



Design and Access Statement relating to proposed installation of new pergola and fencing

The Bull Auberge, Ipswich Road, Yaxley, Suffolk IP23 8BZ

This Design and Access Statement is prepared by Marlin Design Ltd. It supports the application submitted on behalf of our client, the applicant, relating to the installation of a new pergola, and fencing within the curtilage of the listed building.

The property to which this application relates lies approximately 1 mile south of the Suffolk village of Yaxley and opposite the B117, Yaxley Road to Eye. The site bisects the local parish boundaries of Eye & Yaxley. Part of the old Roman Road route, now the A140 runs to the east side of the property, this being the main route between Ipswich and Norwich.

The original part of the property, former the Bull Inn, is Grade II listed and is located tight to the east side of the site against the A140. This has major implications for noise for the occupants of the property in the majority of areas within the property. To the west side of the site are a small number of residential properties, and to the north agricultural land. The southern boundary creates vehicle access to the site, off Bull Road, into large areas of parking and turning for vehicles. The gardens to the rear of the buildings offer a quiet and secluded environment with numerous trees and fenced boundary lines. The boundary to the north provides a clear vista across open countryside.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1181752

Date first listed: 14-Jun-1987

Statutory Address 1: THE BULL INN, IPSWICH ROAD

The scope of legal protection for listed buildings

Location Statutory Address: THE BULL INN, IPSWICH ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Suffolk

District: Mid Suffolk (District Authority)

Parish: Yaxley

National Grid Reference: TM 11548 72479

This Design & Access Statement supports a much-reduced scheme which, following considerable opposition from the local community, has been vastly reduced and much of the original proposals removed. The proposals offer no detrimental risk to the existing community or the listed elements of the site. They offer an opportunity for the new owners to grow their business in the local community and provide a much-needed outdoor space.

The proposals do not create any overlooking risks and provide no permanent structure, save for the feature pergola sited under the trees at the north end of the garden.

It is noted that the Heritage Officer has visited site and has no objection to the siting of the pergola, and to this end we look forward to receiving a positive outcome to this application.