

BLACKDYKES STEADING CONVERSION

APPLICANT

Blackdykes Farm Partnership

www.blackdykes.net

TOTAL PROJECT COST

£194,500.00

£60,000
(30.8%)

£134,500

Tyne Esk LEADER Match Funding

PROJECT AIMS

- Renovate Blackdykes Steading, a Category B listed 19th century building, whilst maintaining its architectural integrity.
- Provide East Lothian with much needed new workshop spaces.
- Diversify a local farm.



PROJECT DETAIL

Blackdykes Farm Steading is situated just outside North Berwick, East Lothian. It was built in 1826 and is a Category B listed building. The redundant eastern range of the steading had never been modernised and had, prior to the Tyne Esk LEADER project, started to collapse. The applicant wanted to safeguard the steading and bring it into functional community use, and was aware of the dearth of office accommodation and workshop space in the region. Looking at projected figures the workshop space made better business sense and the project was born.



RESULTS

With help from Tyne Esk LEADER, the steading has now been renovated and converted into five workshop spaces varying in size from 40 to 80 square metres. During construction the applicant had a good number of enquiries and the space was almost filled by time of completion.

The project has not only addressed a lack of business space at time of application. The population of East Lothian, the North Berwick area in particular, is planned to increase dramatically over the next 10 years so the need for facilities is urgent and growing. The lack of rural work spaces was resulting in local businesses relocating to Edinburgh at a greater cost to them and the environment. The project has allowed businesses to remain in the region, increasing local jobs and encouraging a vibrant local economy.

The Blackdykes Steading Conversion project has also allowed Blackdykes Farm to diversify and safeguard against challenges and risks to future income. To the applicant's satisfaction, this has been done sympathetically in keeping with the character of his farm.