant flood risk issues.

The proposals would not:

- 1) have an adverse effect on a watercourse, floodplain or its flood defences.
- 2) would not impede access to flood defence and management facilities.
- 3) would not have a significant effect on local flood storage capacity or flood flows.

The proposal is therefore considered to be a low risk development and that accordingly adequate measures have been taken to manage flood risk as part of the development proposals.

## 5.0 CONCLUSION

In conclusion, we feel the proposed dwelling would be a positive addition to Hedon. Overall, it is considered that the proposals will not have a negative impact to the surrounding properties or area. The design has been carefully considered to ensure the character of Inmans estate will not be unduly impacted.