

Riverside Design Group

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Our Ref: MJM/SK/S.0963



Dear Mrs Saunders

Design & Access statement for proposed conversion of an existing garage building to provide additional living accommodation at Hogarth Hill Farm, Fylingdales, Whitby for Mr & Mrs D Pattinson

The Site

The site is a small complex of buildings, being the main house, Hogarth Hall, an agricultural storage building and the former hotel buildings, accessed via a private road leading from the Boggle Hole road at a short distance from the junction of this road with the main Whitby/Scarborough road, being the A171. The buildings are surrounded by some 145 acres of land which are currently assigned to the Habitat Scheme, having previously been withheld from agricultural use under the Farm 'set-aside' process.

The application relates to a specific site which is the current single storey garage building attached to the rear of the former hotel structure and is accessed by the existing road/driveway which continues down from the main house and loops around the former hotel buildings to terminate in two adjacent parking areas, as will be seen from the attached aerial photograph.

Site history

Hogarth Hill farm as a business has been in operation for over forty years, operated initially by Mr and Mrs Pattinson and subsequently with the assistance of their two children for a number of years.

In the late 60s/early 70's Mr and Mrs Pattinson, of necessity, were obliged to supplement their income from agriculture both by taking employment off the farm and by offering Bed and Breakfast accommodation to visitors during the tourist season.

This diversification into Tourism proved to be a success and by the mid-70s the house was extended and a change of use to 'Hotel' was granted. This allowed the farming side of the business to be switched from relying on livestock to the less-labour intensive cereal production, supplemented by a flock of sheep on the land incapable of being ploughed and a herd of pigs in the woods. By adding this new source of income to that generated by the agricultural side of the business, Mr and Mrs Pattinson with the assistance of their children were able to sustain the farm.

This concentration on Tourism proved to be a continuing success and in due course the Hotel and restaurant facilities were enlarged by the addition of a substantial single storey rear extension to provide a new kitchen and a large dedicated function room with toilet facilities.

Ultimately, some 15 members of staff were employed and Hogarth Hill Farm was proving to be a popular venue both for local people and for those visiting the area for holidays. As the Hotel and restaurant flourished, so too did the economy but unfortunately this success was not destined to last. By the mid to late 80s the advent of cheap air fares to European holiday destinations had brought about a change in vacation trends and it became apparent that people were now tending to just visit the coast for a day trip.

Inevitably, in the face of such major changes, it became impossible to sustain the business in the then present form and by the early 90s it proved necessary to close the hotel and restaurant and convert the buildings into cottages and apartments which could be leased out; the function room being converted into garages. In parallel with this major change, Mr and Mrs Pattinson's prime workforce, the children, were leaving the farm to go off to University. At this point, without the assistance of the children, the farm had become unmanageable and consequently the livestock were sold off and the land was placed in 'Whole Farm Setaside', later to become the 'Habitat' scheme. Following these changes, Mr and Mrs Pattinson were again obliged to take up employment off the farmstead.

The Building

The building which is the subject of the accompanying application was erected approximately 30 years ago and is the former function room, being the ground floor part of what was originally designed to be a three-storey extension attached to the rear of the three-storey hotel building, with additional hotel bedrooms planned for the upper two floors. It is a substantial structure being 25M long, 11M wide and 3.5M high of 245 Sq M gross internal area with walls of traditional natural stone construction under a flat roof which was constructed using precast concrete beams. It currently has domestic scale window openings to one side with six pairs of timber garage doors to the opposite side and the interior is now divided up by blockwork walls into six large garage spaces .

Staffing issues and the future of the farm

The end of the 'Habitat' scheme is now imminent and, with no planned replacement, it will therefore be necessary to bring the land back into use. It is envisaged that this will take the form of intensive livestock use, being some 400 sheep and 50 organic pigs plus fatteners, and it is believed that the animals will derive great benefit from the land having been in set-aside for 25 years. On that basis, the farm will be able to offer genuine organic quality meat.

Finding staff to assist with the running of the farm has always been difficult, given the remote location of the site, and ordinarily this would continue to be a problem. However, Mr and Mrs Pattinson's son and daughter, now each with their own families, have expressed a wish to make the farm their home again, by means of the conversion of the old garage building, and help with the running of the business. This would enable the 24/7 level of cover necessary for the proposed livestock and reduce the workload for their parents.

It is not intended that the converted building will constitute two independent dwellings nor that they should be capable of being sold off at some time in the future. As with the remainder of the buildings, **these proposed dwelling units will be held in and be a part of the existing Trusts which have a remaining 'life' of some 70 years.**

Design opportunity

The drawings which accompany this application demonstrate how, with simple alterations to existing openings and the addition of internal walls, this redundant building can be converted into two dwellings, with no increase in overall size or height necessary. The existing access and parking provisions date back to the Hotel use and are therefore more than adequate and no changes will be required to the existing foul drainage system.

For and on behalf of Mr & Mrs D Pattinson

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