

Seatswood Architects Ltd.

from concept to completion

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Design, Access & Heritage Statement:

Proposed New Dwelling
Land to South of Lapstone,
The Leys,
Hornsea,
East Yorkshire,
HU18 1ET

Brief:

The applicant is seeking Planning Approval for a new detached dwelling on land to the south of Lapstone, a large private dwelling at the junction between The Leys and Springbank Avenue, Hornsea. The site originally formed part of the private gardens of Lapstone but was separated off and sold after Outline Planning Approval for a new detached dwelling was granted in 2019, ref 18/00435/OUT.

Subsequent to the outline approval an alternative scheme was submitted for a much larger bungalow for which approval was granted on 25th November 2021, ref 21/02456/PLF. This proposal is a revised scheme which seeks to reduce the footprint of the proposed development to create a large family home for the applicant which is more in keeping with the existing properties on The Leys.

Site Location:

The site is located to the West of Atwick Road, at the junction between The Leys and Springbank Avenue, on a corner plot to the South of Lapstone, a large private dwelling house. The plot was previously part of the private gardens of Lapstone. The site is outside of, but adjacent to, the Hornsea Conservation Area, which extends up to the properties on Farrants Way to the South.

Existing Site and Use:

The Leys and Springbank Avenue are private residential roads accessed from Atwick Road. Springbank Avenue is characterised by a mix of single and 1.5 storey bungalows and 2 storey detached dwellings whilst The Leys is dominated by much larger, older, 2 and 2.5 storey detached family dwellings. To the West of the site is the Hollis Recreation Ground which hosts Hornsea Cricket Club and other outdoor sports activities.

Proposed Access & Usage.

Access to the site is off the corner of The Leys and Springbank Avenue, between Lapstone and Beech Hollow, alongside a large, mature Sycamore tree. Permission has been granted, with conditions, for the removal of this tree and the planting of new trees and shrubs within the site boundaries, ref 21/04589/TPO.

The proposed new dwelling will be set back into the site, aligned with the frontage of Lapstone, to allow a turning area to be created to the East of the dwelling, complete with a double garage and further off road parking space for 3 cars. A bin storage / recycling area is provided at the South East corner of the dwelling, screened by new close boarded timber fencing to match the existing boundary treatments. The West of the site will comprise a paved terrace leading off the main Lounge and Dining areas and external steps leading down to a large private garden area which, due to the existing site levels, will be approximately 900mm below the terrace level.

Appearance & Scale.

In keeping with the other existing properties on The Leys the new dwelling will be 2.5 storeys in height and provide accommodation suitable for a large family. The ground floor of the property will be set at a level of 15.45 AOD to suit the existing ground levels at the front, which is approximately 1.6m lower than that of the host dwelling (Lapstone). The second floor accommodation is to be set within the roof space to allow the eaves and ridge heights to be kept significantly lower than those of Lapstone and similar to those of Beech Hollow and the properties on Farrants Way. The accommodation is orientated East – West to avoid overlooking of these properties. Some small windows and external doors are proposed on the North and South elevations which, at Ground floor level, serve Utility and Boot rooms with the upper floor windows serving en-suite bathrooms and being glazed in obscured glass.

A single storey detached Garden Room to the rear, set alongside the boundary with Lapstone, will further screen views from the low lying rear garden area towards Lapstone ensuring the privacy of Lapstone is maintained and the new rear garden area is not overlooked.

New planting at the entrance from The Leys and the curved shape of the new driveway will enhance the enclosed look of the site and screen views towards the new dwelling.

The property will be constructed in traditional materials with a mix of buff coloured facing brickwork and off white render with dark grey coloured flat format roof tiles. A modern feature window above the front entrance will provide light to a full height entrance hall and stairway whilst dormer windows with pitched roofs over to the attic bedrooms reference the traditional details on properties along The Leys. The rear of the property will feature larger glazed areas and a first floor covered balcony to provide a strong link to the private rear garden

and views towards the Hollis Recreation Ground. Solar PV panels are to be integrated into the South and West facing roof slopes and traditional style chimneys will provide focal points to the main Lounge areas.

Heritage.

The application site is situated to the North of the Hornsea Conservation Area in a quiet residential area. The existing properties in this area cover a wide range of architectural styles reflecting their ages. The new dwelling reflects the scale of the existing dwellings on The Leys and the proposed mix of modern and traditional materials and detailing will ensure that this makes a positive contribution to this area. Humber Archaeology Partnership have suggested that there may be items of Archaeological interest buried on the site and therefore an Archaeological Investigation is to be carried out prior to any construction works being undertaken. It is anticipated that this will take the form of a trial trench being dug within the footprint of the proposed building and a 'watching brief' during excavation of the new building foundations.

Planning Policy Analysis.

- The development will provide a new Family Dwelling on an existing empty plot within an established residential area.
- The development will not detract from the character, appearance or amenity of the surrounding area.

Flood Risk.

The site is situated within a zone identified on the Environment Agencies Flood Map as at low risk from flooding from all sources (flood zone 1). The ground floor level of the proposed dwelling will be set at 150mm above the existing ground level at the front entrance with the ground levels to the rear of the property being significantly lower due to the existing site topography. As the site is at a lower level than the surrounding dwellings there will be no increase in flood risk to these properties as a result of the proposed development. Foul and Surface water drainage is to be connected into the existing combined sewer at the manhole located at the site entrance and the surface water discharge rate is to be restricted to 1.4 litre/second per Hectare by the use of underground attenuation tanks and a restricted outflow to avoid surcharging the combined drains in storm conditions. There will be no discharge into the existing waterway on the western boundary, thereby significantly reducing the amount of surface water discharge from the site which could affect the Hornsea Mere SSSI.

Landscape, visual impact and Ecology:

The proposed works will not affect the existing landscape and will have a minimal impact on the appearance of the existing building. There are no protected species evident within the application site and there is little habitat potential.

Local / National Planning Policies:

This Design and Access statement has been written with reference to the following planning policies:

East Riding Local Plan;

S1	Sustainable development
S2	Addressing Climate Change
S3	Focusing Development
S5	Delivering Housing Development
H1	Meeting needs
H4	Effective use of land
ENV1	Integrating High Quality Design & Site Potential
ENV3	Valuing our Heritage

National Planning Policy Framework

Artists Impressions:



Front Elevation – Main Entrance and Parking Area



Rear Elevation – Terrace and Garden Room