

PLANNING, DESIGN AND ACCESS STATEMENT

Full Planning Application for change of use to extend residential curtilage and (retrospective) regularisation application for the installation of a Klargestar Biodisc packaged sewage treatment plant at the barns.

at

Manor Barns, Norton
Malmesbury
Wiltshire
SN160JR

Prepared on behalf of Mr Peter and Mrs Pagan Hopkinson

Prepared by Peter Hopkinson Chartered Architect (RIBA)

Date: January 2026 (Rev A) – 09/02/26

CONTENTS	Page
1.0 APPLICATION	2
2.0 THE SITE	2
3.0 PLANNING HISTORY	3
4.0 PROPOSED DEVELOPMENT	
4.1 Curtilage	3
4.2 Klargester	4
4.3 Air Source Heat Pump	5
5.0 PLANNING POLICY ASSESSMENT	
5.1 National Planning Policy Framework	6
5.2 Wiltshire Local Plan	7
5.3 Wiltshire Emerging Local Plan	7
5.4 Draft Wiltshire Design Guide	8
6.0 PERMITTED DEVELOPMENT CONTEXT	8
7.0 OTHER MATERIAL CONSIDERATIONS	9
8.0 CONCLUSION	9
9.0 APPENDICES	10
9.1 Photographs	
9.2 Sustainable Drainage & Foul Drainage Strategy	
9.3 Environment Agency Klargester Permit	
9.4 Drawings	
9.5 Klargester BioDisc BC Data Sheet	

1.0. APPLICATION

On behalf of myself and my wife Pagan Hopkinson (the applicant) I have prepared and submitted a Full Planning Application (the submission) to Wiltshire Council (the Planning Authority) for the extension of the residential curtilage immediately around the converted barns, and the (Retrospective) consent for the location of a Klargestar Biodisc packaged sewage treatment plant to serve the converted barns at: Manor Barns, Norton, Malmesbury, Wiltshire, SN16 0JR (the site).

Planning Permission was granted in June 2025 for works to the Barn Conversion in accordance with approved plans and documents, under application Ref:PL/2025/00811.

This follows the granting of Prior Approval in August 2019 for the conversion of two large barns at Norton Farm, into three dwellings, utilising the Part Q Permitted Development Rights, under the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended), under application Ref: 19/06326/PNCOU.

The following Planning, Design and Access Statement has been produced to support this application and demonstrate how the extension to the residential curtilage and installation of the Klargestar Biodisc comply with the relevant national and local planning policies.

This Planning Application is further supported by the following:-

- Application Form.
- Site Location Plan as consented in August 2019 and June 2025 – PH / NMB / 001 – scale 1:1250.
- Consented Site Location Plan annotated with areas - PH / NMB / 001 Rev A – scale 1:1250.
- Proposed Site Plan showing extended curtilage areas and Biodisc location – PH / NMB / 002 – 1:500.
- Proposed Site Plan – Key to Photographs – PH / NMB / 003 – scale 1:500.
- Existing Site Plan – PH / NMB / 004 – scale 1:500.
- Proposed Site Plan – PH / NMB / 005 – scale 1:500.

2.0. THE SITE

The application site is Manor Barns, located within the vicinity of an agricultural pastoral farm. The barns that have been converted under the approved scheme were replaced with more modern facilities, larger barns constructed of blockwork and corrugated metal cladding, more suitable for the safe and hygienic running of a large dairy farm. Therefore, the redundant barns were prime for development into residential dwellings, to assist in meeting the chronic housing need in the country. The barn complex is predominantly single storey. There is a 3-storey element – the former water tower - to the west end of the barns, that is utilised as the secondary entrance. The main living space of the barns runs south west to north east, with two protruding wings, that extend out south east off the main elevation. The longest wing is single storey and the shorter, at the north east of the site, is two storey, the second storey being accommodated within the roof space.

The wider site is within a small group of structures related to the operation of the farm. These include a large, circa 800m², modern barn, a dutch barn of circa 250m² and other smaller covered sheds, and open fronted barns, all to the immediate north of the application site. To the east are the residential elements previously related to the farm and include farmhouse and agricultural worker accommodation. This is an agrarian and rural area, characterised by small clusters of settlement structures, accessed along smaller lanes, bounded by hedgerows. The farm, and the site are accessed by a private lane, that was upgraded to include passing places as a condition of the granting of prior approval, from the C Classified road further to the east. This road links to the hamlet of Norton and village of Hullavington to the south. The nearest service town is Malmesbury, approximately 5 km to the north east. The area has a long history of occupation in small settlements, benefitting from the access that is the Roman Road, The Fosse Way, as well as Norton Manor House, that the farm serviced with arable crops as well as its livestock of meat from cattle, pigs and latterly dairy.

3.0. PLANNING HISTORY

The planning history of the site is held on Wiltshire Council's planning search website, and is brief, comprising:

PL/2025/00811

Manor Barns, Norton, Malmesbury, Wiltshire, SN16 0JR

Proposed alterations to barn conversion (plots 1 and 2) permitted by Prior Approval.

Validated: 26/03/2025 Decision: Approved 06/06/2025

19/06326/PNCOU

Norton Manor Farm, Malmesbury, Wiltshire, SN16 0JR

Notification for Prior Approval for a Proposed Change of Use of Agricultural Buildings to 3 no. Dwellinghouses (Class C3), and for Associated Operational Development.

Validated: 02/07/2019 Decision: Prior Approval Required and Given 19/08/2019

19/08430/DOC

Norton Manor Farm, Malmesbury, Wiltshire, SN16 0JR

Discharge of condition 2 of application 19/06326/PNCOU

Validated: 02/09/2019 Decision: Condition Discharged 07/10/2019

4.0. PROPOSED DEVELOPMENT

This planning application is submitted to both regularise the completed installation of a Klargestar Biodisc packaged sewage treatment plant, as well as approve a

proposed extension to the residential curtilage.

4.1. CURTILAGE

The relevant areas including the residential curtilage as per 19/06326/PNCOU approved 19/08/2019, and PL/2025/00811 approved 05/06/2025, as shown on drawings PH/NMB/001 and 004 are:-

Footprint area of Manor Barns	451 sq metres
Area of residential curtilage	648 sq metres
Area of Manor Barns plot	3667 sq metres
Area of grazing pasture to the south	7014 sq metres

Following the standard two stage approach, as Part Q consents limit the residential curtilage, this application seeks to extend the approved residential curtilage in areas immediately surrounding the barns.

The proposed extension to residential curtilage is shown on drawing PH/NMB/002 and 005, and comprises 3 zones:-

A (570 sq m) Former farmyard area which was made up of hard standing around the barns, with areas of compacted ground, rough grass and common weeds. South Cerney gravel, existing red brick paths and limestone terracing have been re-established within the residential curtilage, whilst outside the curtilage grass has been re-established with ornamental grasses in freestanding corten steel planters. The aim has been to maximise the extensive 180 degree views to the south, with a minimalist low maintenance garden, which connects the residential curtilage seamlessly with the grazing pasture to the south of the plot, the deciduous treeline and the agricultural fields beyond. (Photos 1,2,3,4,5&6).

B (127 sq m) Former farmyard area immediately to the south of the cart barn where conversion works yet to be implemented. This area has been compacted and re-surfaced with South Cerney gravel, The proposal is to separate this area from the vehicle parking area, to the south and to create a small garden area for the cart barn with raised planters, retaining the recently laid gravel. (Photos 7&8).

C (125 sq m) Former narrow farmyard area to the north of the barns enclosed by a perimeter timber fence, where the original pasture grass has been retained and cut to lawn, with a low hazel hurdle fence separating this area from the vehicle access and parking area to the east. (Photos 9,10,15&16).

In summary we consider the extension to residential curtilage to be modest, justified, and integral to the functioning of the dwelling, and approval of the application is respectfully requested.

4.2. KLARGESTER BIODISC

The southern boundary of zone A envelopes the location of a Klargester Biodisc which has been installed to provide sewage treatment for the barns. There was a former dilapidated soakaway in this area and the position of the biodisc was located

slightly outside the consented residential curtilage.

The location of the biodisc (as shown on drawing PH/NMB/002) was defined by the need for:-

Compliance with the attached Sustainable Drainage & Foul Drainage Strategy – Appendix 1:-

- The biodisc is located to the south of the barns to collect the foul drainage network as indicated on the site plan.
- Correct capacity sizing (2 No families ie 12 – 18 people).

To ensure compliance with Building Regulations Part H (Drainage & Waste Disposal), the Biodisc has been located as follows:-

- A minimum 7 m distance from any habitable rooms within the south barn.
- At least 10 m from a watercourse (the watercourse is 100 metres down the sloping pasture to the south).
- Ensure minimum 1:40 to 1:60 drainage pipe fall from barn to BioDisc.
- BioDisc should be located at least 5 metres from trees, as roots can damage pipework, tanks, and drainage components – in this case over 20 metres from trees.
- Parking access for maintenance vehicles and desludging tanker within 5 metres.
- An acceptable distance from adjoining boundaries (min 3 m) – in this case 36 metres.
- Adequate cover level depth: inspection cover is fully accessible.

Environmental Compliance (England EA General Binding Rules) – see attached permit from the Environment Agency – Appendix 2

Aesthetic and General Requirements

- Photographs (11,12,13&14) are attached showing minimal visual impact of the biodisc.
- The biodisc cover has a removable hazel hurdle cover blending into the landscape, and is screened from the barns by tall ornamental grasses, and from the south, self seeding natural wildflower perennials.
- The tank cover itself is low-profile / green-coloured to blend with rural surroundings.
- There is no visual harm or domestic sprawl.
- It does not impact agricultural operations.
- Planting and fencing allows full access for regular maintenance.

In summary we confirm that no alternative location was feasible within the original curtilage, and that the biodisc is necessary for the functioning of the Class Q dwelling, and approval of the application is respectfully requested.

4.3. AIR SOURCE HEAT PUMP (ASHP)

ASHPs have been installed to provide sustainable heating and hot water for the barn conversion, without reliance on fossil fuels.

Wiltshire Council declared a climate emergency in February 2019. The use of ASHP contributes to the reduction in emissions as targeted by the Council. This aligns with Wiltshire Council's For Net Zero, and goals for the county to be Net Zero by 2030.

Under the General Permitted Development Order 2015 and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2025, which came into force 29th May 2025, 2 No ASHP's are now permitted per dwelling, each with a permitted maximum volume of 1.5 cubic metres.

There are 2 No Mitsubishi Ecodan PUZ ASHP's installed at Manor Barns, each with a volume of .514 cubic metres, totalling 1.028 cubic metres in total - We consider that the installation of the air source heat pumps at the property falls within permitted development.

5.0. PLANNING POLICY ASSESSMENT

This section assesses the proposed extension to the residential curtilage and the retrospective regularisation of the Klargester Biodisc against relevant national and local planning policies, of which the following are recognised as material considerations for the assessment of this application:

5.1 National Planning Policy Framework December 2024

National Planning Practice Guidance

5.2 Wiltshire Local Plan – Core Strategy January 2015

5.3 Wiltshire Emerging Local Plan – Submitted to the Secretary of State's Inspector for independent examination in November 2024

5.4 Draft Wiltshire Design Guide Adopted 2024

5.1. National Planning Policy Framework (NPPF)

The proposal has been formulated in accordance with the following objectives and policies of the National Planning Policy Framework:-

Sustainable Development

Paragraphs 8 and 11 - sets out the presumption in favour of sustainable development. The proposal supports the continued occupation and effective functioning of lawfully established dwellings created under permitted development rights. The modest extension of residential curtilage and the provision of compliant foul drainage infrastructure enable sustainable rural living without introducing new built form or undermining the intrinsic character of the countryside.

Design and Landscape

Section 12 - seeks high-quality, well-designed places. The curtilage extension relates closely and proportionately to the existing barn conversions, is contained within a former farmyard area, and does not project into open countryside in a manner that would result in visual harm or domestic sprawl. The biodisc installation is discreetly sited, screened, and visually unobtrusive, and therefore complies with

national design objectives.

Climate Change

Section 14 - supports development that mitigates climate change impacts. The provision of modern sewage treatment infrastructure and the associated sustainable servicing of the dwellings aligns with this objective.

Natural Environment

Section 15 - requires planning decisions to contribute to and enhance the natural environment. The biodisc is located well away from watercourses, trees, and boundaries, complies with Environment Agency General Binding Rules, and does not result in pollution risk or landscape harm. The proposal therefore accords with paragraph 174 of the NPPF.

5.2. Wiltshire Core Strategy

The development plan comprises the Wiltshire Core Strategy. The following policies are of particular relevance:

Core Policy 1 – Settlement Strategy

Whilst the site lies just outside previously defined settlement boundaries, the proposal does not introduce new residential development. Instead, it supports the continued use and proper functioning of existing lawful dwellings. The proposal is therefore compatible with the aims of Core Policy 1.

Core Policy 2 – Delivery Strategy

Core Policy 2 allows for development outside settlements where it supports existing uses and does not conflict with countryside protection objectives. The proposed curtilage extension and biodisc installation are directly related to the residential use of the site and do not prejudice rural character or agricultural activity.

Core Policy 51 – Landscape

The proposal has been carefully designed to conserve the character of the rural landscape. The curtilage extension largely encompasses previously developed or disturbed farmyard land, while the biodisc is screened and low-profile. No adverse visual impact or encroachment into open countryside results, and the proposal is therefore compliant with Core Policy 51.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

The development demonstrates a high standard of design, responding positively to local context and ensuring the site functions effectively as a residential environment. The modest scale of the curtilage extension and the sensitive treatment of boundaries ensure compliance with Core Policy 57.

Core Policy 67 – Flood Risk

The biodisc installation does not increase flood risk and complies with drainage and environmental standards. The proposal therefore accords with Core Policy 67.

5.3. Wiltshire Emerging Local Plan

Policy 4 Addressing climate change:-

Development proposals must support a move to carbon neutrality and adaptation to climate change in the following ways:-

A. Minimising carbon emissions, including by:-

- vi. taking opportunities to generate, incorporate and connect to renewable and low carbon energy infrastructure wherever feasible (in accordance with Policy 86- Renewable energy).
- vii. adopting the principles of the circular economy to reduce consumption of finite resources, reduce waste and maximise recycling; and
- viii. in the case of existing buildings, retrofitting them with measures to reduce energy consumption firstly, and secondly to have a source of renewable and/or low carbon energy, in a manner consistent with their heritage interest (in accordance with Policy 85 and Policy 86 - Sustainable construction and low carbon energy, and Renewable energy).

C. Mitigating and adapting to the impacts of climate change, including by:-

- iii. ensuring infrastructure is resilient to the impacts of climate change such as overheating, flooding, drought, storms.

5.4. Wiltshire Design Guide 2023

Following the three “golden threads” underpinning the design guide:-

- Health, Wellbeing and Community
- Sustainability and Climate Resilience
- The right homes in the right places

Section 3. Identity

3.1 “Well-designed places have a strong identity, which gives their users, occupiers and owners a sense of pride” and that applications have an understanding of specific sites with a “context or character analysis.

3.2 Expectation: Respect for and enhancement of the intrinsic local character and distinctiveness of the local area. Applications should “Celebrate heritage and draw inspiration from the previous historic landscape, rural vernacular...and respect the characteristic scale and pattern of the overall landscape and settlement including landforms, slopes and field patterns within the site and its setting, skylines, roofscapes and backdrops.

The landscaping at Manor Barns with its minimalist low maintenance garden, which integrates seamlessly into the grazing pasture to the south of the plot, the deciduous treeline and the agricultural fields beyond is entirely consistent with the principles of the Design Guide.

6.0. PERMITTED DEVELOPMENT CONTEXT

The dwellings were lawfully established under Part Q of the Town and Country Planning (General Permitted Development) Order 2015. While Part Q restricts residential curtilage, it is well established that modest extensions to curtilage may be acceptable where they are necessary for the reasonable enjoyment and functioning of the dwelling and do not result in unacceptable harm.

The biodisc installation is essential infrastructure required to serve the approved dwellings and to comply with Building Regulations and environmental legislation. No alternative location within the originally approved curtilage was feasible. This functional requirement is a significant material consideration and weighs strongly in favour of the proposal.

7.0. OTHER MATERIAL CONSIDERATIONS

The planning history of the site demonstrates an established residential use supported by recent permissions.

The proposal causes no harm to neighbour amenity, agricultural operations, or highway safety. The nearest adjacent property, Norton House and Orchard Cottage will not be impacted by this submission – In any case with this pocket of built form, the properties benefit from generous plots with pleasant gardens and plenty of space between dwellings.

The use of sustainable infrastructure aligns with Wiltshire Council climate objectives and the declared climate emergency.

8.0. CONCLUSION

When assessed against the Development Plan, the NPPF, and other material considerations, the proposed extension to the residential curtilage and the retrospective regularisation of the Klargester Biodisc are found to be policy compliant. The development is modest, justified, and necessary for the proper functioning of the lawful dwellings, and it results in no material harm.

In line with the National Planning Policy Framework, I kindly request for a timely decision to be made on the proposal. Should the Planning Authority, however, raise any issue with the proposal following submission, I would welcome any correspondence along with the opportunity to discuss this proposal, prior to the release of any formal decision.

9.0. APPENDICES

Photo 1

The Barns South Façade - Jan 2022, prior to commencement of conversion / construction work



Photo 2

The Barns South Façade – Following conversion / construction work



Photo 3

Views to the South



Photo 4

Views due South



Manor Barns Photos

Photo 5

Views to the South beyond into pasture



Photo 6

Views South West



Photo 7

South Wing and Cart Barn South Façade - Jan 2022, prior to commencement of conversion / construction work



Photo 8

South Wing and Cart Barn South Façade – Following conversion / construction work



Photo 9

Zone C - The Barns Part North Façade - Jan 2022, prior to commencement of conversion / construction work



Photo 10

Zone C - Following conversion / construction work



Photo 11

Klargester Biodisc - following installation



Photo 12

Views to the South - Klargester Biodisc screened by ornamental grasses



Photo 13

Distance views to the South - Klargester Biodisc screened by ornamental grasses



Photo 14

View to the North from the Pasture



Photo 15

View towards the Water Tower to the West from the parking area.



Photo 16

View towards the Water Tower to the West from the vehicle entrance at the North East corner of the plot.



Sustainable Drainage & Foul Drainage Strategy

Retrospective Installation of Klargester BioDisc

Site: Manor Barns, Norton, Malmesbury, Wiltshire SN16 0JR

Submitted to: Wiltshire Council Development Management

1. Introduction

This report is submitted in support of a retrospective planning application for the installation of a Klargester BioDisc package sewage treatment plant at Manor Barns, Norton, Malmesbury, Wiltshire. The report sets out the foul and surface water drainage strategy and demonstrates compliance with Wiltshire Council planning policy and Environmental Health requirements.

2. Site and Development Description

The site comprises a single residential dwelling formed from the conversion of an existing agricultural barn in a rural location in North Wiltshire. The site is not served by a public foul sewer and therefore relies on a private treatment system. The surrounding land use is predominantly agricultural, and there are no immediately adjacent sensitive receptors.

3. Policy and Regulatory Context

The drainage strategy accords with the National Planning Policy Framework, Planning Practice Guidance, Wiltshire Local Plan policies, and the DEFRA General Binding Rules for Small Sewage Discharges (England). The strategy has been prepared using wording and standards typically required by Wiltshire Council Environmental Health.

4. Foul Drainage Strategy

Foul drainage from the dwelling is treated by a Klargester BioDisc package sewage treatment plant designed and sized to serve a single dwelling. The system provides full secondary biological treatment and produces a high-quality effluent suitable for discharge to a watercourse.

Treated effluent is discharged to a nearby watercourse in accordance with the DEFRA General Binding Rules. The receiving watercourse is permanent and not dry or seasonal in nature. The discharge point is located at appropriate distances from buildings and site boundaries, with the treatment plant positioned approximately 36 metres from the nearest residential boundary. The site is not located within Source Protection Zone 1. No trade effluent is discharged to the system, which serves domestic wastewater only.

The treatment plant is maintained in strict accordance with the manufacturer's recommendations. A formal maintenance contract is in place with Environmental Drain Services Ltd, Verwood, Dorset BH21 6AZ, who are responsible for routine servicing, inspection, and ongoing operational compliance.

5. Surface Water Drainage (SuDS)

Surface water drainage is managed on-site using Sustainable Drainage Systems (SuDS) principles. The barn conversion has not resulted in a material increase in impermeable area. Roof water is discharged to permeable ground via soakaways, maintaining greenfield runoff rates and existing drainage patterns.

The site lies within Flood Zone 1, and the development does not increase flood risk on or off site. No surface water is discharged to the public sewer or highway drainage network.

6. Environmental Health Compliance

The foul drainage system has been installed to fully comply with Wiltshire Council Environmental Health requirements and the DEFRA General Binding Rules. The Klargester BioDisc provides an enhanced level of treatment compared to a septic tank, significantly reducing the risk of pollution to controlled waters. The permanent nature of the receiving watercourse, the separation distance from residential boundaries, and the ongoing maintenance regime collectively ensure that the installation does not give rise to nuisance, pollution, or public health concerns. Should regulatory requirements change, the applicant will liaise with

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/ZB3598EW

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

Peter Hopkinson ("the operator"),

of

Norton Manor Barns

Norton

Malmesbury

Wiltshire

SN16 0JN

to operate a water discharge activity at

Norton Manor Barns

Norton

Malmesbury

Wiltshire

SN16 0JN

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Helen Marston	29/09/2022

Authorised on behalf of the Environment Agency



Environment
Agency

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Peter Hopkinson

Package treatment plant serving

Norton Manor Barns

Norton

Malmesbury

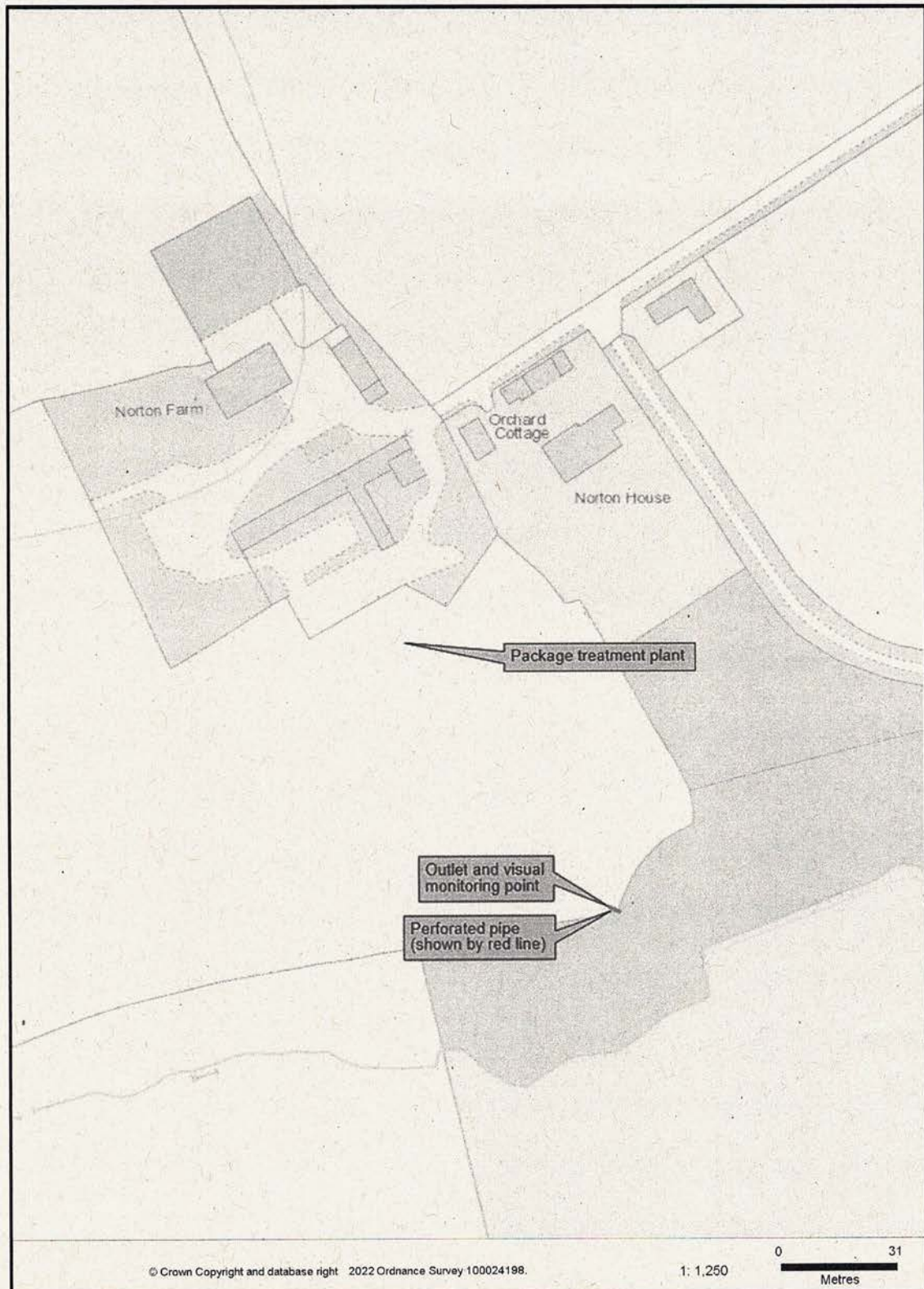
Wiltshire

SN16 0JN

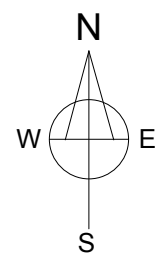
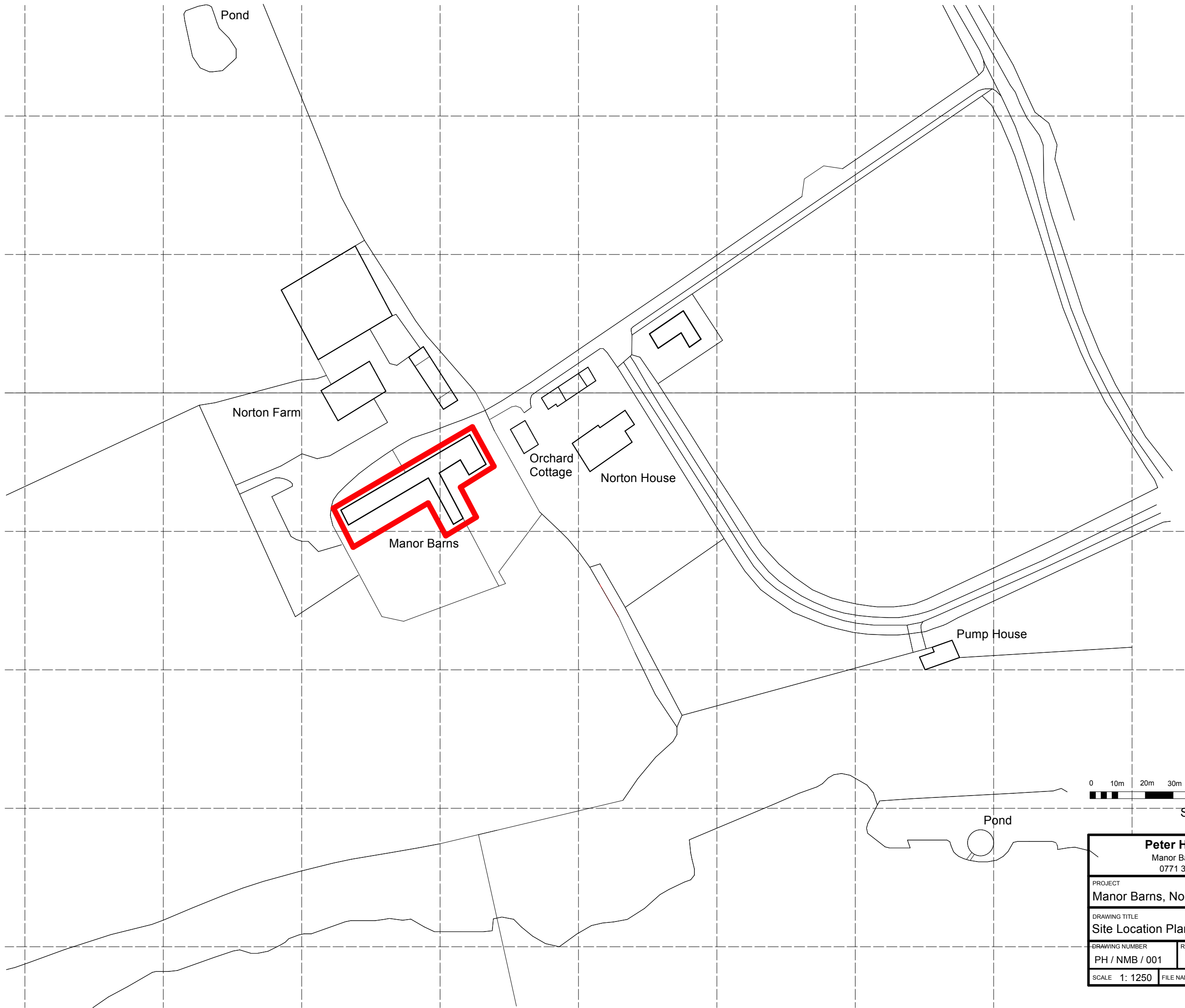
Permit number

EPR/ZB3598EW

Schedule 7 – Site plan

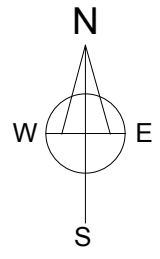
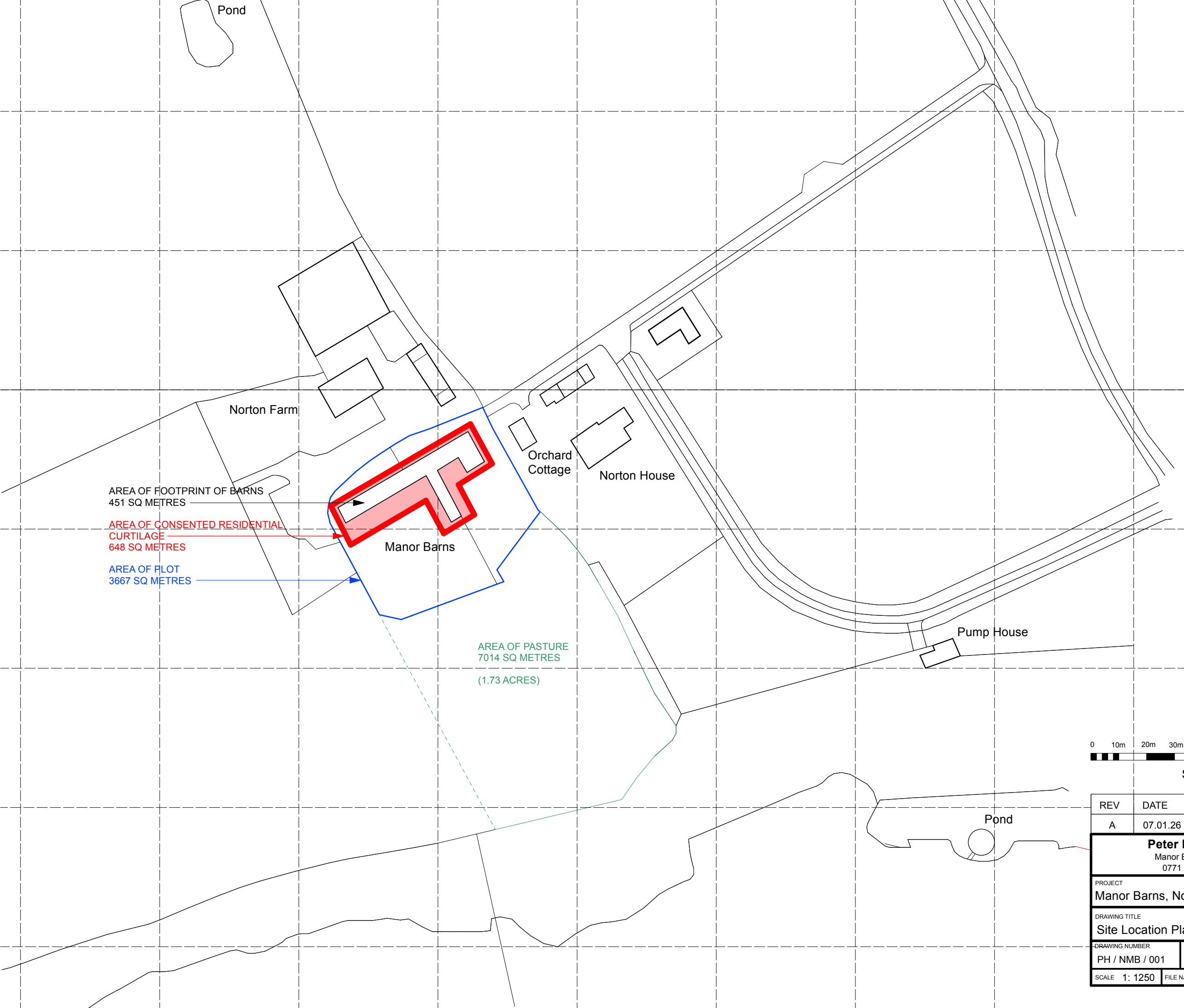


END OF PERMIT

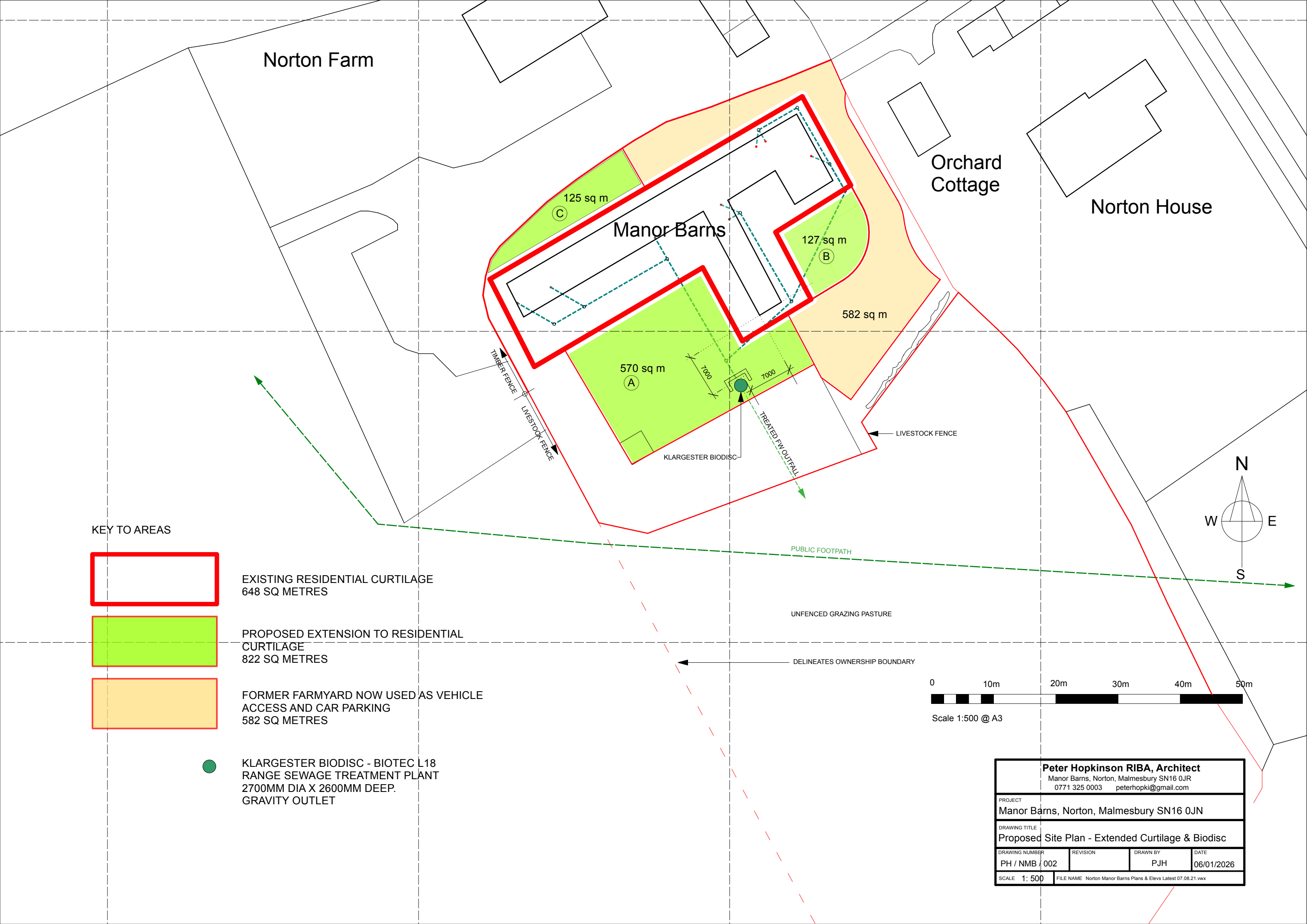


Scale 1:1250 @ A3

Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com			
PROJECT Manor Barns, Norton, Malmesbury SN16 0JN			
DRAWING TITLE Site Location Plan			
DRAWING NUMBER PH / NMB / 001	REVISION	DRAWN BY PJH	DATE 07/08/2021
SCALE 1: 1250	FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		



REV	DATE	NOTES
A	07.01.26	Areas Added
Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com PROJECT Manor Barns, Norton, Malmesbury SN16 0JN DRAWING TITLE Consented Curtilage annotated Site Location Plan with Areas DRAWING NUMBER PH / NMB / 001 REVISION A DRAWN BY PJH DATE 07/08/2021 SCALE 1: 1250 FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		



KEY TO AREAS



EXISTING RESIDENTIAL CURTILAGE
648 SQ METRES



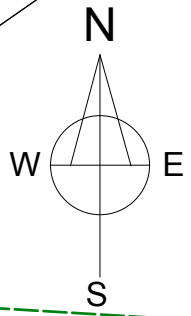
PROPOSED EXTENSION TO RESIDENTIAL
CURTILAGE
822 SQ METRES



FORMER FARMYARD NOW USED AS VEHICLE
ACCESS AND CAR PARKING
582 SQ METRES



KLARGESTER BIODISC - BIOTEC L18
RANGE SEWAGE TREATMENT PLANT
2700MM DIA X 2600MM DEEP.
GRAVITY OUTLET

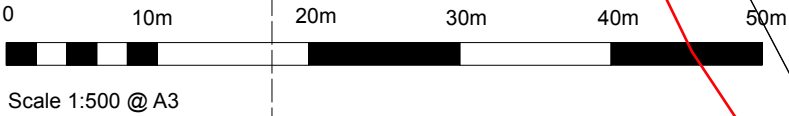


Scale 1:500 @ A3

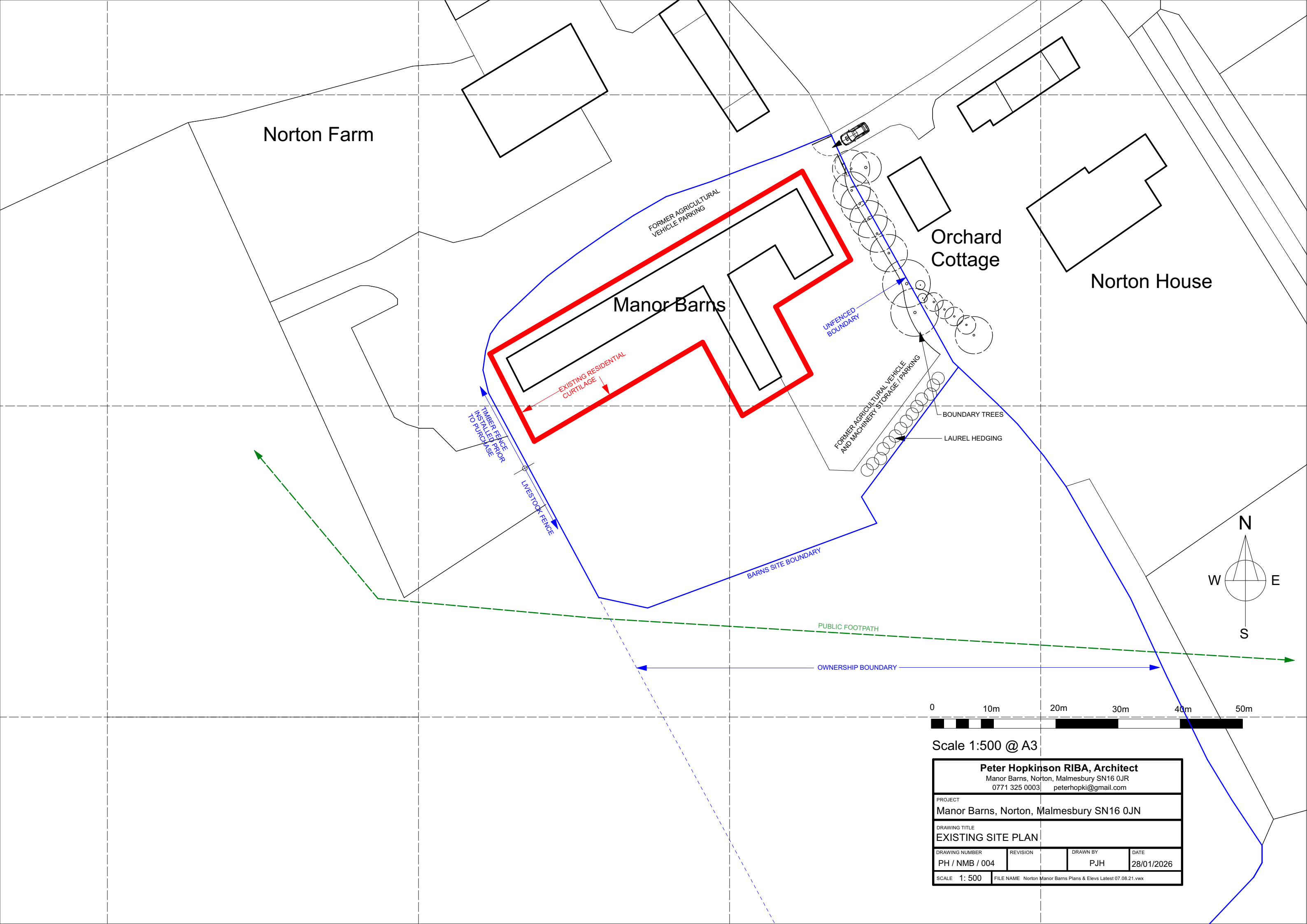
Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com			
PROJECT Manor Barns, Norton, Malmesbury SN16 0JN			
DRAWING TITLE Proposed Site Plan - Extended Curtilage & Biodisc			
DRAWING NUMBER PH / NMB / 002	REVISION	DRAWN BY PJH	DATE 06/01/2026
SCALE 1: 500	FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		



Photo 1 The Barns South Facade - Jan 2022, prior to commencement of conversion / construction work	Photo 2 The Barns South Facade - Following conversion / construction work	Photo 3 Views to the South	Photo 4 Views East South	Photo 5 Views South West	Photo 6 South Wing and Cart Barn South Facade - Jan 2022, prior to commencement of conversion / construction work	Photo 7 South Wing and Cart Barn South Facade - Following conversion / construction work	Photo 8 Views South West
Photo 9 Zone C - The Barns Part North Facade - Jan 2022, prior to commencement of conversion / construction work	Photo 10 Zone C - Following conversion / construction work	Photo 11 Kilgusker Stables - Following installation	Photo 12 Views to the South - Kilgusker Stables screened by ornamental grasses	Photo 13 Distance views to the South - Kilgusker Stables screened by ornamental grasses	Photo 14 Views to the South from the Pavilion	Photo 15 View towards the Water Tower to the West from the parking area	Photo 16 View towards the Water Tower to the West from the vehicle entrance at the North East corner of the plot



Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com			
PROJECT Manor Barns, Norton, Malmesbury SN16 0JN			
DRAWING TITLE Proposed Site Plan - Key to Photographs			
DRAWING NUMBER PH / NMB / 003	REVISION	DRAWN BY PJH	DATE 07/01/2026
SCALE 1: 500	FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		



Norton Farm

Manor Barns

Orchard Cottage

Norton House

FORMER AGRICULTURAL
VEHICLE PARKING

UNFENCED
BOUNDARY

EXISTING RESIDENTIAL
CURTILAGE

TIMBER FENCE
INSTALLED PRIOR
TO PURCHASE

LIVESTOCK FENCE

FORMER AGRICULTURAL VEHICLE
AND MACHINERY STORAGE / PARKING

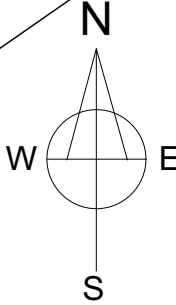
BOUNDARY TREES

LAUREL HEDGING

BARNs SITE BOUNDARY

PUBLIC FOOTPATH

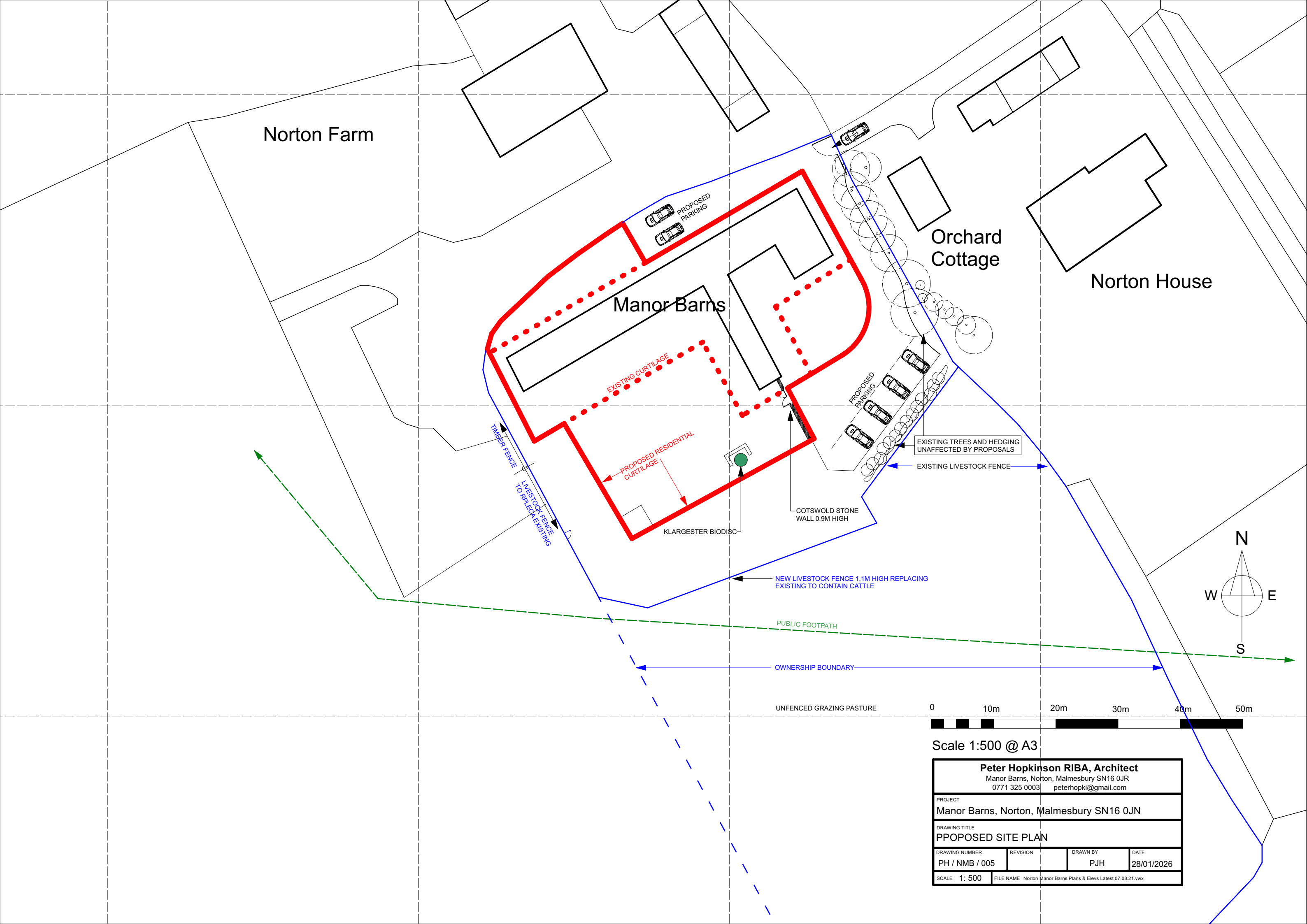
OWNERSHIP BOUNDARY



0 10m 20m 30m 40m 50m

Scale 1:500 @ A3

Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com			
PROJECT Manor Barns, Norton, Malmesbury SN16 0JN			
DRAWING TITLE EXISTING SITE PLAN			
DRAWING NUMBER PH / NMB / 004	REVISION	DRAWN BY PJH	DATE 28/01/2026
SCALE 1: 500	FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		



Norton Farm

Orchard
Cottage

Norton House

Manor Barns

EXISTING CURTILAGE

PROPOSED RESIDENTIAL
CURTILAGE

TIMBER FENCE
LIVESTOCK FENCE
TO REFLECT EXISTING

KLARGESTER BIODISC

COTSWOLD STONE
WALL 0.9M HIGH

NEW LIVESTOCK FENCE 1.1M HIGH REPLACING
EXISTING TO CONTAIN CATTLE

PROPOSED
PARKING

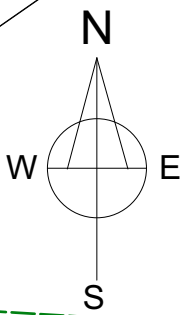
EXISTING TREES AND HEDGING
UNAFFECTED BY PROPOSALS

EXISTING LIVESTOCK FENCE

PUBLIC FOOTPATH

OWNERSHIP BOUNDARY

UNFENCED GRAZING PASTURE



0 10m 20m 30m 40m 50m

Scale 1:500 @ A3

Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com			
PROJECT Manor Barns, Norton, Malmesbury SN16 0JN			
DRAWING TITLE PPOPOSED SITE PLAN			
DRAWING NUMBER PH / NMB / 005	REVISION	DRAWN BY PJH	DATE 28/01/2026
SCALE 1: 500	FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		

Water Management Solutions

7 YEAR
WARRANTY

Klargester

BioDisc® BA-BC Domestic Sewage Treatment Plant Range



klargester.co.uk

Klargester BioDisc®

Domestic Sewage Treatment Plant

Support from start to finish from our in-house team



Step 1

Free survey

Contact us and we'll arrange for a local Klargester Area Sales Manager to visit your home for a full site assessment, should you need it.



Step 2

Choice

Our professional team will work with you to help choose the correct BioDisc model.



Step 3

Set up

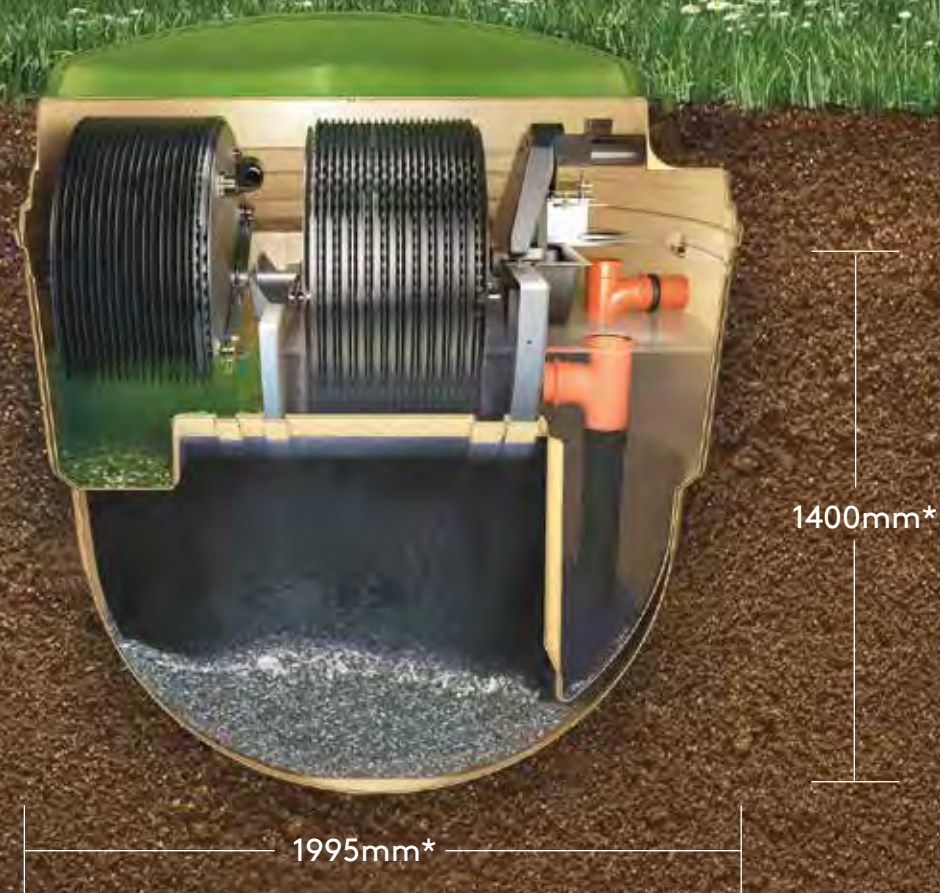
We offer full commissioning and activation for your BioDisc, ensuring it runs optimally right from the start.



Step 4

Service

We offer tailored service and maintenance packages for your BioDisc treatment plant.



*Dimensions illustrated here are applicable to the BA and BB models only.

Choosing the right sewage treatment plant for your home with Klargester

I'm a homeowner - what do I need to consider before choosing my treatment plant?

Klargester provides relevant advice and support throughout the wastewater treatment purchasing process based on our in-depth local knowledge and expertise. We offer comprehensive free site visits, professional installation options (optional extra) and aftersales care through our national network of accredited installers and engineers.

BioDisc is Third Party Tested to EN 12566-3 (GB & NI) and SR66:2025* (IE)

The Klargester BioDisc sewage treatment system is available to suit all types of domestic applications, catering for single and multi-house properties. BioDisc is engineered to treat wastewater to a very high standard and offers affordable lifetime costs compared to other treatment processes.

Our team will guide you through:

- Size of treatment plant required
- Ground conditions around the plant
- Wastewater discharge options
- Invert level options

Why BioDisc®?

With strict Environment Agency standards, it's more important than ever to choose a sewage treatment plant that delivers peace of mind with reliable treatment of wastewater.

The Klargester BioDisc is built on the back of 70 years' experience and offers the following benefits:

7 YEAR WARRANTY**

Product benefits



Affordable lifetime running costs



Odour free



Trusted and reliable performance



Silent Operation

At a recent site, our team concluded that the domestic BioDisc has the same level of noise as the average ambient background noise outside (between 40-55 decibels).*



40-55 DECIBELS



75-80 DECIBELS

Typical aerated system
Decibel equivalent to a coffee grinder machine

Domestic BioDisc
Decibel equivalent to a modern refrigerator

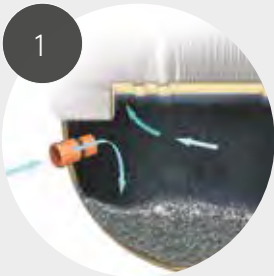
*This is a representative figure based on a Large BioDisc plant.

Register your guarantee online at kingspan.co.uk/klargesterguarantee to arrange your service and enjoy an extended seven year guarantee period.**
** For BA and BB BioDisc models only, when registered online - terms and conditions apply.
Visit: kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms

*BA and BC models only in IE

How it works

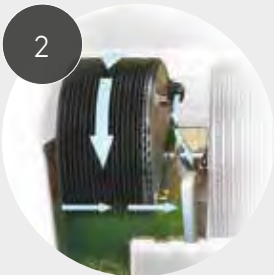
1



Primary settlement tank

Wastewater and sewage flows into the primary settlement tank where the large solids are retained for future removal.

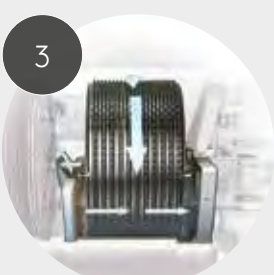
2



First stage biological treatment

The liquor and fine solids then flow into the Biological Treatment Zone 1 where the first stage of treatment occurs.

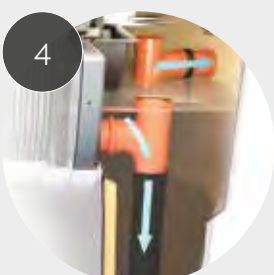
3



Second stage biological treatment

The liquor is then fed forward at a controlled rate into Biological Treatment Zone 2 for further treatment.

4



Final settlement tank

The clean liquid passes into the final settlement tank where it can be discharged to ground or water course.





SmartServ Pro

Ask us about our SmartServ Pro remote monitoring solution (optional extra). With early fault detection, SmartServ Pro lets you know when your system needs serviced, giving you peace of mind. Find out more at helpingyou@kingspan.com



Integrated Pump System also available (for pumped systems only). Our technical team will guide you through the best options for your site.

Book your free site visit from our in-house Klargester team at klargester@kingspan.com or visit klargester.co.uk

Silent operation



Odour Free



Trusted and reliable performance

Technical Specification

Unit Reference	BA	BAx	BB	BC
Population Equivalent (Std Flow)	6	9	12	18
Maximum Daily BOD (kg)	0.36	0.54	0.72	1.08
Maximum Daily Flow (m3)	1.2	1.8	2.4	3.6
Ø/Width (mm)	1995	1996	1995	2450
Length (mm)	-	-	-	-
Inlet Invert depth (mm)	450/750/1250	450/750/1251	450/750/1250	600/1100
Depth Below Inlet Invert (mm)	1400	1400	1400	1820
Outlet Invert Depth (mm)	1315	1315	1315	1735
Overall Height (mm)	2160/2460/2960	2160/2460/2960	2160/2460/2960	2825/3325
Height to Rim of Cover (mm)	1945/2245/2745	1945/2245/2745	1945/2245/2745	2485/2985
Empty Weight (kg)	310/325/380	310/325/380	335/350/405	650/750
Standard Power Supply	1 phase	1 phase	1 phase	1 phase
Motor Rating - 1 Phase (Watts)	50	50	50	75
Full Load Current 1 Phase (amps)	0.51	0.51	0.51	1,1
Optional Power Supply	3 phase	3 phase	3 phase	3 phase
Motor Rating - 3 Phase (Watts)	N/A	N/A	N/A	90
Full Load Current 3 Phase (amps)	N/A	N/A	N/A	0.38
Sludge Return Pump Rating (watts)	250	250	250	250

Invert level options
Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The BA, BB and BA-X models are available with an integral pump to move the effluent from the point of treatment, if site level demands.

Environment Agency regulations

As an off-mains homeowner, you must comply with the General Binding Rules by ensuring your treatment system is maintained properly and does not cause pollution. These rules state that you must arrange regular maintenance for your system, via a trusted service provider. Kingspan Service can help with servicing and alarm packages –email helpingyou@kingspan.com.

Protect your investment with our Service and Maintenance Plans

We recommend that you service your BioDisc sewage treatment plant **once a year**. Under Environment Agency regulations, it's now your responsibility to ensure smooth running of your plant.

Our in-house Service department offer a range of service packages including Gold, Silver and Bronze

to cater for all homeowners' needs.

To find out more about how you could benefit from a tailored service package from Kingspan, call us on **+44 (0)28 3026 6799 (NI) or 0818 544 500 (ROI)** or email helpingyou@kingspan.com

For further technical information & videos on the BioDisc treatment plant visit our website at klargester.co.uk

Contact Details

UK

Kingspan Water & Energy Ltd.

College Road North
Aston Clinton | Aylesbury
Buckinghamshire | HP22 5EW

T: +44 (0) 1296 633 033

F: +44 (0) 1296 633 001

E: klargester@kingspan.com

www.klargester.co.uk

Kingspan Water & Energy Ltd.

Service Office Details:

180 Gilford Road
Portadown | BT63 5LF

T: NI: +44 (0)28 3836 4600

ROI: 0818 543 500

E: helpingyou@kingspan.com

www.kingspanservice.com

We take every care to ensure that the information in this document is accurate at the point of publication. Specification may vary (within a small parameter) due to manufacturing process variations or environmental conditions. All images are for illustration purposes only and should not be taken as binding. The actual product may vary, and specification/dimensions/colour/other attributes may differ.

To ensure you are viewing the most recent and accurate product information, please scan the QR code to the right.

©Kingspan and the Lion Device are Registered Trademarks of the Kingspan Group plc in the UK, Ireland and other countries. All rights reserved. Registered in Country No.NI017631. Registered Office: 180 Gilford Road, Portadown, Co. Armagh, BT63 5LF. VAT GB412 5124 03

04/2025_v6_5010.01_gb

