

DESIGN AND ACCESS STATEMENT

Storage barn at The Old Malthouse, Broadchalke Road, Bishopstone, Salisbury SP5 4AF

1. Introduction

This Design and Access Statement supports the planning application for the replacement of a derelict agricultural barn with a new storage barn, to be used in conjunction with the dwelling at The Old Malthouse, Broadchalke Road, Bishopstone SP5 4AF. The proposed structure will provide secure storage for private domestic vehicles, beekeeping equipment and paddock maintenance equipment.

2. Context and Site Analysis

The proposed barn is located where there is clear evidence of an existing structure and is close to other buildings in order to minimise the impact on the wider landscape.

The footprint of the proposed barn is similar to the size of the existing derelict building, but the proposed location is 3m further from the southern field boundary in order to provide clearance for the telegraph pole and stay positioned there. This also enables some of the existing trees to be retained between the barn and the southern field boundary to provide an element of screening.

The existing building is in a dilapidated condition and is beyond repair, but the existing elevations plan (drawing SCN3232-02) shows what is believed to have been the size of the original structure based on the evidence available. Photographic evidence of the existing structure has been provided (document SCN3232-04) along with a historic photograph showing the original structure (document SCN3232-04-A).

The height of the proposed building (4.573 metres to the roof ridge) is less than the original building on the site. This keeps the building's profile lower than the adjacent buildings.

The proposed barn is aligned parallel with the existing eastern boundary fence with both the pedestrian and roller shutter doors on the north western elevation to avoid any openings on side facing the prevailing weather, and to minimise the impact on the remainder of the field by allowing straight access to the field entrance.

The owner/occupiers of the dwelling immediately adjacent to the site (The Old Farmhouse, Pitts Lane) are supportive of this application and have written a letter as confirmation of this (document SCN3232-09).

3. Appearance and Materials

The design adopts a traditional rural appearance, and materials have been selected to ensure the building weathers naturally and blends into the rural backdrop.

The 30-degree pitch of the proposed barn is steeper than might normally be expected for a storage barn in order to be in line with the building previously on the site and in order to blend with the adjacent dwellings. This also mirrors the pitch of the garage building adjacent to The Old Malthouse at the opposite end of the paddock.

The walls are clad in horizontal timber weatherboarding in line with historic/traditional buildings in the village and is comparable to the unpainted timber cladding on the adjacent dwelling (The Old Farmhouse, Pitts Lane, Bishopstone SP5 4DQ) and the garage building adjacent to The Old Malthouse – see photos below.



The roof is constructed from black metal profile sheeting to identify the nature of the building as a storage barn and to distinguish it from the adjacent residential properties. This also references the original building on the site which had a metal sheeting roof on part of it.

4. Access

The barn utilises the existing paddock entrance gate from the private driveway. No new access from the public highway is required. The building is strictly for private, domestic and hobby use and will not generate additional traffic or commercial visitors.

Access to the proposed barn from the paddock entrance gate is via a track to be constructed using grass grids/grass matting to provide a surface for vehicles to drive over but allowing grass to grow through and therefore not affecting the existing look or utility of the field.

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