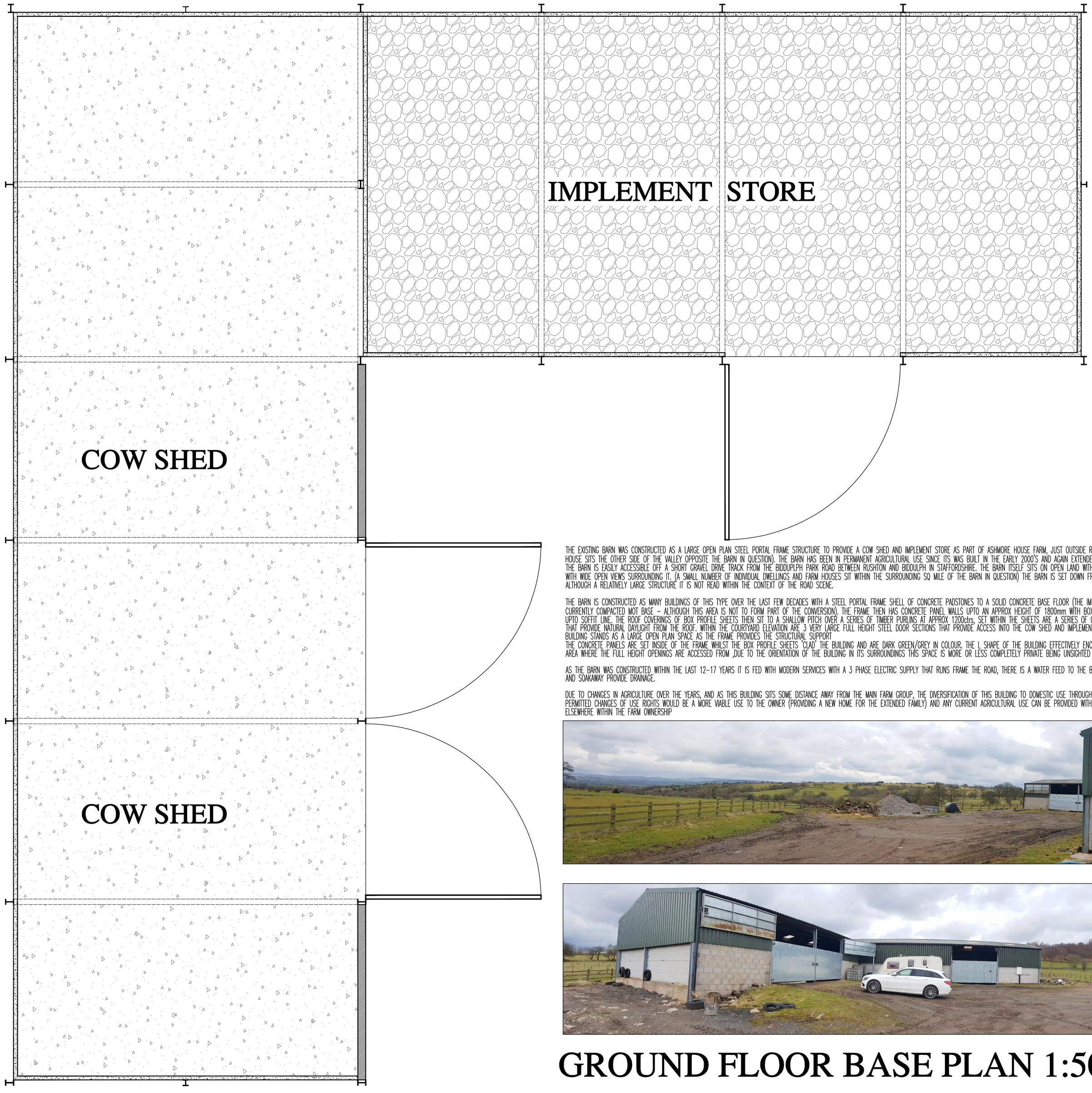

THE EXISTING BARN WAS CONSTRUCTED AS A LARGE OPEN PLAN STEEL PORTAL FRAME STRUCTURE TO PROVIDE A COW SHED AND IMPLEMENT STORE AS PART OF ASHMORE HOUSE FARM, JUST OUTSIDE RUSHTON. (THE MAIN FARM HOUSE SITS THE OTHER SIDE OF THE VALLEY OPPOSITE THE BARN IN QUESTION). THE BARN HAS BEEN IN PERMANENT AGRICULTURAL USE SINCE ITS WAS BUILT IN THE EARLY 2000'S AND AGAIN EXTENDED IN THE MID 2000'S. THE BARN IS EASILY ACCESSIBLE OFF A SHORT GRAVEL DRIVE TRACK FROM THE BIDDULPH PARK ROAD BETWEEN RUSHTON AND BIDDULPH IN STAFFORDSHIRE. THE BARN ITSELF SITS ON OPEN LAND WITHIN A GRAVEL COURTYARD WITH WIDE OPEN VIEWS SURROUNDING IT. (A SMALL NUMBER OF INDIVIDUAL DWELLINGS AND FARM HOUSES SIT WITHIN THE SURROUNDING SQ MILE OF THE BARN IN QUESTION) THE BARN IS SET DOWN FROM THE ROAD AND ALTHOUGH A RELATIVELY LARGE STRUCTURE IT IS NOT READ WITHIN THE CONTEXT OF THE ROAD SCENE.

THE BARN IS CONSTRUCTED AS MANY BUILDINGS OF THIS TYPE OVER THE LAST FEW DECADES WITH A STEEL PORTAL FRAME SHELL OF CONCRETE PADSTONES TO A SOLID CONCRETE BASE FLOOR (THE IMPLEMENT STORE IS CURRENTLY COMPACTED MOT BASE – ALTHOUGH THIS AREA IS NOT TO FORM PART OF THE CONVERSION). THE FRAME THEN HAS CONCRETE PANEL WALLS UPTO AN APPROX HEIGHT OF 1800mm WITH BOX PROFILE SHEETS ABOVE UPTO SOFFIT LINE. THE ROOF COVERINGS OF BOX PROFILE SHEETS THEN SIT TO A SHALLOW PITCH OVER A SERIES OF TIMBER PURLINS AT APPROX 1200ctrs, SET WITHIN THE SHEETS ARE A SERIES OF CLEAR PROFILE SECTIONS THAT PROVIDE NATURAL DAYLIGHT FROM THE ROOF. WITHIN THE COURTYARD ELEVATION ARE 3 VERY LARGE FULL HEIGHT STEEL DOOR SECTIONS THAT PROVIDE ACCESS INTO THE COW SHED AND IMPLEMENT STORE. INTERNALLY THE BUILDING STANDS AS A LARGE OPEN PLAN SPACE AS THE FRAME PROVIDES THE STRUCTURAL SUPPORT
THE CONCRETE PANELS ARE SET INSIDE OF THE FRAME WHILST THE BOX PROFILE SHEETS 'CLAD' THE BUILDING AND ARE DARK GREEN/GREY IN COLOUR. THE L SHAPE OF THE BUILDING EFFECTIVELY ENCLOSES A COURTYARD AREA WHERE THE FULL HEIGHT OPENINGS ARE ACCESSED FROM ,DUE TO THE ORIENTATION OF THE BUILDING IN ITS SURROUNDINGS THIS SPACE IS MORE OR LESS COMPLETELY PRIVATE BEING UNSIGHTED FROM THE ROAD.

AS THE BARN WAS CONSTRUCTED WITHIN THE LAST 12-17 YEARS IT IS FED WITH MODERN SERVICES WITH A 3 PHASE ELECTRIC SUPPLY THAT RUNS FRAME THE ROAD, THERE IS A WATER FEED TO THE BARN AND SEPTIC TANK AND SOAKAWAY PROVIDE DRAINAGE.

DUE TO CHANGES IN AGRICULTURE OVER THE YEARS, AND AS THIS BUILDING SITS SOME DISTANCE AWAY FROM THE MAIN FARM GROUP, THE DIVERSIFICATION OF THIS BUILDING TO DOMESTIC USE THROUGH THE CURRENT PERMITTED CHANGES OF USE RIGHTS WOULD BE A MORE VIABLE USE TO THE OWNER (PROVIDING A NEW HOME FOR THE EXTENDED FAMILY) AND ANY CURRENT AGRICULTURAL USE CAN BE PROVIDED WITHIN STRUCTURES ELSEWHERE WITHIN THE FARM OWNERSHIP

GROUND FLOOR BASE PLAN 1:50

EXISTING 01









AGRICULTURAL BARN - COW SHED & IMPLEMENT STORE

ASHMORE HOUSE FARM, RUSHTON

0M 1M 2M 3M

REVISIONS:

RUSHTON
AGRICULTURAL BARN / COW SHED
ASHMORE HOUSE FARM

SCALE: 1:50 | CHECKED: AJS
DATE: APRIL'18 | DRAWN: AJS

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