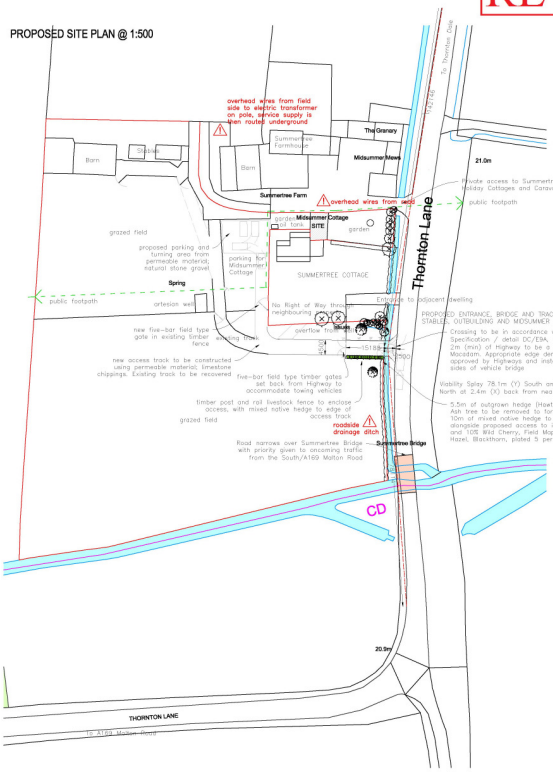
PROPOSED VEHICLE ACCESS. MIDSUMMER COTTAGE

REVISED
31.03.17

REVISED PLAN

PROPOSED SITE PLAN @ 1:500



PROPOSED ENTRANCE, BRIDGE AND TRACK TO FIELDS, STABLES, OUTBUILDING AND MIDSUMMER COTTAGE

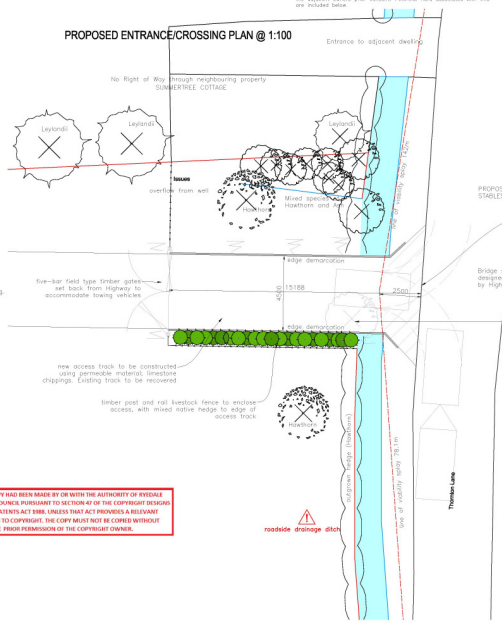
Crossing to be in accordance with Highways Specification / detail DC/ESA, surfacing within 2m (min) of Highway to be a bound material; Macadam. Appropriate edge demarcation to be approved by Highways and installed to the sides of vehicle bridge

Visibility Splay 78.1m (Y) South and 142m (Y) North at 2.4m (X) back from nearside kerb

5.5m of outgrown hedge (Hawthorn), and no.1 Ash tree to be removed to form access crossing. 10m of mixed native hedge to be planted alongside proposed access to include; Hawthorn and 10% Wild Cherry, Field Maple, Dog Rose, Hazel, Blackthorn, plated 5 per meter

THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

PROPOSED ENTRANCE/CROSSING PLAN @ 1:100



PROPOSED ENTRANCE, BRIDGE AND TRACK TO FIELDS, STABLES, OUTBUILDING AND MIDSUMMER COTTAGE

Crossing to be in accordance with Highways Specification / detail DC/ESA, surfacing within 2m (min) of Highway to be a bound material; Macadam. Appropriate edge demarcation to be approved by Highways and installed to the sides of vehicle bridge

Bridge structure over drainage ditch to be designed by appropriate Engineer and approved by Highways before works commence onsite

Visibility Splay 78.1m (Y) South and 142m (Y) North at 2.4m (X) back from nearside kerb

5.5m of outgrown hedge (Hawthorn), and no.1 Ash tree to be removed to form access crossing. 10m of mixed native hedge to be planted alongside proposed access to include; 50% Hawthorn and 10% Wild Cherry, Field Maple, Dog Rose, Hazel, Blackthorn, planted 7 per meter staggered

Notes....

Site Address: Midsummer Cottage, Thornton Lane, High Marishes, Thornton Dale, Malton, North Yorkshire, YO17 6LN
Local Authority: Ryedale District Council
Brief: Proposed vehicle access to Midsummer Cottage and associated land, barn and stables
History: Formerly part of Summertree Farm
Planning History:

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015
All design and construction stages shall be carried in compliance with the Construction (Design and Management)(CDM) Regulations 2015. Daniel Bland Upland Architect shall fulfil the role of Principal Designer for the duration of his appointment (Planning stage only).

All Parties shall familiarize themselves with their duties under the CDM Regulations. Reference should be made to the pre construction information and risk register.

Informative and Risk Register
Existing Health and Safety information; No existing file
Nearest Hospital A&E: Scarborough Hospital, Woodlands Drive, Scarborough, YO12 6QL (13.5 miles) Telephone 01723 368111

- There is no vehicle access to the site at present. Vehicle access for the construction phase may only be possible via Summertree Farm with the adjacent owners prior consent. Potential risks associated with this are included below.
- There are overhead wires.
- The location of underground services are unknown. There is an underground electrical supply to main properties from a pole mounted transformer (as identified) along with a water supply to each from the artesian well
- Neighbouring access via Summertree Farm is a private access road serving Holiday Cottages and Caravan accommodation. Onsite traffic management should be considered.
- Adjacent to Midsummer Cottage and Summer Tree Farm, as highlighted, their is a public footpath. Onsite traffic management and pedestrian segregation should be considered.
- Any works on or adjacent to the highway (Thornton Lane) need to be planned and managed accordingly.
- Working At Height, all work at height will be completed as to industry best practice.
- Flood risk, river and ground water has been identified to the works associated with the bridge over the drainage ditch.
- Ground conditions and any excavations shall be assessed and planned, with any temporary works designed by a suitably qualified Temporary Works Designer.
- Temporary Works may be required in constructing the bridge over the drainage ditch. Any Temporary Works must be designed by an competent Temporary Works Designer.
- Manual Handling, all work involving manual handling will be completed as to industry best practice.
- Potential for silica dust
- Potential risks associated from contact with cement and cement based materials to be managed

HEALTH AND SAFETY FILE
In the event the Principal Designer has not been appointed for the duration of the Works, the Client (Commercial Project) or Principal Contractor (Domestic Project) shall prepare, maintain and complete the Health and Safety file in compliance with their legal duties under the CDM Regulations 2015.
It shall be handed over to the Client on the completion of the Works. The Healthy and Safety file will comprise of the following typical sections;
- A brief description of the Works
- A description of any remaining hazards that could not be eliminated (e.g surveys or other information concerning asbestos or contaminated land)
- Location of services isolations including any buried service runs
- Key Structural elements
- Electrical Certificates
- Mechanical Installation information
- Gas Certificates
- Building Control completion certificates
- Operating and Maintenance manuals
- Fire Strategy, Protection and Alarms
- Key materials used marked on a drawing
- As built specification
- as built drawings

PLANNING NOTES:
Hedgerows and Wildlife
The length of hedgerow to be removed has been visually assessed and is not considered to be "important" as defined under the Hedgerow Regulations 1997.
Alongside the proposed access track, 10m of mixed native hedging is proposed to mitigate the removal of 5.5m of existing hedgerow. Whilst this is not a like for like replacement, we do consider the mixed species will also provide a benefit to local wildlife.
As per the existing neighbouring accesses, the existing watercourse shall be bridged and not culverted therefore shall not affect any potential wildlife habitats or continuity of the linear habitat of a watercourse.

Flood Risk Assessment
The site and existing properties are located within a flood risk zone. It is considered the proposed entrance/access track and parking will have very little affect upon this. Other than the crossing area directly adjacent to the Highway which must be a bound material for safety reasons, the access track and parking area shall be formed using natural permeable materials such as gravels and stone chipping's.
New hedging has been proposed to mitigate any potential affects from surface water run off from the access track.
As per the neighbouring accesses, the existing drainage ditch shall be bridged and not culverted therefore shall pose very little, if any, obstruction of the watercourse.

Context: Listed Building Summertree Farmhouse (ref 1241393)
The nearby property, Summertree Farmhouse, is designated as a grade two Listed Building. Given the location of the proposed access and intervening properties, the use of traditional materials typically found and working practices (hedgerows, post and rail fencing, drainage treatment, timber gates and rail fencing, mixed native hedge) it is considered there shall be very little, if any, material affect to the listed building and its historic context.

Planting Schedule		
Quantity	Species	Notes
70	Crataegus Monogyna (Hawthorn); Mixed	Mixed Native Hedging, comprising 50% Hawthorn and 10% Wild Cherry, Field Maple, Dog Rose, Hazel and Blackthorn; supplied 60/90mm high and bare root or cell grown dependant on availability. All whips to be staked and protected to suppliers written specifications.

Scale Bar @ 1:500 (0m 5m 10m 25m 50m)

Scale Bar @ 1:100 (0m 1m 2m 5m 10m)

N W E S

REVISIONS
Rev A 22/03/17 Drawing Number amended from 03/01 to 79/02, paper size amended, existing vegetation, trees, hedgerows added, Proposed hedgerow, mixed species Hawthorn and, Leylandii hedge added, access to be specified, potential hazards identified, scale bar amended, access to and parking for Midsummer Cottage to the front garden omitted, vehicle access and parking relocated to the rear of Midsummer Cottage, gates and fencing shown to proposed access (south), access track widened to allow for multipurpose use, visibility splays amended accordingly, 1:100 site plan of proposed entrance added, notes added

Daniel Bland RIBA
UPLAND ARCHITECT
M: 07595 512691 E: daniel@uplandarchitect.co.uk

Drawing Title: Proposed Access

Project: Midsummer Cottage | Project Ref: 79

Notes.

©2016 Daniel Bland. This document must not be reproduced in whole or part without the written permission of the copyright owner.

Do NOT scale from drawing, if in doubt ask. All dimensions to be checked onsite prior to construction and any offsite fabrication.

Drawn By: DB	Checked By: DB	Date: 08/12/16
Scale: 1:500/100@A1	Drawing No. 79/02	Revision: A