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Design and Access Statement

Mulberry Barn, Bishopsdown

Backup Generator Installation

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DESIGN STATEMENT

1.00 Site Address:

1.01 Mulberry Barn, Wolferstan Drive, Bishopdown, Salisbury, SP1 3XZ

2.00 Introduction:

2.01 This document has been prepared by Witcher Crawford Architects and contains the design documentation supporting a formal planning application to Wiltshire Council. The proposal is for the installation of a backup generator adjacent to a detached garage at Mulberry Barn, Bishopdown, Salisbury.

2.02 The proposal is being made to install a backup generator to serve the property in order to power the essential equipment and environmental controls required by the disabled resident during power outages, of which there have been several in recent times. The resident needs two carers in-house 24 hours a day, 7 days a week, and various powered equipment for his ongoing care.

2.03 Consideration has been given to the Wiltshire Core Strategy (Adopted 2015), the Salisbury District Local Plan (Saved Policies), The National Planning Policy Framework (2024), and the Planning (Listed Building and Conservation Areas) Act 1990.

3.00 Site Surroundings

3.01 Mulberry Barn is located on Wolferstan Drive, approximately 1.5 miles North-North-East of Salisbury centre, within the Bishopdown residential area. The property lies within the Salisbury Principal Settlement Boundary. Wolferstan Drive is a private road of gravel make and Mulberry barn is located on the northwest corner of its 90 degree bend. A public footpath cuts south through Wolferstan Drive from St Thomas Way to St James Close, offering a brief vantage point of the front of the property, there are no other public vantage points.

3.02 The site was formerly a farm, but the property is now surrounded by modern estate housing constructed in the 1990's and by some older domestic properties including another converted former agricultural building, which is listed.

3.03 The property is bounded from the North-West to the North-East by high level fencing and vegetation, offering a good level of privacy to the rear garden and the plots of the neighbouring properties.

4.00 Existing Site and Building

4.01 Mulberry Barn is one of three terraced properties within the grade II listed 'Barn at Bishopdown', which the listing applies to (List Entry Number: 1023852). The full listing text has been included at the end of this section.

4.02 The property was first listed in 1987, prior to its conversion into 3 residential units (Wolferstan Barn, Tythe Barn and Mulberry Barn) and as such the listing text is somewhat out of date. During the conversion of the barn, it was completely dismantled, and the ground level

significantly reduced, to enable for a 'new build' ground floor structure, upon which the majority of the old timber frame was placed. All walls, floor, rafters and roof coverings are completely new from the 1990's and the building, as a whole, is now a very regimented domestic looking structure that is somewhat different to the original agricultural barn. The property was further extended to the rear in 2023, which included further adaptations to meet the needs of the disabled resident.

- 4.03 Mulberry Barn is the property to the northern end of the full barn structure. It occupies a moderately sized plot, which contains a modern detached garage, with neighbouring properties on all sides, separated by high level fencing and vegetation. The site comprises of a driveway off Wolferstan Drive that runs along the northside of the property to the front of the detached garage which is set behind the rear of the barn. The disabled resident's wheelchair adapted minibus is driven to the front of the garage and level wheelchair access is provided at the rear of the property. Carers and family cars are parked on the drive, but this can restrict access for the minibus as it requires cars to be out of the way.

4.04 SU 13 SE LAVERSTOCK A30 (off West Side)

2/174 Barn at Bishopdown Farm II GV Large barn in farm group. C18 and C19. Horizontal weather-boarding on timber framework on brick cill walls, plain tile roofs. A long barn in two sections but with continuous ridge-line, set at right angles to granary (q.v.). Towards the yard are two hipped cart porches, that to the left with corrugated-iron clad doors, that to right with full height plank doors. Lean-to to left half and to right of right porch not of special interest. Return gable to right is half-hipped, and has full height pair of inserted metal-clad doors; left return gable half-hipped, and wall in brickwork, with a loading opening above central door opening flanked by single lights, all of these openings with half-brick segmental heads. Brickwork, in English bond, returns for one bay, and this bay is closed internally by a brick cross-wall. Long far elevation has one pair of flush doors, and one hipped porch, the latter flanked by swept-down roof. There is one 6-parted casement towards the left end. Interior has a total of 10 bays: the northern end (nearer the granary) is C19 with queen-post trusses and 2 purlins, mostly bolted structure; the bay nearest the gable doors has been modified to permit entry of very high loads. The C18 section, also in 5 bays, has strutted queen-post trusses and 2 purlins, and has a narrow aisle to the west side. Apart from some later additions on the yard (east) side, this is a fine barn in mostly original condition. It makes an important complement to the large granary lying at right angles c 6m to the north-east.

Listing NGR: SU1559632130

5.00 Proposals

- 5.01 This application seeks permission to install a backup generator to serve the property during power outages. The owner of the property is disabled and requires essential equipment and environment controls as part of the ongoing care, which becomes a high risk to them when interrupted over prolonged power outages. As the backup generator is intended for power outages only, it will have limited usage and will not be running under normal circumstances.
- 5.02 The proposed generator is the Hyundai 22kW Single-Phase Diesel Generator (DHY22KSEm). This model has been recommended by a registered installer based on their loadings calculations of the property with the intent purpose of supporting the property in case of prolonged power outages. The backup generator is housed within a 'silenced

canopy' reducing the running noise level to 66dB at 7m. The specification sheet for the backup generator has been included with this application.

- 5.03 The generator has been set toward the back of the garage at the northern corner of the site. This keeps the generator well away from the listed barn, with the detached garage adding further separation. There is limited view of the proposed location from Wolferstan Drive, which serves as the public vantage point, and an existing driveway gate provides additional screening of the garage. However, it is also proposed to install a close boarded timber gate on the side of the garage to completely screen the generator from view.

6.00 Materials

- 6.01 The existing paving will be made good around the concrete base. The gate concealing the generator will be constructed out of treated close boarded timber, which is in keeping with the cladding on the listed building.

7.00 Trees and Landscaping

- 7.01 No trees or landscaping will be affected by the works.

8.00 Access

- 8.01 Access onto the site will not be altered by this application.

9.00 Flood Assessment

- 9.01 The property sits outside of flood risk zones 2 and 3.
- 9.02 The property sits within an area where a risk of groundwater emergence is present. The works listed in this application will not affect the risk of flood to the property.



Image 1
The existing rear elevation of Mulberry Barn.



Image 2 (left)
The view toward the detached garage from the front of the property.



Image 3 (right)
The view of the side of the detached garage where the backup generator will be located