

Ivy Tree Farm  
Shelley  
Ipswich  
Suffolk IP7 5RE  
Mobile: 07860 800650  
Email: [mark.westwood@agri.co.uk](mailto:mark.westwood@agri.co.uk)

**DESIGN AND ACCESS STATEMENT FOR THE CONSTRUCTION OF A  
REPLACEMENT WORKSHOP**

**1. Introduction**

- 1.1 This statement is to accompany an application for planning permission for the construction of a replacement workshop. This statement is to be read in conjunction with the location and site plans.
- 1.2 The aim of the statement is to demonstrate how the proposed development will be appropriate in planning terms.

**2. Proposal**

- 2.1 The existing wooden barn with asbestos roof will be removed and disposed of in accordance with the Waste Regulations. The existing barn is no longer suitable, too small to fit machinery in, made of combustible materials, so you cannot carry out any welding or grinding repairs, not secure and has reached the end of its useful life. (See Photographs)
- 2.2 This application is being made as a full application and not as a permitted right to development because this agricultural building is within 25 metres of the highway.
- 2.3 The overall design objective is to provide a modern, suitable and secure building to continue to be used as the farm workshop.

**3. Site and Surroundings**

- 3.1 The site will be located mainly on the existing site with a small extension over the existing footprint to accommodate a (6m x 6m) x 2 standard building construction.
- 3.2 A Preliminary Ecological Appraisal and a Preliminary Roost Assessment has been completed.

**4. Design and Layout**

- 4.1 The walls of the building will be cement blockwork clad with black weatherboard on the outside which will be on a red brick plinth similar to the existing.
- 4.2 The roof will be pantiles to match the pantiles on the other nearby buildings.
- 4.3 The door on the north elevation will be a black roller shutter door.
- 4.4 The pedestrian door on the east elevation will be painted black.
- 4.5 The north and south elevations will have high level windows.

**5. Highway Safety**

- 5.1 There would be no adverse harm caused to highway safety. The current access would remain the same.
- 5.2 There would be no additional vehicle movements because this application is to replace an existing building.

**6. Residential Amenity**

- 6.1 This barn is a replacement and will therefore not cause any overlooking or light-blocking issues towards any neighbour.
- 6.2 The nearest residential property is to the north and it is owner-occupied by the applicant.

**7. Flood Risk**

- 7.1 The site is located in Flood Zone 1.
- 7.2 The land is level and roof water drainage will continue to drain through the existing drains into the ditch on the western boundary.
- 7.3 There is no potential for flooding (see attached Flood Risk Assessment).