Ryder Ford
ASSOCIATES
DEVELOPMENT CONSULTANTS
ARCHITECTURE : PLANNING
BUILDING SURVEYING AND CONSERVA
FARM AND COUNTRYSIDE
PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 39829

PROPOSED BUILDING

Rudyard Hall

BM 232.78m

BM 216.07m

FARM TRACK

Highgate Cottage Farm

Highgate Cottages

Cattle Grid

BM 185.85m

A523

BM 185.62m

The Oaks

NORTH

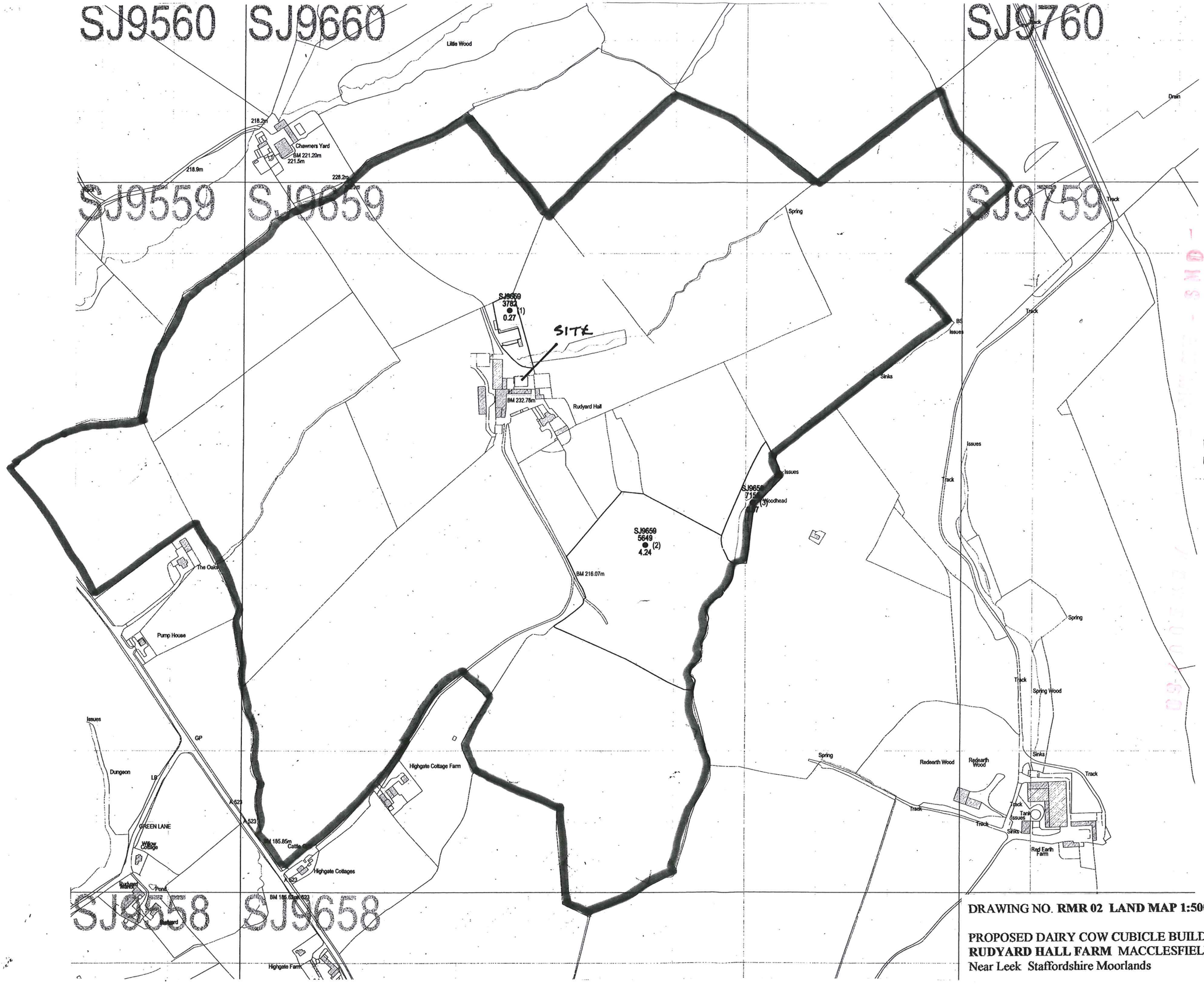
SJ9659

SJ9659

DRAWING NO. RMR 01 SITE LOCATION 1:2500

PROPOSED DAIRY COW CUBICLE BUILDING AT
RUDYARD HALL FARM MACCLESFIELD ROAD RUDYARD
Near Leek Staffordshire Moorlands

05 2009



EXTENT OF FARM LAND SHOWN THUS:-

DRAWING NO. **RMR 02 LAND MAP 1:5000**

PROPOSED DAIRY COW CUBICLE BUILDING AT
RUDYARD HALL FARM MACCLESFIELD ROAD RUDYARD
Near Leek Staffordshire Moorlands

05 2009

EXISTING BUILDING
- DRY STOCK / ISOLATION / MACHINERY

FYM

CALVES / DRY FODDER

DRY FODDER

FARM TRACK

YARD

TRAD. BARN

ROOFLIGHTS

RIDGE

OUTLINE OF HAY BARN PARTLY REMOVED

LISTED BARN

SILAGE CLAMP

FARM HOUSE

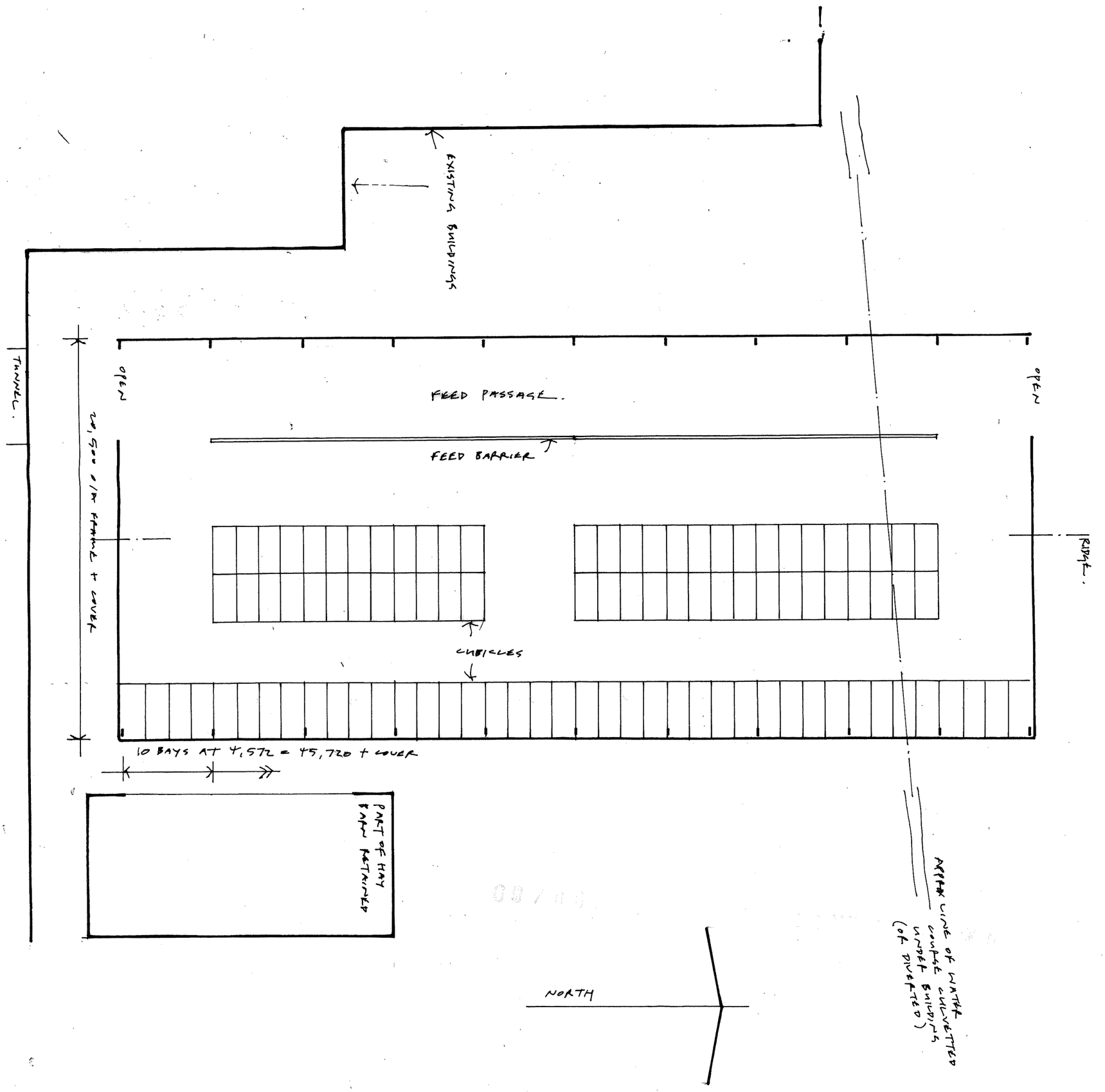
PROPOSED BUILDING

NORTH.

DRAWING NO. **RMR 03 BLOCK PLAN / ROOF PLAN 1:500**

PROPOSED DAIRY COW CUBICLE BUILDING AT
RUDYARD HALL FARM MACCLESFIELD ROAD RUDYARD
Near Leek Staffordshire Moorlands

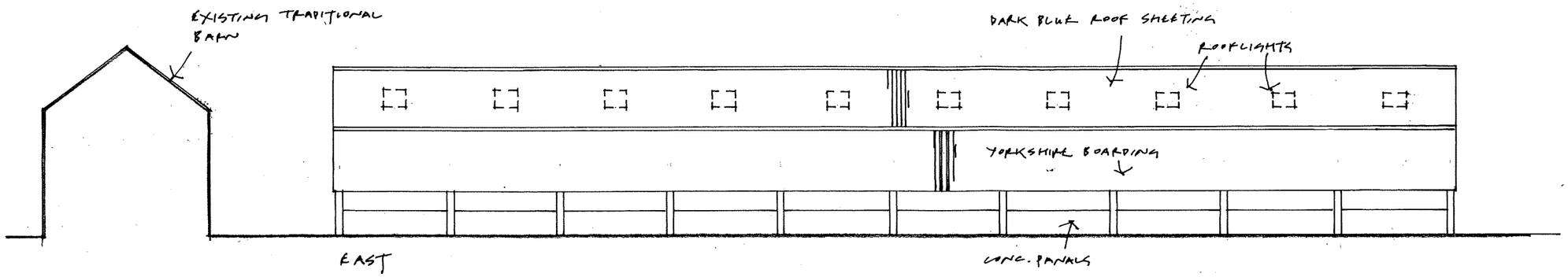
05 2009

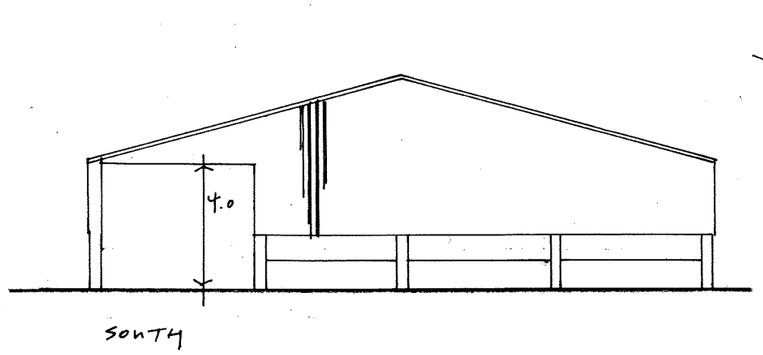


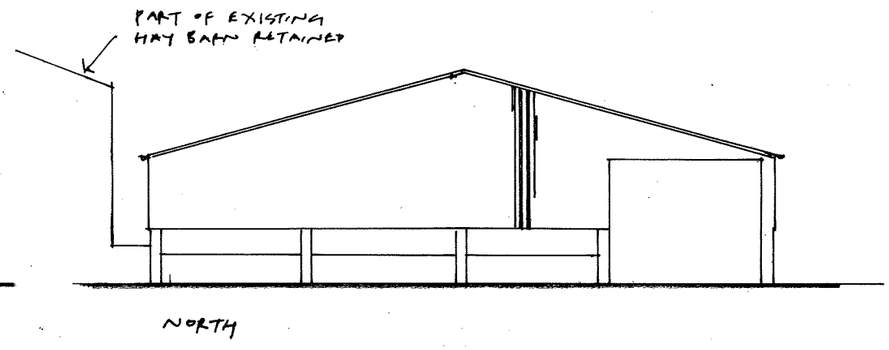
DRAWING NO. **RMR 04 BUILDING PLAN 1:200**

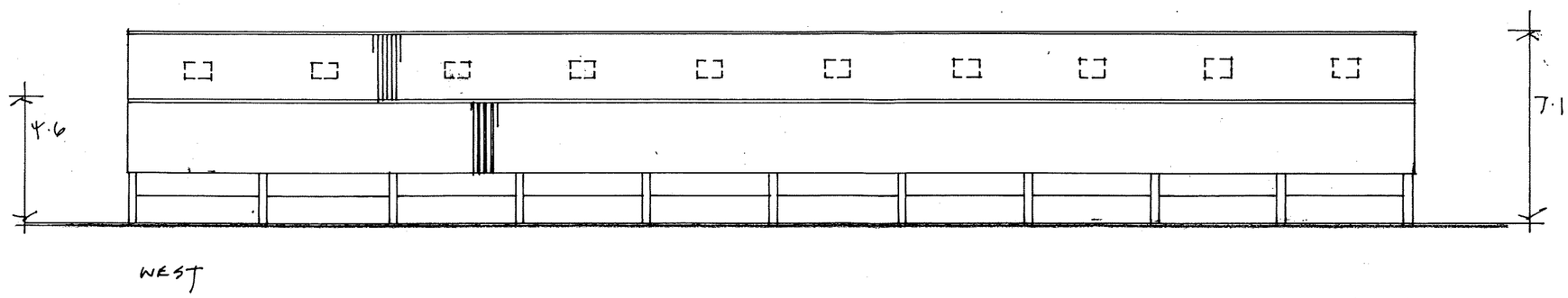
PROPOSED DAIRY COW CUBICLE BUILDING AT
RUDYARD HALL FARM MACCLESFIELD ROAD RUDYARD
Near Leek Staffordshire Moorlands

05 2009









DRAWING NO. **RMR 05 ELEVATIONS 1:200**

PROPOSED DAIRY COW CUBICLE BUILDING AT
RUDYARD HALL FARM MACCLESFIELD ROAD RUDYARD
Near Leek Staffordshire Moorlands

05 2009

DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE ERECTION OF A **DAIRY COW CUBICLE BUILDING** AT
RUDYARD HALL FARM MACCLESFIELD ROAD RUDYARD
STAFFORDSHIRE ST13 8PT

May 2009

DESIGN:

The proposal is to erect a building to provide cover and accommodation for approx. 100 dairy cows in milk.

The farm at Rudyard Hall has been established for many years and is exclusively a dairy unit.

The farm holding land surrounds the farm buildings most of which are of modern but not recent construction and others of much earlier construction most of which are Listed either in their own right or as curtilage buildings.

The farm is set in open countryside in a semi upland setting in an area devoted almost entirely to pastoral farming.

The holding extends to some 88 hectares all owned and controlled by the applicant.

The building is necessary so as to be able to accommodate the now larger type of diary cow in individual sitting / lying down compartments called cubicles. The dimensions of these cubicles are critical so that cows do not stand on each other and so as to prevent fouling of the sitting area. Cubicle housing currently in use is not large enough to accommodate the numbers now milked or the cubicles big enough to meet modern welfare standards for the size of cow milked.

The land surrounding the existing buildings is very limiting in terms of affording scope for enlargement by the addition of new buildings, usually by reason of excessive ground slope and or the presence of other structures.

The chosen site represents the only largely flat piece of ground available and has the benefit of being conveniently located adjacent to other stock buildings and crucially, the milking parlour. It has the added benefit of being very well screened by existing buildings from distant views, thereby causing minimum landscape intrusion.

The new building is distanced from the adjacent listed stone barns so as allow continued external access to the barns for maintenance.

The building plan size simply reflects the ideal and economic internal arrangement of the cubicles with attendant feed passages and standing areas etc. Eaves height is determined by the access clearance required by modern machinery for cleaning out and feed delivery.

External treatment is of the usual fibre cement roof sheeting (coloured dark blue) with inline roof lights and with the walls clad with ventilating Yorkshire Boarding to the upper part with draft proof concrete panals to the lower part.

ACCESS:

Access to the building is via the yarded areas surrounding which in turn are accessed via a private farm track which originates on the A classified Leek to Macclesfield Road. Access arrangements are to remain undisturbed.

08/00307/FUL

DRAWING NO. **RMR 06 DESIGN AND ACCESS STATEMENT / FARM DATA**

PROPOSED DAIRY COW CUBICLE BUILDING AT
RUDYARD HALL FARM MACCLESFIELD ROAD RUDYARD
Near Leek Staffordshire Moorlands

05 2009