

Seatswood Architects Ltd.

from concept to completion

Seatswood - Seaton Road - Hornsea - East Yorkshire - HU18 1BS
T:01964 534642 - M:07713591453 - E:colinembleton@outlook.com



Heritage Statement:

Proposed Change of Use to Holiday Lets,
The Old Bakehouse,
Mereseide,
Hornsea,
HU18 1BQ

Brief:

The Old Bakehouse is a 3 storey detached building situated to the rear of 19 Market Place, Hornsea within the Hornsea conservation area. The building is currently occupied as Offices (Class E). The proposed change of use will provide 2 self-contained Apartments for use as short term holiday lets, each over 1 ½ storeys, comprising open plan Lounge / Dining and Kitchen areas, a Bathroom and a Double Bedroom.

Site Location:

The site is located to the rear of 19 Market Place and is accessed from Mere Side via a shared driveway which provides off road parking areas for both properties.

Heritage.

The application site is situated within the Hornsea Conservation Area and is visible from Mere Side. The existing building is thought to have been originally used as a bakery but is currently occupied as Offices. Existing pointing to the external walls and decorative issues with the timber windows and doors will be addressed to bring the building back to a good state of repair. A small window to match the existing will be inserted into the south facing gable at high level to allow views towards the Mere from the top floor Lounge area. The existing timber external staircase to the north will be replaced with a new timber staircase to meet current Building Regulations requirements. A section of the existing timber fence alongside the gravel yard area will be removed to facilitate parking for cycles and up to 2 cars and access to the bin storage area. No other alterations are proposed to the external appearance of the building. The proposed change of use to holiday lets will ensure that the building is maintained in a good condition for many years to come.

Flood Risk.

The site is situated within a zone identified on the Environment Agencies Flood Map as at low risk from flooding (zone 1). All existing surface water drainage pipework is to be retained and is unaffected by the proposed Change of Use.

New foul water drainage pipe work serving the existing Toilet and Kitchen areas will be retained and new pipework connected to the existing drains.

The property is connected to the existing combined sewer which runs alongside the North West boundary of the site and connects into the main drain in Market Place leading, eventually, to the YW pumping station at Sands Lane. The proposed change of use will result in a small increase in peak Foul Water discharge from the site but, being short term Holiday Lets, this will be intermittent, with seasonal variations and therefore less than that for private dwellings.

As the foul and surface water is disposed of via the existing combined drainage system this will have no detrimental effect on the Hornsea Mere SSSI.

Noise Impact.

The property is situated close to existing Public Houses and to the rear of an Indian Takeaway / Restaurant. As the occupancy of the proposed Holiday Lets is short term it is not considered that these will be detrimental to the users of the Holiday Lets and in fact the close proximity of these businesses would be considered as a benefit to potential users.