

**PLEASE COMPLETE OVERLEAF**

**ADDITIONAL AMENDMENTS**

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development - as indicated on the previous page
- Change in site boundaries
- Other (as specified below)

2010/0882

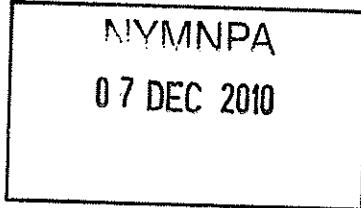
# EDWARDSON ASSOCIATES

*Planning & Diversification Consultants*

Hilary Saunders  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
HELMSLEY  
North Yorkshire  
YO62 5BP

Your Ref: NYM/2010/0882/FL

6 December 2010



Dear Hilary

## **Proposed Conversion of Redundant Agricultural Buildings to Form 3 no. Holiday Letting Cottages and/or Local Needs Letting Housing at Hern Head House Farm, Troutdale, Snainton**

Thank you for your letter dated 3 December 2010 regarding the above.

We have managed to accommodate most of the changes requested in your letter, as detailed on the enclosed plans (3 copies).

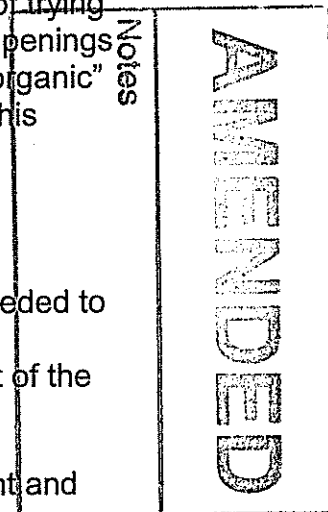
With regard to the recommendations set out in your letter I would comment as follows:

### **North Elevation**

- First Floor – the en-suite roof light has been omitted but the new bedroom window has had to be retained due to the difficulties of trying to reorganise the internal space to potentially avoid this. The openings on the north elevation as still limited in extent and very much "organic" in their overall appearance and so I would hope that retaining this window would be acceptable.

### **West Elevation**

- Ground Floor – unfortunately, a reasonably sized window is needed to make use of this space as there is no other option in terms of providing any form of natural lighting and ventilation to this part of the building.
- First Floor – this window again provides the main means of light and ventilation for what is quite a large bedroom. Whilst it would be possible to avoid this new opening, one or two quite large roof lights would then need to be added to serve this bedroom. On the face of it, it would seem preferable to have matching windows at ground and first floor to provide some balance to the appearance of the gable end. These are the only self-evident new insertions into the stone work in terms of appearing as obvious later alterations but this is considered to



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be a reasonable/honest approach in terms of trying to provide a solution to the lack of light in this part of the building.

### South Elevation

- First Floor – the two roof lights have been omitted as requested.

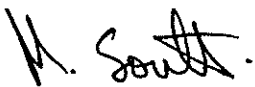
### East Elevation

- Ground Floor
  - i) This area has been reorganised such that no new windows are required to serve this part of the building.
  - ii) The plans have been amended to show the glazing set in as deeply as possible. They will be double glazed with non-reflective glass.

Ordinarily, the window detailing on the "hopper lights" would have the smaller pane top light being top hung with this part opening outwards. This arrangement would be preferable but if you feel it is necessary to have the top fixed and the bottom part opening inwards only, perhaps you would be kind enough to deal with this matter of detail by way of a suitably phrased condition.

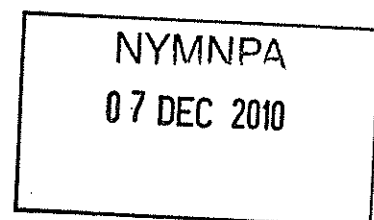
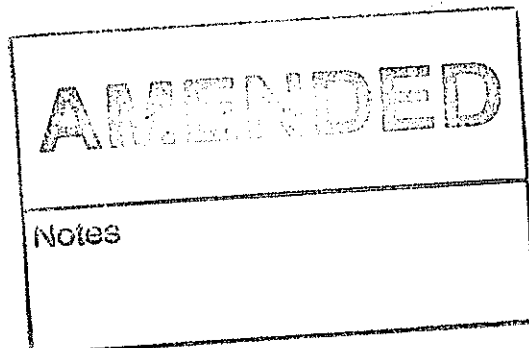
Overall, the alterations detailed on the amended plans are considered to represent a significant improvement in terms of a reduction in the number of new openings such that the scheme better retains the character of this attractive range of buildings. We would hope, therefore, that these amendments are acceptable but please do not hesitate to contact me should you wish to discuss any of the matters in more detail.

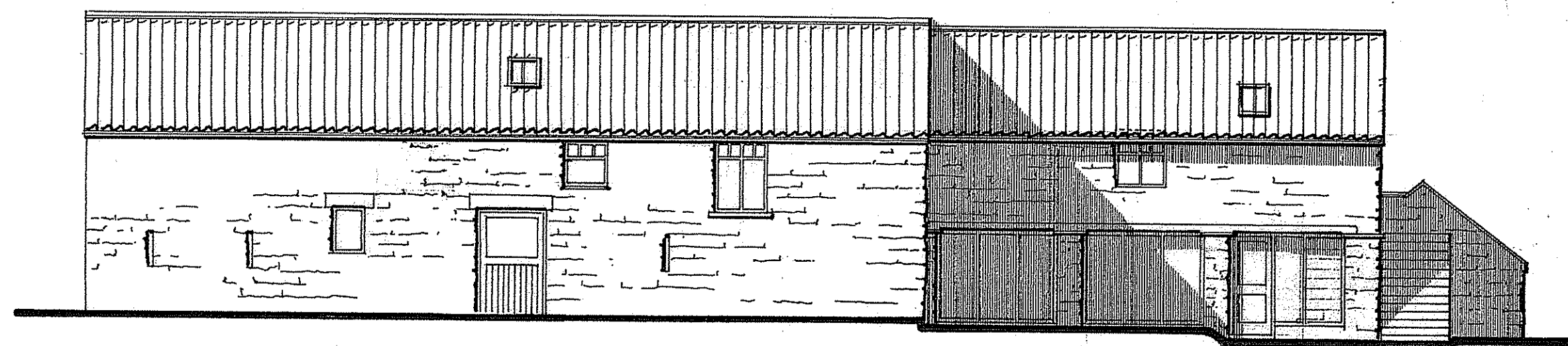
Yours sincerely



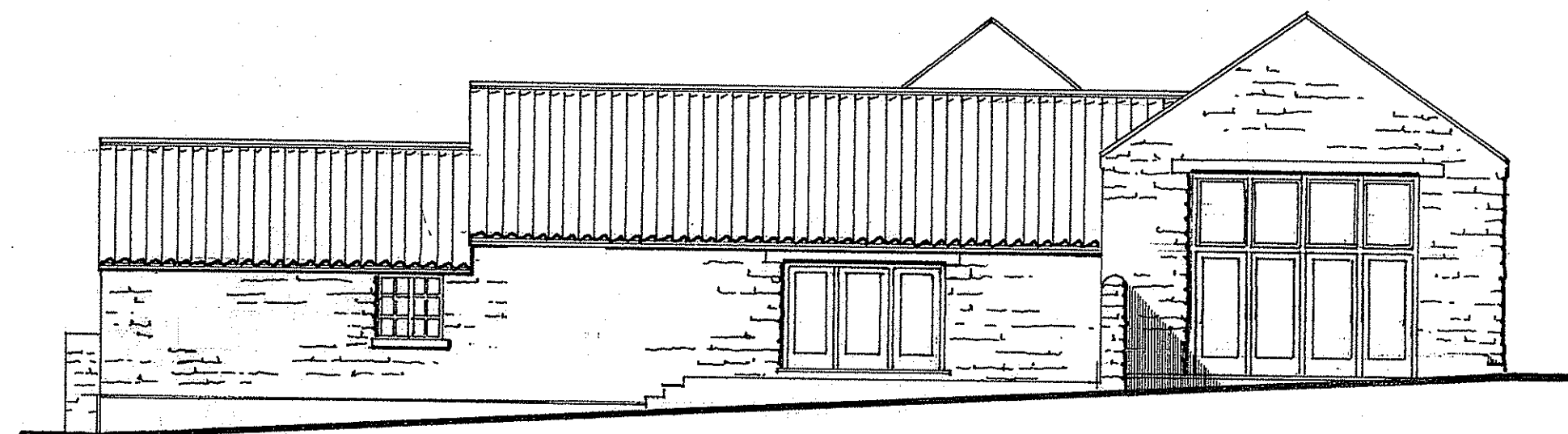
**Mark Southerton BA (Hons) MRTPI**

Encs.

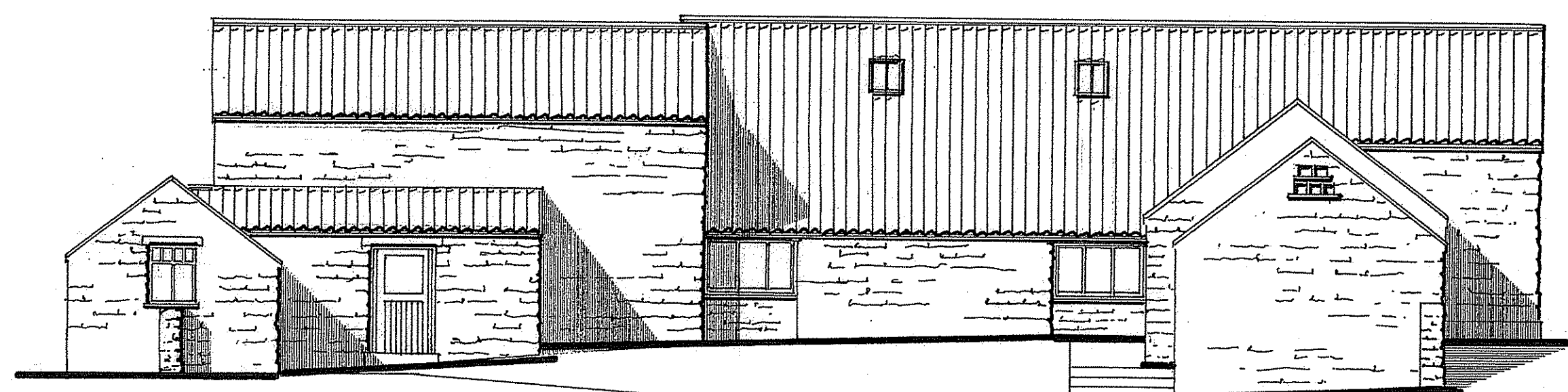




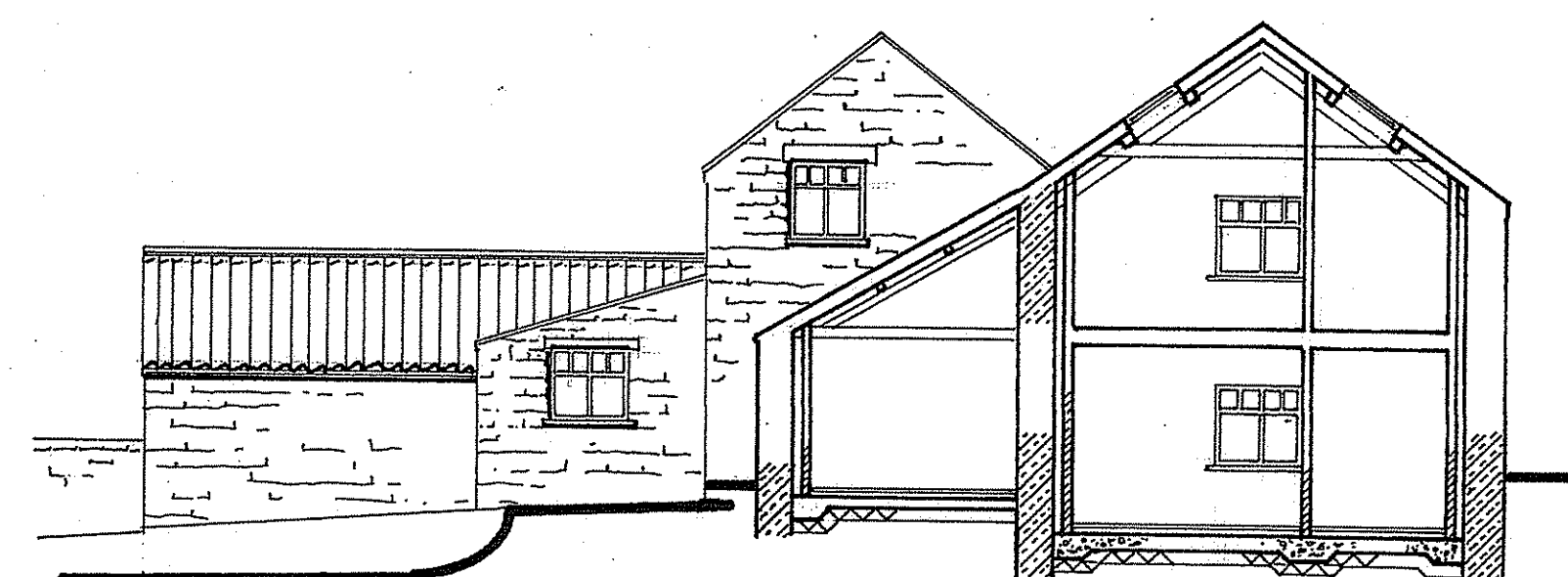
**NORTH ELEVATION**



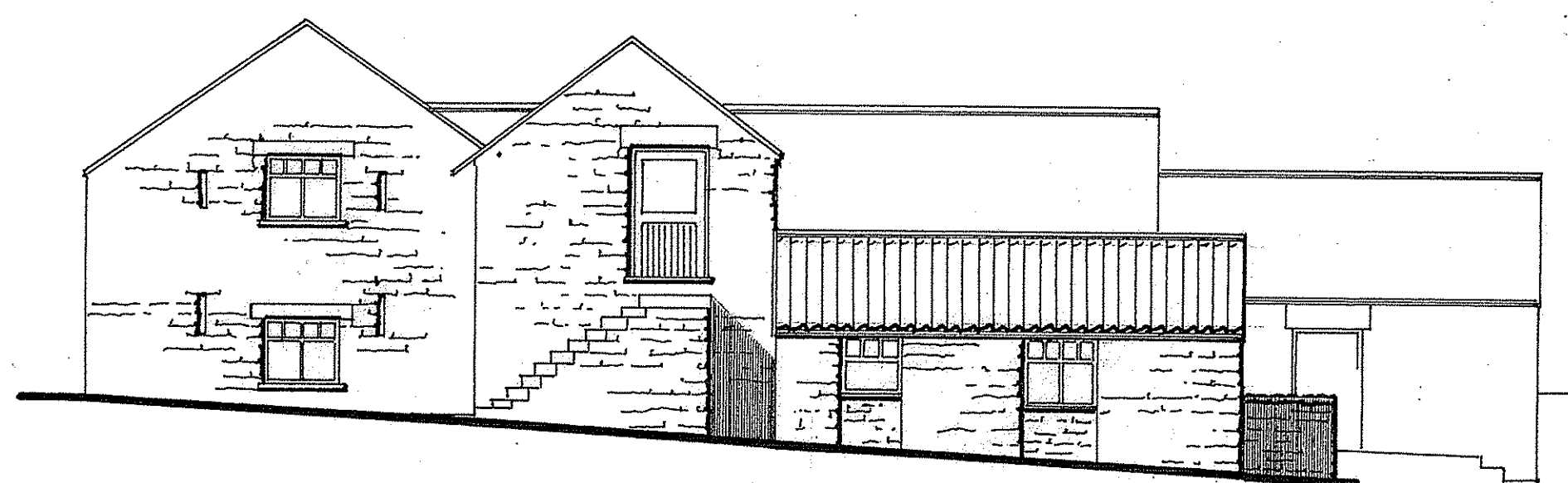
**EAST ELEVATION**



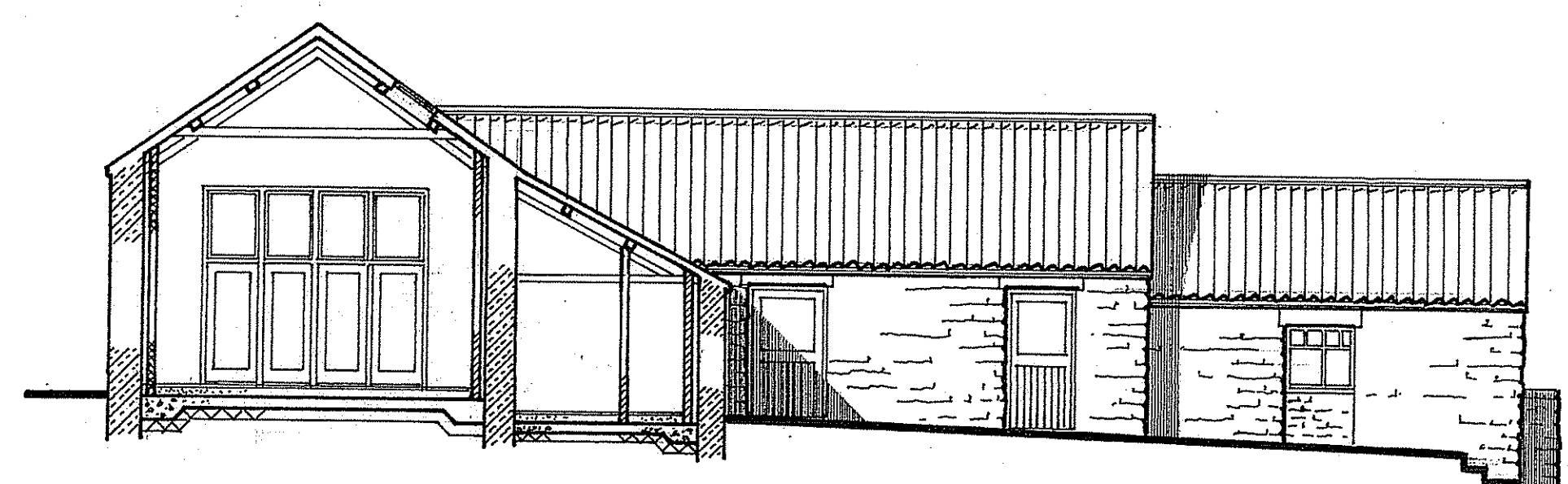
**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**WEST ELEVATION**

- NOTES**
1. All repairs/ infill to be in matching materials: stone and roofed in natural clay pantiles.
  2. All windows/ doors to be of substantial timber construction and set in deep (minimum 100mm) reveal where practicable. Existing traditional timber doors to be retained where possible with new timber outers as necessary.
  3. Minimal site disturbance necessary with no tree removal or threat to existing trees.
  4. Topwater disposal to remain as existing/pick up existing site system with rainwater goods to be repaired/ made good as necessary. Topwater thence to existing soakaways.
  5. Foul water to proposed Klargestor BioDisc BD and thence to soakaway. Percolation tests satisfactorily completed.
  6. Car parking to be as shown – available with safe on-site turning areas.
  7. Highway access for conversions are to utilise the existing site entrance as indicated on the drawing. Internal access track to be as existing but extended with scalplings on stone - sub base.

Revision A 06/12/10 Amendments to windows and roof lights following comments by the Planning Officer.

**APPLICANT**  
Mr & Mrs S. Barrett  
Hern Head House Farm  
Troutdale  
North Yorkshire  
YO13 9PS

**PROJECT**  
Repairs and alteration 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, North Yorkshire.

**DETAIL**  
Elevations & Sections - As Proposed

NYMNP  
07 DEC 2010

**DRAWING No:** B56/02/06

**SCALE:** 1:100 at A1

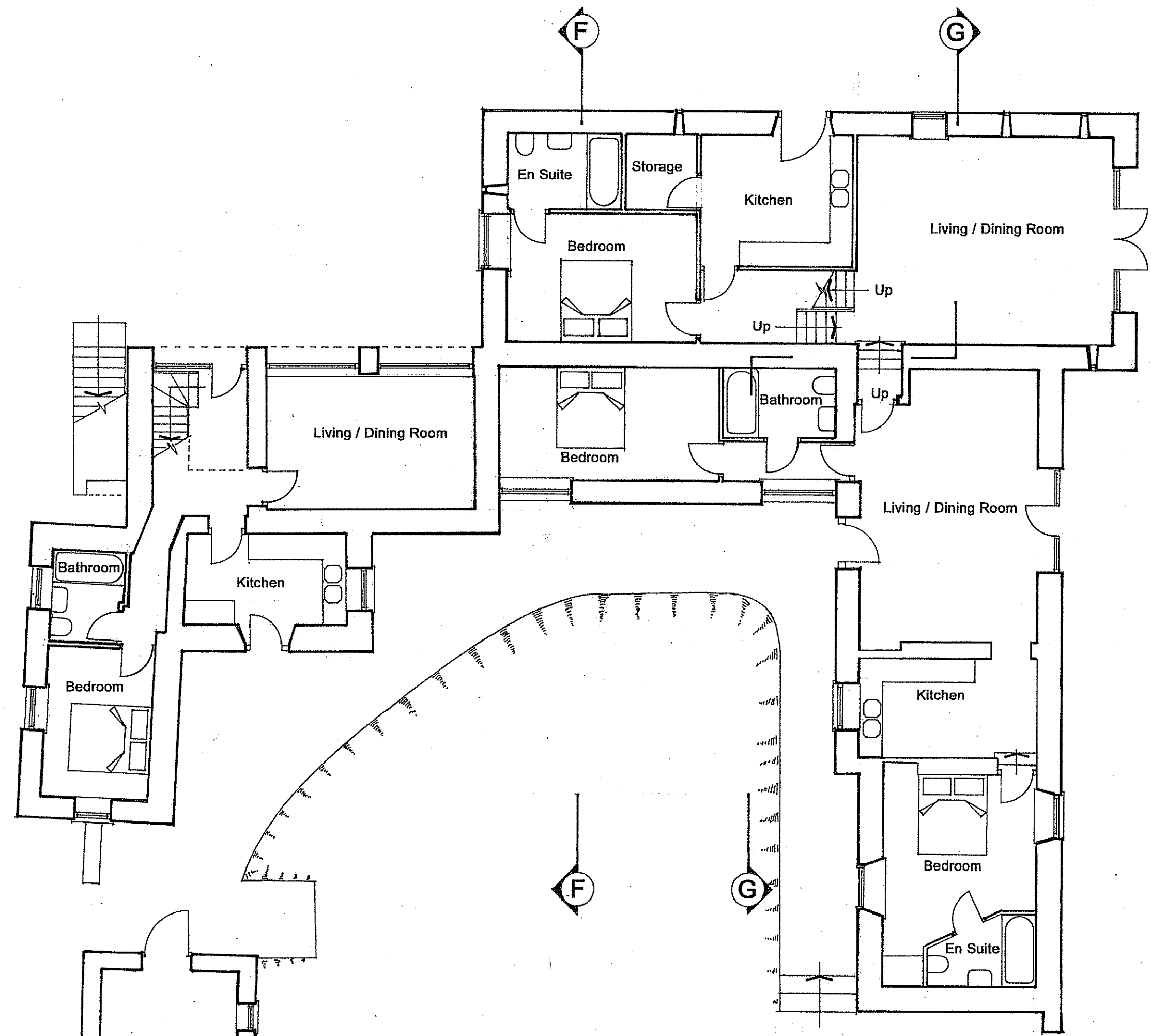
**REVISIONS:** A

**APPLICANT:** Mr & Mrs S. Barrett, Hern Head House Farm,  
Troutdale, North Yorkshire, YO13 9PS.

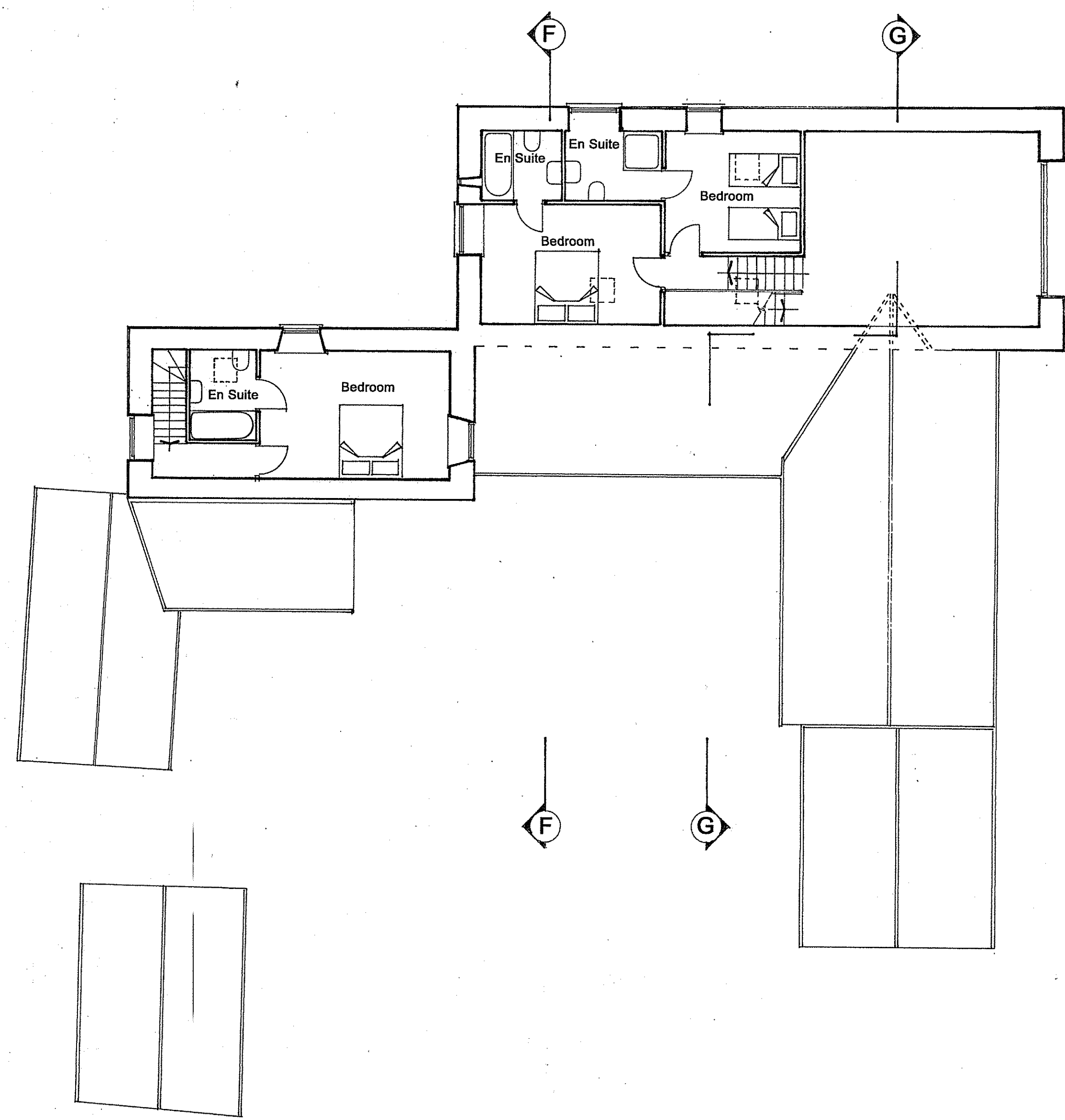
AMENDED  
notes

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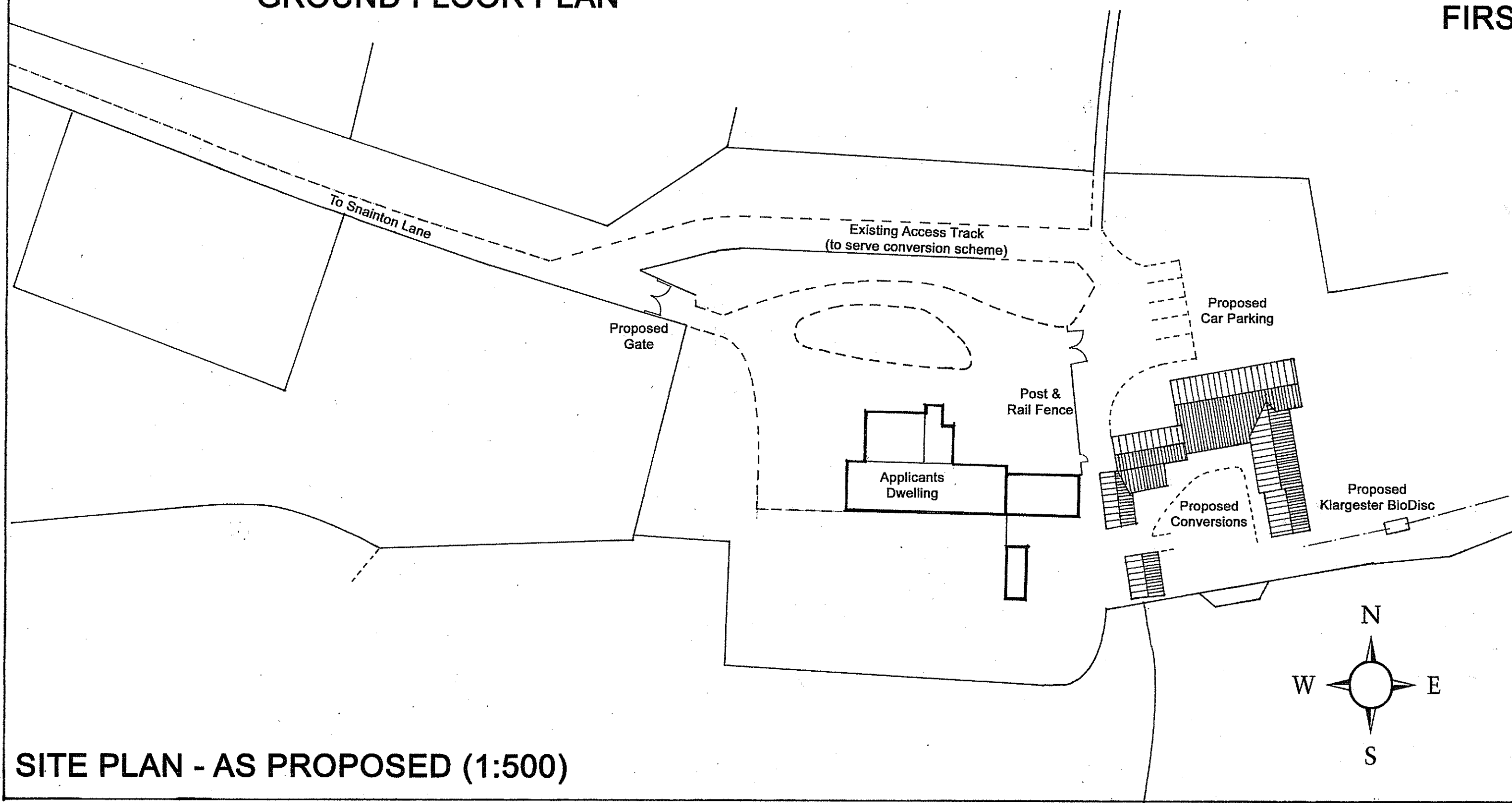
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SITE PLAN - AS PROPOSED (1:500)**

**APPLICANT: Mr & Mrs S. Barrett,  
Hern Head House Farm, Troutsdale,  
North Yorkshire, YO13 9PS.**

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<p>APPLICANT Mr &amp; Mrs S. Barrett Hern Head House Farm Troutsdale North Yorkshire YO13 9PS</p>	AMENDED
	Notes

**PROJECT**  
Repairs and alteration alterations to redundant agricultural buildings to form three cottages for use as local needs housing and/or holiday accommodation at Hern Head House Farm, Troutsdale, North Yorkshire.

**DETAIL**  
Floorplans & Site Plan - As Proposed

NYMNP  
07 DEC 2010

<b>DRAWING No:</b>	B56/02/07
<b>SCALE:</b>	1:100 1:500 at A1
<b>REVISIONS:</b>	A

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