

## **Design and Access Statement**

for

Holiday Shepherds Huts and conversion of the Lower Stable to a Holiday Let at Turgate Farm,  
Allerston YO18 7PJ

This supporting statement accompanies the Full Planning Application for the siting of five Shepherd Hut holiday accommodation units and the conversion of the lower stable building into a one bedroomed holiday let. The proposal will complement the existing and successful "Granary" holiday let on the site, which has been operating since November 2016.

As a full-time wheelchair user, I am keen to create wheelchair accessible holiday accommodation on the site to that end the proposed Stable conversion and one of the Shepherd Huts will be wheelchair accessible. The existing footpaths around the site are already accessible.

Vehicular access will be from Main Street B1415 through the established entrance (4.7m wide gateway) in the south east corner of the property. Parking for visitors/guests will be adjacent each unit as shown on the plan, all the units have only one bedroom, so each unit has parking for one vehicle, any additional spaces can be accommodated by existing parking in the farm yard.

The Shepherd Huts will be positioned to have minimal impact on near neighbours and the general view with existing hedging and further planting of shrubs and trees around the units and to the eastern boundary near the entrance. Pedestrian access to the main road (A170) will be via existing footpath and gate to the east of the Farm House to minimise noise disturbance to near neighbours. Shepherd Huts have been chosen over other types of accommodation as they are more in keeping with the surrounding farming landscape than caravans or timber chalets. Where possible reconditioned traditional Shepherd Huts will be used, if suitable units can't be sourced then new units will be built with a traditional outward appearance. The siting of the huts will be staged over 2 years with up to 3 units sited during the first year the remaining huts sited in the second year to grow the business in a sustainable manner.

The conversion of the Lower Stable will have very little effect on the outward appearance of the building and the external dimensions will remain as existing. New hardwood doors and window frames fitted with double glazed units will be stained dark brown. Two new Conservation type rooflights will be fitted into the North facing roof slope. A small garden will be established alongside the parking space to the west of the building. Shrubs to be planted to the east of the building and along the edge of the access track.

There is a strong demand for year-round holiday accommodation in the area, with the Glamping sector increasing in popularity, the area appeals to visitors who enjoy outdoor pursuits and life style, with so much on the doorstep such as the Dalby Forest with easy pedestrian and bicycle access from the site and a regular bus service to other attractions passing the site on the A170. Any increase in visitors to the locality will have a positive effect on local businesses especially pubs, restaurants and shops helping to keep these essential businesses open as they are often the only focal points for villagers.

I believe the proposal is in line with Ryedale District Council's Local Plan Strategy, SP8, SP16 and SP21e.

Garry Martin

Turgate Farm, Allerston, Pickering, North Yorkshire. YO18 7PJ