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NYMNDPA  
- 5 NOV 2010

23 September 2010

Dear Sir/Madam

**Proposal: Repairs and alterations to redundant agricultural buildings to form three cottages for use as local needs housing and/or holiday accommodation at Hern Head House Farm, Troutdale**

I would be grateful if you could regard this letter as comprising the required Planning and Design and Access Statement in connection with the above application. Please forward to consultees as you consider appropriate.

### Background

This application proposes making a beneficial re-use of an attractive traditional redundant agricultural building group to form three units for use as holiday cottages and/or to meet a local housing need.

The buildings are an attractive feature in the wider landscape and appear to have developed in an "organic" manner over the years. The size of the various elements of the group and relationship with each other are such that they are not suited to meeting the needs of modern day farming. They have been redundant with virtually no use made of them for some years.

They remain in a reasonable state of repair fit for conversion, as set out in the accompanying report. The proposal will help ensure their future retention whilst providing for a use much in demand in the area. The application seeks the flexibility to use the units for either short term holiday accommodation or as local needs letting units, depending upon the perceived demand. The scheme has been designed to be suitable for either type of use and provides two 2 bedroom and a 3 bedroom unit. Two units are linked by an interconnecting door to suit larger groups of visitors if required.

### Design Component

The development has been designed to make full use of the existing traditional buildings and to respect their traditional apertures. This has enabled the scheme to entail only modest alterations, thereby contributing to the retention of the agricultural character of the buildings. Limited external changes are proposed to enhance the potential use of the buildings and to

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8. It is asked that the occupancy be restricted to holiday occupation and/or local needs for letting only. The development will not be sold off separately from the main house.

Whilst use of the units to meet local needs may be most appropriate, the application needs to provide for the option of holiday use to ensure the viability of the scheme. It is generally acknowledged that some form of diversification opportunities need to be provided for in the rural parts of the National Park. The provision of a modest number of holiday letting units by way of the conversion of redundant agricultural buildings like this is considered to represent a sustainable use of existing resources. Use for either purpose will help maintain local services and facilities through increased spend whilst making a sustainable reuse of buildings which make a positive contribution to the character and appearance of the area.

The key professional input to this proposal has been in relation to the design and appearance of the conversion works to ensure that they will enhance the overall appearance of the buildings, minimise any impacts on the wider locality and provide quality units of accommodation.

The position of the buildings in relation to neighbours is such that local communities have not yet been involved. The scheme should not give rise to any issues general disturbance or other unacceptable impacts on third parties.

### **The Access Component**

The units will be suitable for use by the disabled/less mobile, all having ground floor bedrooms with ensuite facilities. Appropriate parking spaces will be provided for persons of both full and limited mobility. The site will be accessed via the existing road serving the farm.

### **Conclusion**

The principle of converting these buildings is considered to comply with the policies set out in the Development Plan and accords with the criteria of recently adopted Policy 8. The scheme has been designed to achieve a high standard of accommodation while maintaining the character of the building group and improving the appearance of the site in the wider landscape.

It is hoped that officers will be recommending this application for approval but should you require any additional information, please do not hesitate to contact either Roy Edwardson of this office or myself.

Yours sincerely

**Gemma Edwardson B.Sc (Hons) MRICS**

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