



Development Management  
Ryedale District Council  
Ryedale House  
MALTON,  
North Yorkshire  
YO17 7HH

## **DESIGN AND ACCESS STATEMENT**

**Change of Use of Midsummer Cottage, Thornton Lane, High Marishes, Thornton Le Dale, Malton, North Yorkshire, YO17 6UH and the Formation of Two New Vehicular Access.**

**9<sup>th</sup> December 2016**

## Design and Access Statement

I am submitting a Full Planning Application on behalf of my client Mr Verity and his Architect, Daniel Bland, Upland Architect.

The property in question is Midsummer Cottage on Thornton Lane, near Thornton Le Dale. My client has recently purchased Lot 1 and 2 off the attached plan that came up for sale in September 2016. The lots include Midsummer Cottage and attached land to the rear that was being sold off from the parent property of Summertree Farm. This Design and Access Statement conforms to guidance contained in the Design Council CABE 'Design and Access Statements: how to read write and use them' published in 2007.

### USE

The proposal intends to retain the land and buildings in their original and existing use with the exception of Midsummer Cottage that will be used as a permanent dwelling house as opposed to a holiday cottage. This is to enable the sustainable continued use of the site into the future following the sites subdivision from its parent property of Summertree Farm.

The use is therefore complimentary to the existing use but with the benefit of having occupants that will maintain a long term interest in the property, its appearance and maintenance.

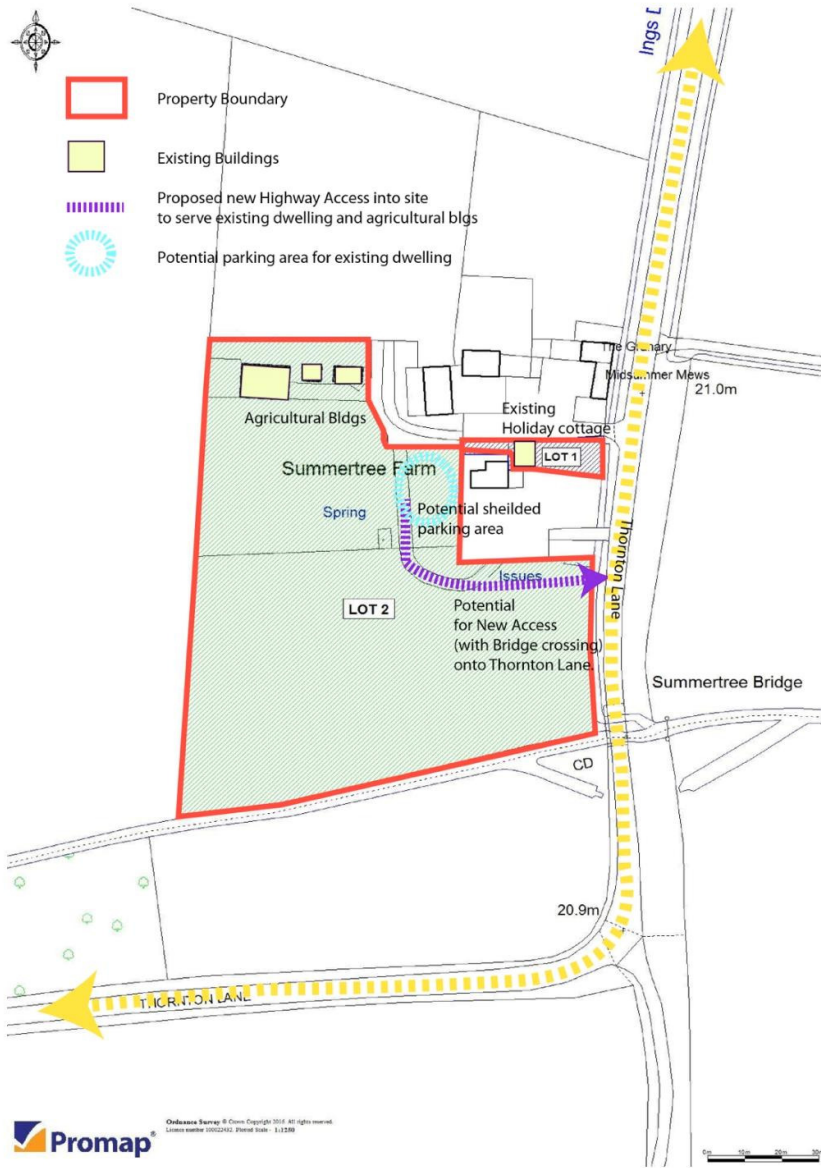
### AMOUNT

There are to be no new buildings erected on the site. Two new accesses will be provided for vehicles in order to serve Midsummer Cottage and its associated agricultural buildings.

### LAYOUT

The proposal intends to minimize highway infrastructure to a minimum to allow private vehicle access to the site. In order to do this the locations of the new accesses have been carefully positioned to minimize their impact both visually and from a highways safety perspective. See plan indicative early plan below to be read in conjunction with submitted drawings no.03/01 and 79/01.

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**SCALE**

The scale of the buildings will remain unchanged as there are no proposals for any new build or extensions.

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## LANDSCAPING and APPEARANCE

The intention is to maintain the open aspect and character of the rural countryside as far as possible whilst enabling the necessary practicalities to be achieved. Therefore all hedges and any trees will be retained with no development encroaching upon root zones or canopies. Where highway access is proposed there will be a requirement to remove a select area of hedge line. This will be kept to an absolute minimum and materials and extra landscaping will be proposed to be as sensitive as possible. There will be the requirement for a new modest bridge crossing over the existing stream that bounds the site in a similar manner to the several already existing bridges that are currently in situ serving other properties. These will be minimal in their design and with foliage, grasses and sedges allowed to grow alongside so as to maintain any biodiversity value of the streams and to visually hide the structure.

## ACCESS

In order to achieve access into this site following its subdivision from the parent property Summertree Farm, it is necessary to create at least one new vehicular entrance. The application proposes two new accesses for extra convenience however there is the possibility that this could be condensed to a single access. Accesses will contain a vehicular opening and driveway of subtle and sensitive design in order to minimize the visual impact upon Thornton Lane and the surrounding open rural landscape. The accesses will also require a modest bridge structure to enable vehicles to cross over the existing stream that runs alongside Thornton Lane.

The materials, associated structures and any walling and landscaping will be sensitively designed by Daniel Bland, Architect whose work is mainly concerned with heritage and Listed buildings along with the guidance of Andrew Graham, IHBC who is a qualified and well practised Urban Designer and Heritage Professional. We are happy for such elements to be conditioned as per the Local Planning Authorities requirements.

Written by:

**Andrew Graham BA(hons) MA IHBC**

**Urban Designer and Heritage Professional**

**TheUrbanGlow Urban Design & Heritage**

Daniel Bland Upland Architect

To be read in conjunction with submitted drawings no.03/01 and 79/01.

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