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- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

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# Mike Swinglehurst, Architect.

The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.

Mrs Cheryl Ward  
North York Moors N P A  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

22<sup>nd</sup> April 2013

Dear Mrs Ward

## Conversion of redundant farm buildings at High Farm, Newholm. 2013/0079/FL.

Thank you for your letter dated 4<sup>th</sup> April.

Your comments are answered as follows:

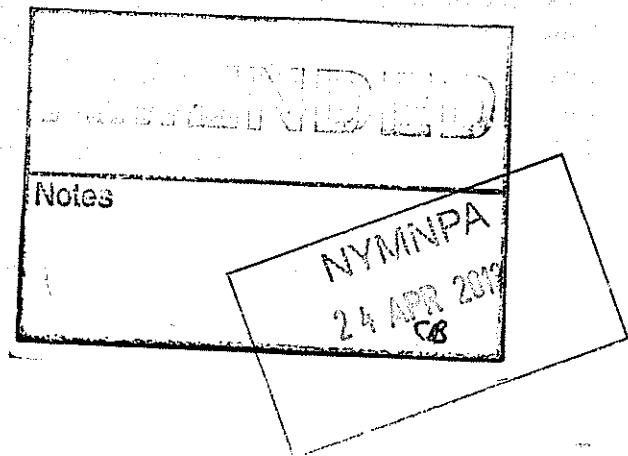
The Richardson family own two other farms in the vicinity. Since the death of Mr Richardson senior his son Marcus Richardson has taken over the general farming duties over all their land. The two daughters Penny & Clare have diversified into other activities. The keeping of some horses will remain but the numbers will be reduced and they will be housed in the existing barn behind and to the north of the present stable building.

Concerning the products sold at the premises; these can generally be described as unusual craft items many of which are locally sourced. Regional made furniture is also promoted and the new proposed sales area will have examples of some of the types available. Clare Hill also makes on site a range of jams, chutneys, cakes etc.

As to a business plan; Penny and Clare have trialled their diversification idea for approximately one year. The combination of gift shop and tea room has proved to be a non-seasonal success showing good profitability which has encouraged them to invest in the proposed permanent arrangement.

There is approximately, on average, one delivery per week. These are mainly Transit style vans with the occasional 7 ton lorry as the largest size delivery vehicle.

We agree with your proposed elevational changes and attach a revised copy of the scheme drawing 12127.03A. Following discussions between Penny, Clare and Environmental Health, an amended internal layout is now proposed and this is also shown on the revised scheme drawing.



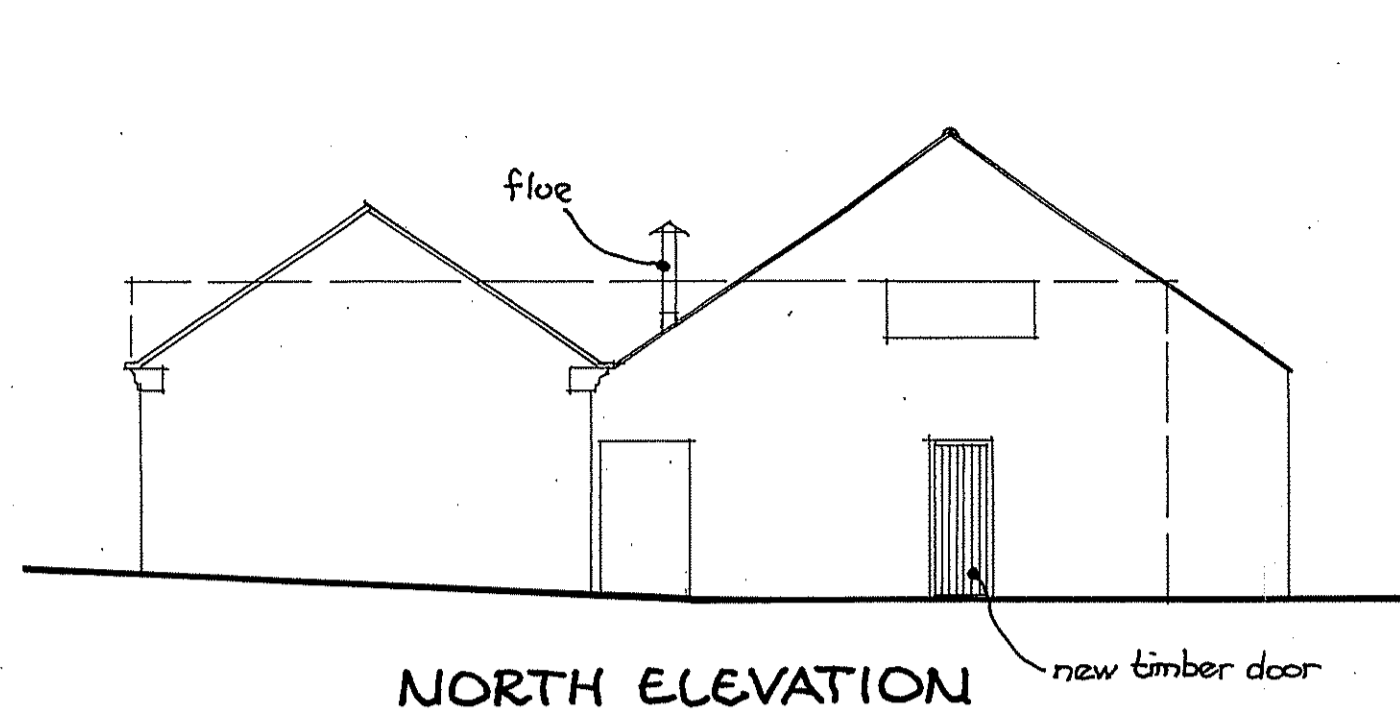
The arena provides a well drained parking surface and will remain as is. We have discussed a safer entrance arrangement with Ged Lyth and propose a raised standard curb on the roadside with a defined 5.5 metre wide dropped crossing on the west side of the existing opening. The area behind will then receive a tarmac finish. This will allow staff vehicles to park to the east of the entrance. Delivery vehicles can reverse towards the building and clients cars can enter or leave the arena parking in a forward gear. The proposed detail is also shown on the revised scheme drawing 12127.03A and an extract has been e-mailed direct to Ged Lyth for his further comments.

I look forward to hearing from you in due course.

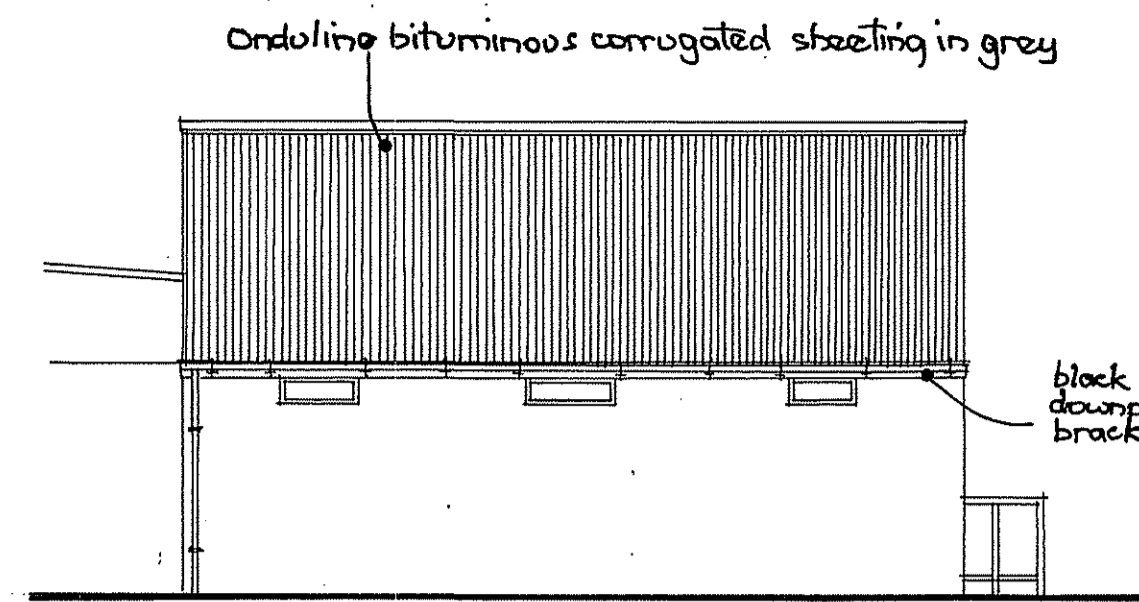
Yours sincerely,

**Mike Swinglehurst.**

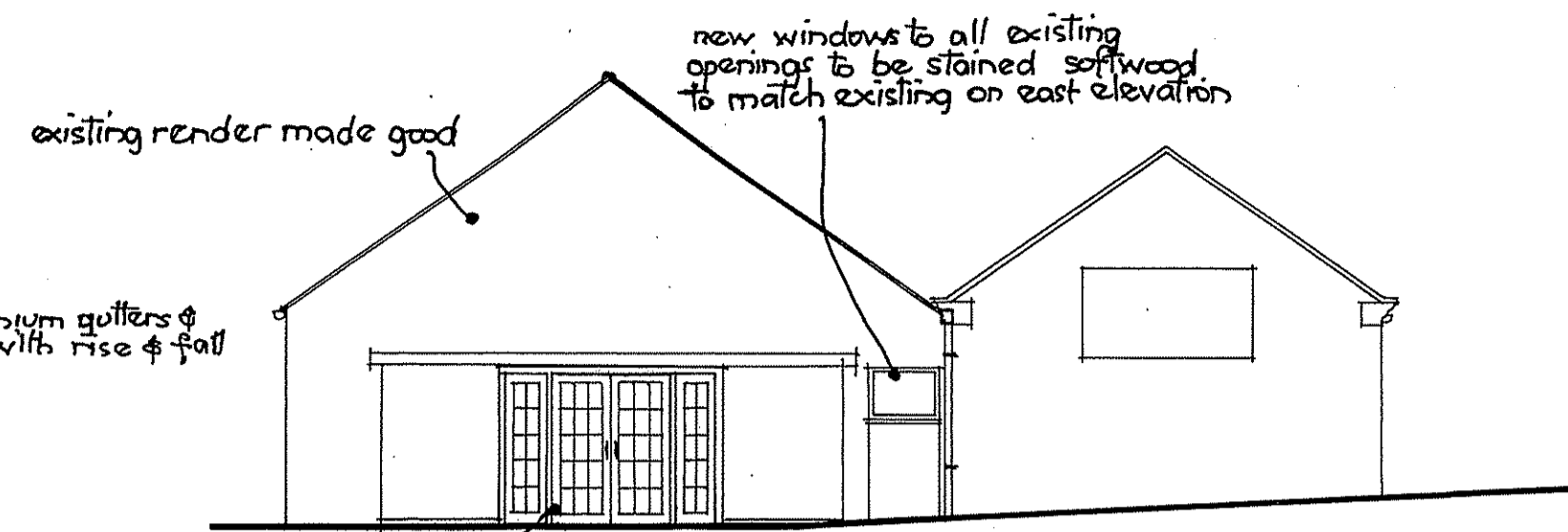
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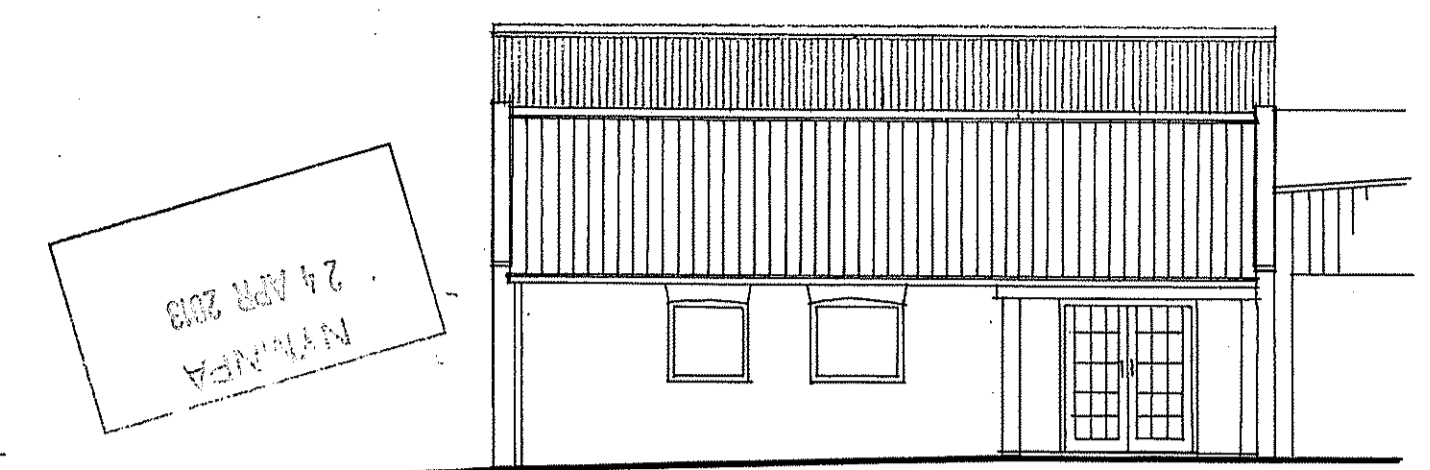
NORTH ELEVATION



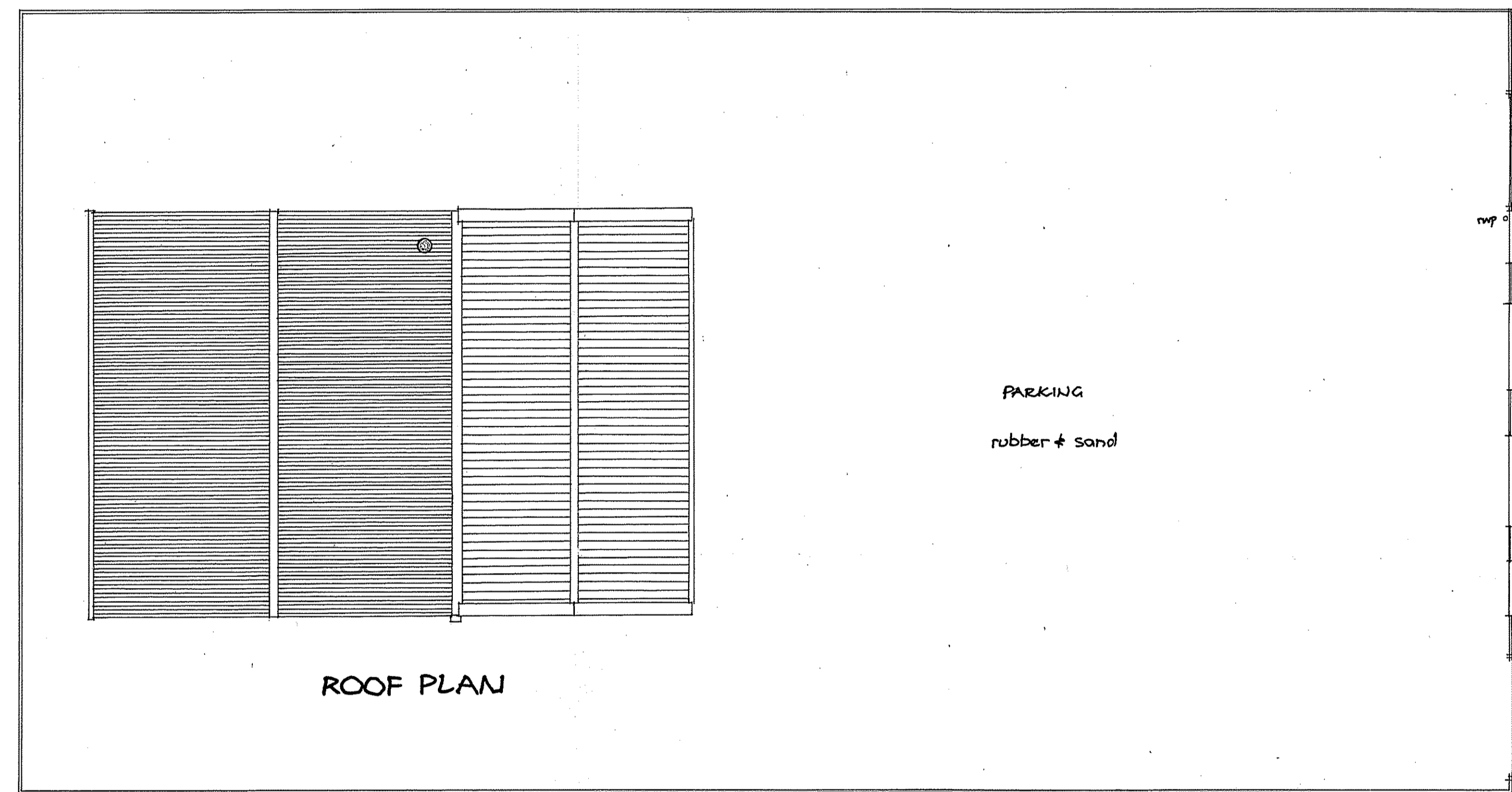
WEST ELEVATION



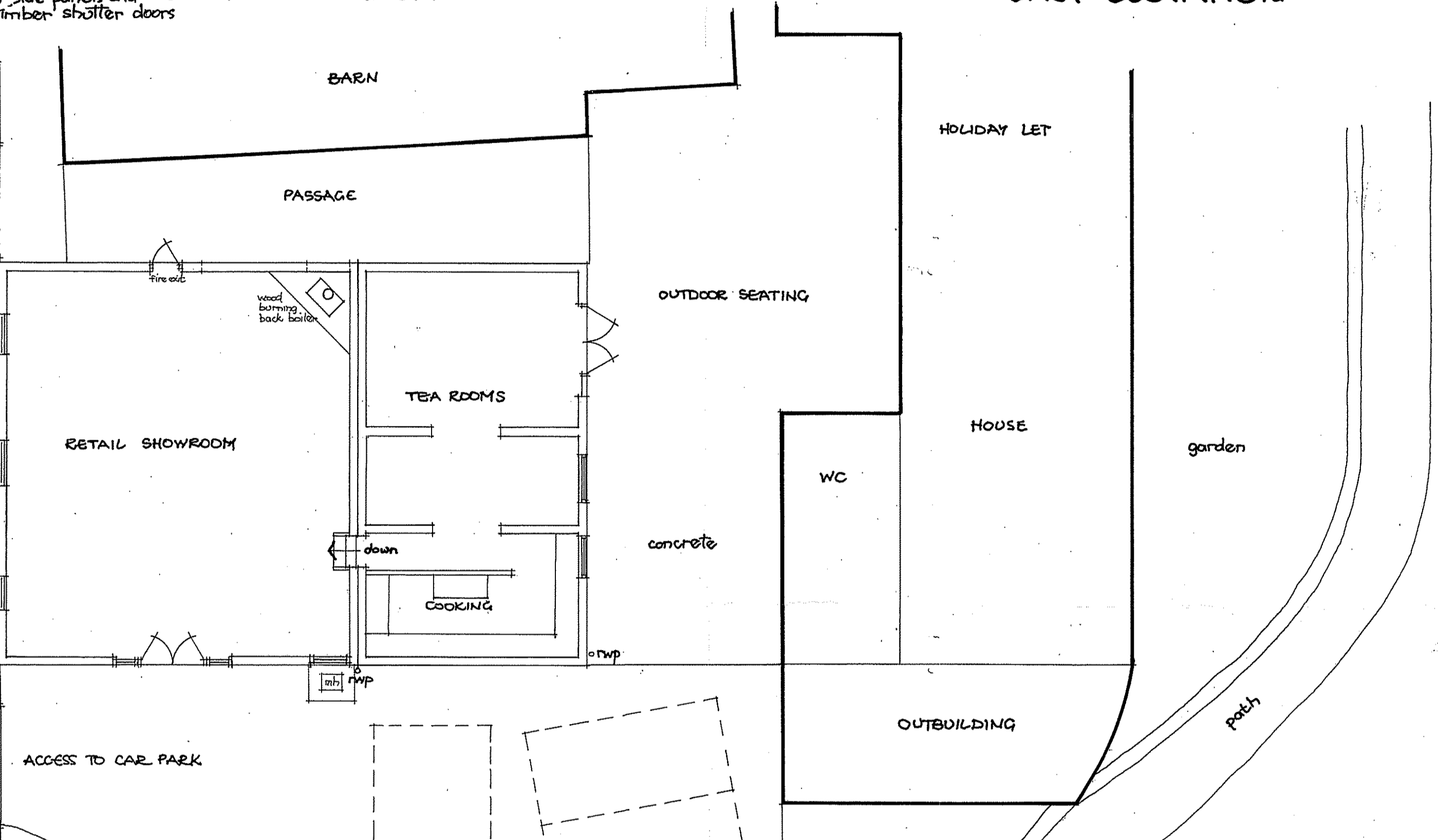
SOUTH ELEVATION



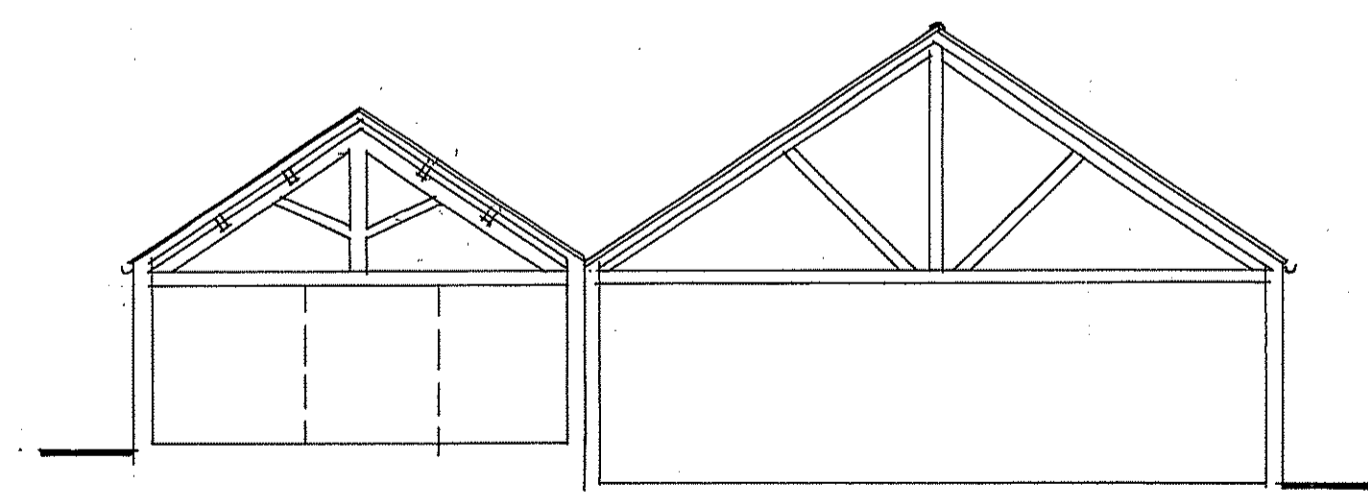
EAST ELEVATION



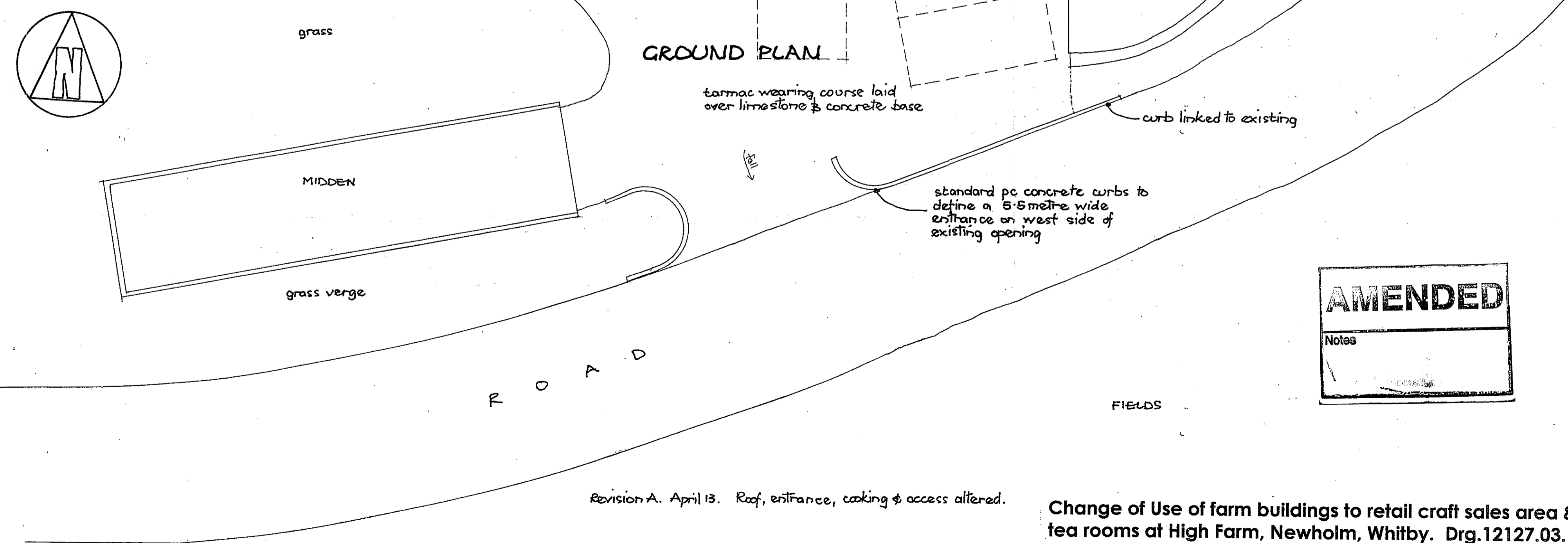
ROOF PLAN



GROUND PLAN



TYPICAL SECTION



R O A D

FIELDS

**AMENDED**  
Notes

Revision A. April 13. Roof, entrance, cooking & access altered.

Change of Use of farm buildings to retail craft sales area & tea rooms at High Farm, Newholm, Whitby. Drg.12127.03.A. Scheme plans elevations & section. Scale 1:100 at A1. Mike Swinolehurst. Architect The Stables, Wimper Hall, Garsdale, York YO10 4PP