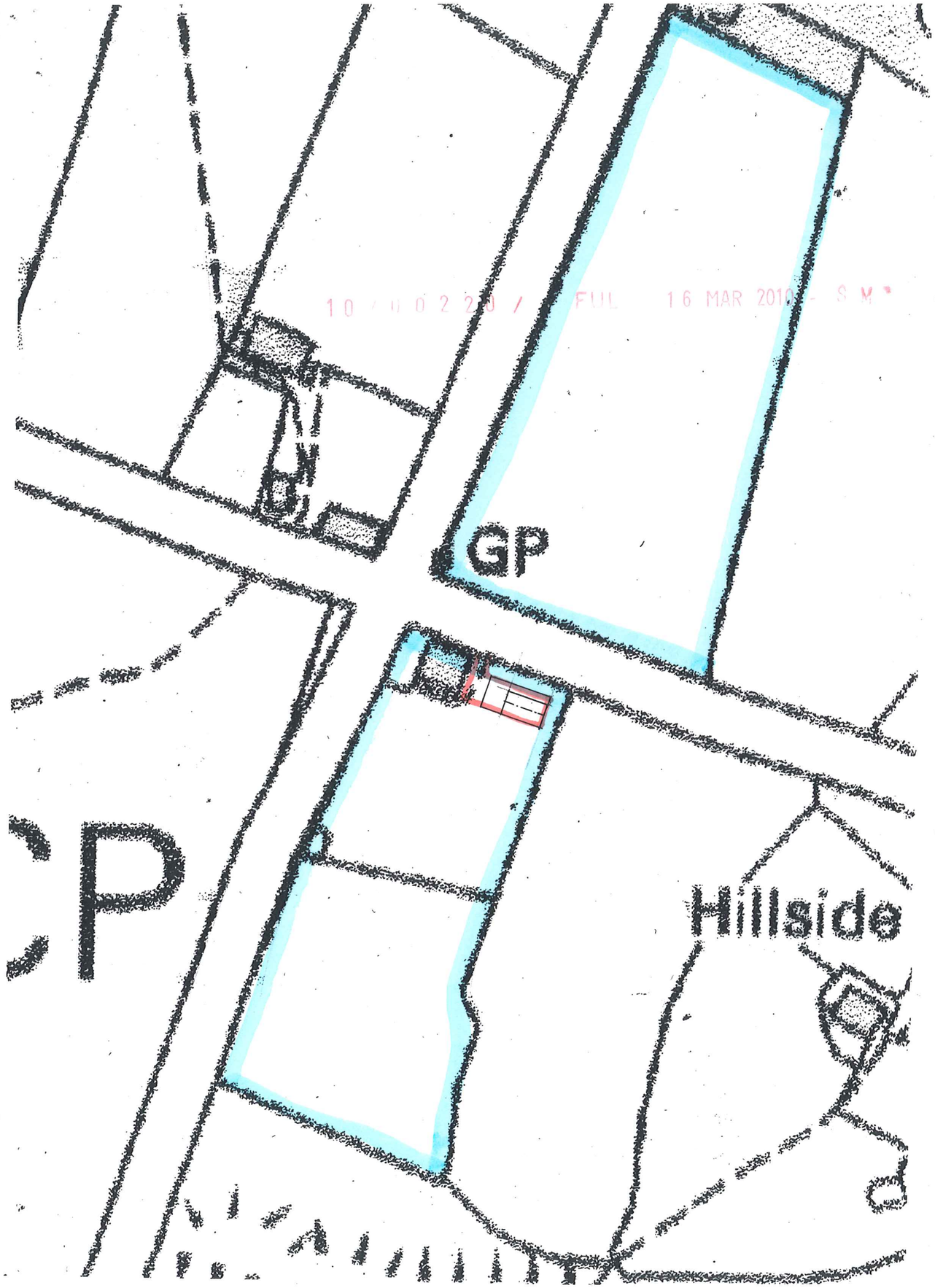


AGRICULTURAL APPRAISAL (AND DESIGN AND ACCESS STATEMENT)

The applicant is a part time stock farmer and lives at Cross Roads Cottage Farm which is the application site

The applicant acquired the farm some 2 years ago and a parcel of land adjacent (on the north side of Ipstones Edge Road) last year. He has kept beef cattle for a number of years.

The land at Cross Roads Cottage Farm extends to some 2ha with a 1ha field rented adjacent which is cropped for hay. The is a further 1 ha a few miles away held on a full agricultural tenancy and some 2 ha is rented approx. 0.5 miles from the site under a seasonal arrangement. That is: 6 ha in all.

Stocking is typically for this type of semi upland unimproved permanent grassland some 1.5 livestock units per ha. and cattle kept are aged 3 to 30 month, i.e.: weaned to killing weight or strong stores. At an average of 0.6 LU this generates 1.5 x 6/0.6 = 15 head of stock (max.).

Stock is currently winter housed in a neighbour's shed or partly outdoor reared or disposed of in the autumn.

Since purchasing the farm approx. 2 years ago, the applicant has expended considerable effort in the renovation the farm house and clearing the adjacent land of accumulated debris. He now requires to erect a modest modern building to accommodate winter housed livestock, some feed hay and his tractor and some implements.

The building takes the usual form of being an open span portal frame structure clad in sheets.

The sheets are to be dark coloured so as to better visually subsume the building into the landscape.

Ventilation of housed stock is by leaving a gap at eaves level and by leaving the doors open as appropriate.

Roof cladding is shown as corrugated steel (as the walls). This may be substituted with fibre cement sheeting of a similar corrugation and same colour. (for it's better resistance to condensation)

The building is positioned so as to be accessed from the existing short drive / track which also serves the farm house.

Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

DRAWING NO. **CII 01 SITE LOCATION 1:1250 AND AGRICULTURAL APPRAISAL**

PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING AT
CROSSROADS COTTAGE FARM IPSTONES EDGE IPSTONES
Staffordshire Moorlands

03 2010

Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

IPSTONES EDGE PUBLIC ROAD

NORTH

OUTGROWN HEDGE TO FRONTAGE BOUNDARY AND DRY STONE WALL

PROPOSED CONCRETE HARDSTANDING

EXISTING DRIVE / TRACK

PROPOSED BUILDING

DOORS

6,700 (22')

RIDGE

12,400 O/A (40')

FARMHOUSE

EXISTING CONCRETE HARDSTANDING

DRAWING NO. CII 02 SITE AND BUILDING PLAN 1:100

PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING AT CROSSROADS COTTAGE FARM IPSTONES EDGE IPSTONES
Staffordshire Moorlands

03 2010

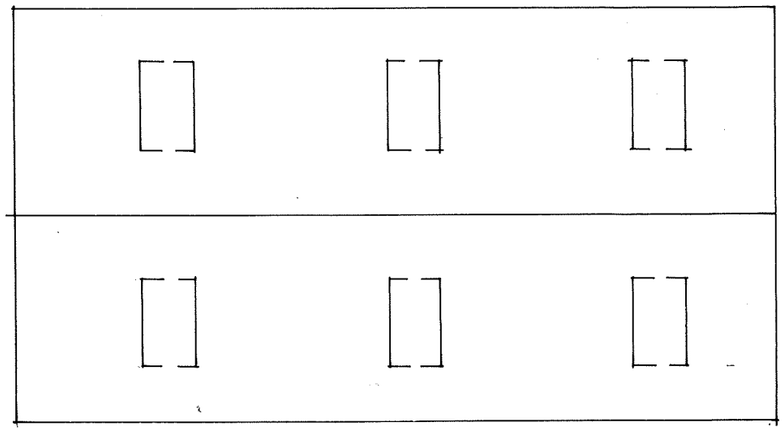
Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

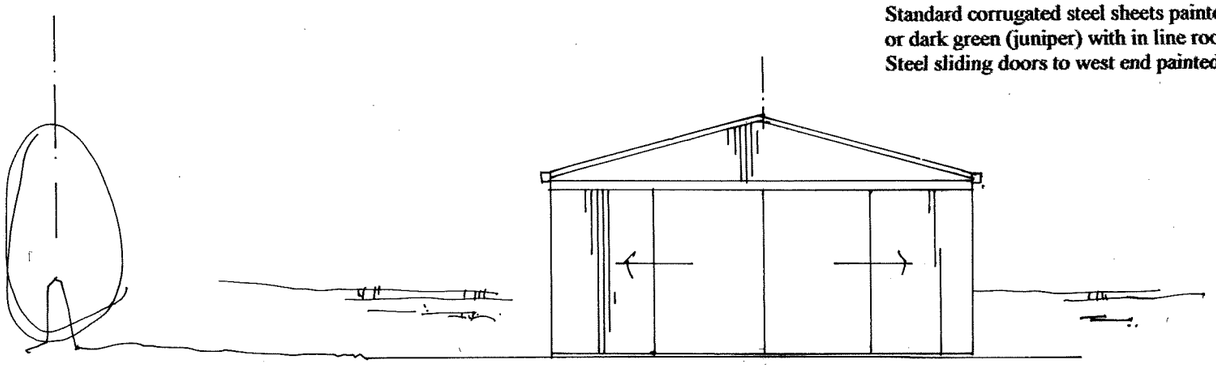
BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

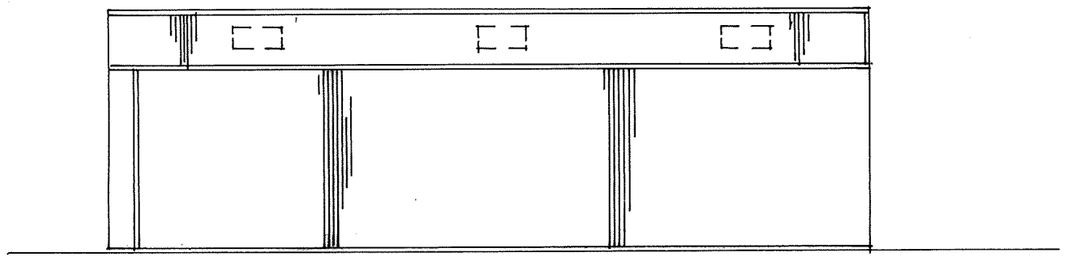


ROOF PLAN

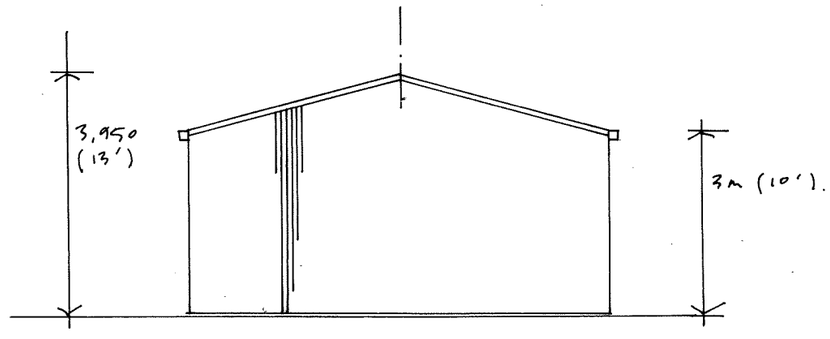
ROOF AND SIDE CLADDING
Standard corrugated steel sheets painted dark blue (slate)
or dark green (juniper) with in line roof lights
Steel sliding doors to west end painted same colour



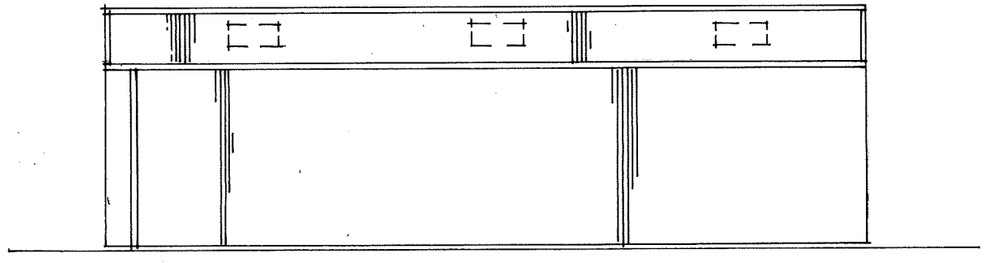
WEST – TO HOUSE



SOUTH – TO FIELD



EAST



NORTH – TO FRONTAGE

DRAWING NO. CII 03 ELEVATIONS 1:100

PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING AT
CROSSROADS COTTAGE FARM IPSTONES EDGE IPSTONES
Staffordshire Moorlands