

**PROPOSED COMMERCIAL BUILDING OFF SUMMER ROAD, WALSHAM LE WILLOWS,
BURY ST. EDMUNDS, SUFFOLK, IP31 3AJ. FOR WALSHAM CONSTRUCTION SERVICES**

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OFF SUMMER ROAD,
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FOR WALSHAM CONSTRUCTION SERVICES

**PLANNING DESIGN & ACCESS
STATEMENT**

Anglia Design

architects . surveyors

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INTRODUCTION

This report is to be read in conjunction with the enclosed planning application. The report will outline the design choices made and various decisions which have been formed during the preparation of the planning application for the proposed commercial building off Summer Road, Walsham Le Willows.

PLANNING APPLICATION

A formal full planning application has been submitted to construct a proposed commercial building off Summer Road, Walsham Le Willows for Walsham Construction Services.

INSTRUCTIONS

Anglia Design LLP, Architects, have been employed by Walsham Construction Services who are the present owners of the Summer Road site as outlined in red and blue to investigate the possibility of gaining planning permission for the proposed commercial building.

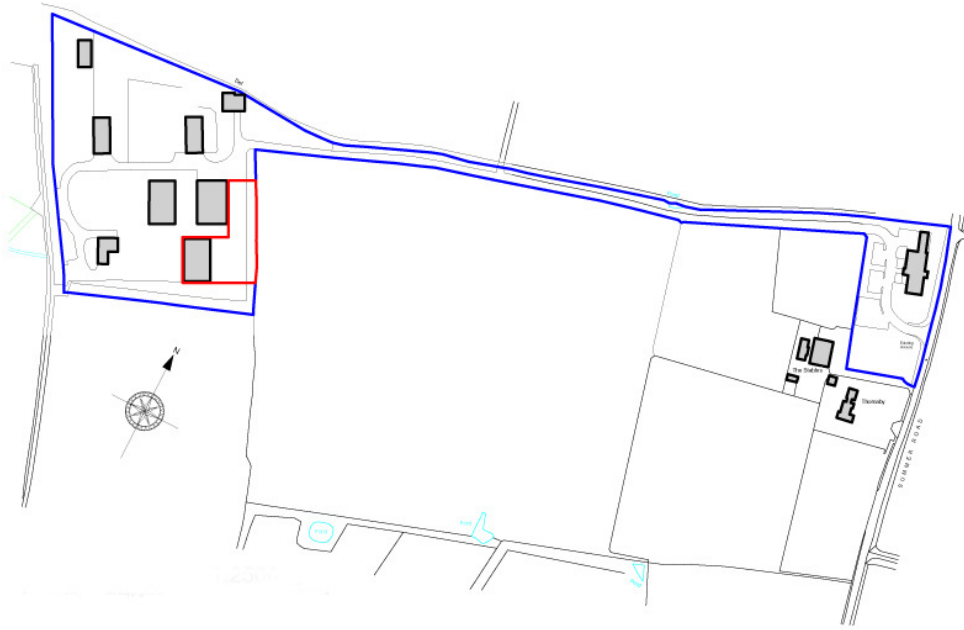
EXISTING LOCATION & HISTORY

Walsham-le-Willows is a village in Suffolk, England, located around 4 km south-east of Stanton, and lies in the Mid Suffolk council district.

Planning permission was granted for the existing office building on Summer Road in May 2008 under the reference 0546/06. The single storey office building was constructed as purpose built accommodation for Walsham Construction Services trading as R & D Construction at the time. The whole site as outlined in red and

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blue on the application drawings is owned by Walsham Construction Services. The new building is required by Walsham Construction Services for storage and workshop services at the western end of plot.

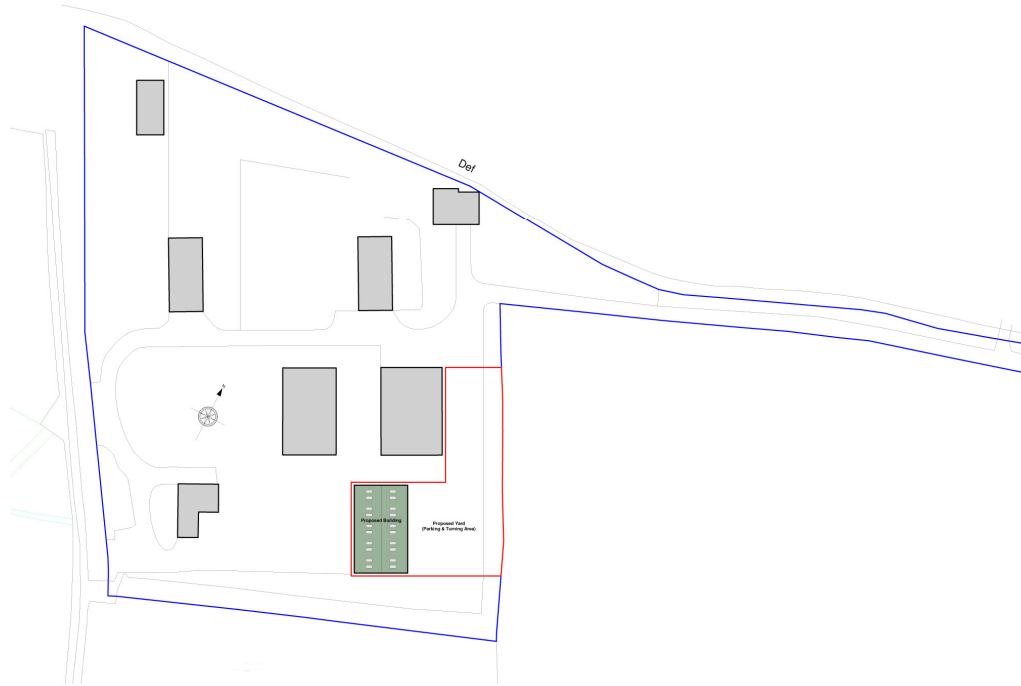


Existing Location Plan

PROPOSED DEVELOPMENT

A formal planning application has been submitted to create a commercial building with a footprint area of 572 sq.m. The proposed building will be constructed with a steel portal frame with a pitched roof. Externally the building will be clad in plastic faced steel sheeting to match the buildings located close by. The building will be very simple with two large up and over access doors, one personnel door and light being provided by rooflights.

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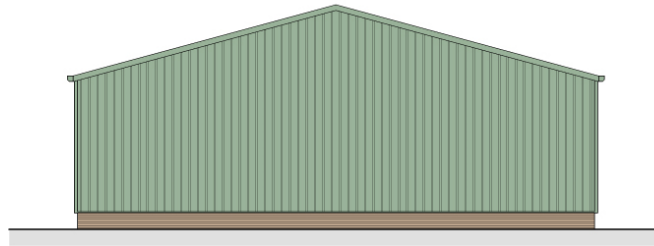


Proposed Site Plan



Proposed Aerial View

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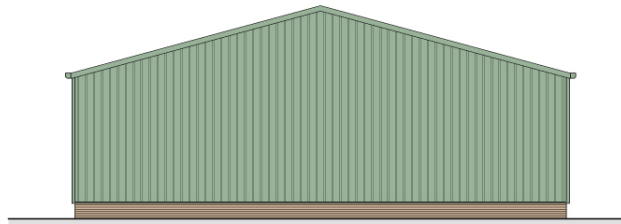


Proposed Side Elevation

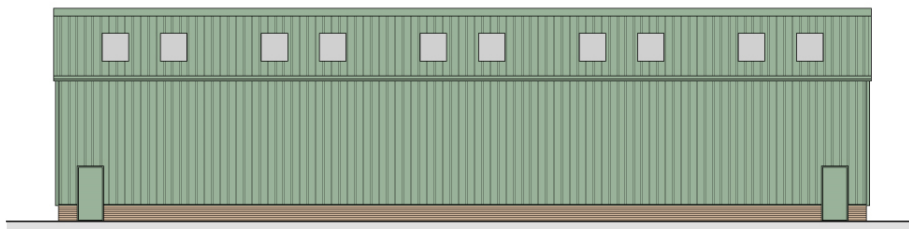


Proposed Front Elevation

Proposed Elevations



Proposed Side Elevation



Proposed Rear Elevation

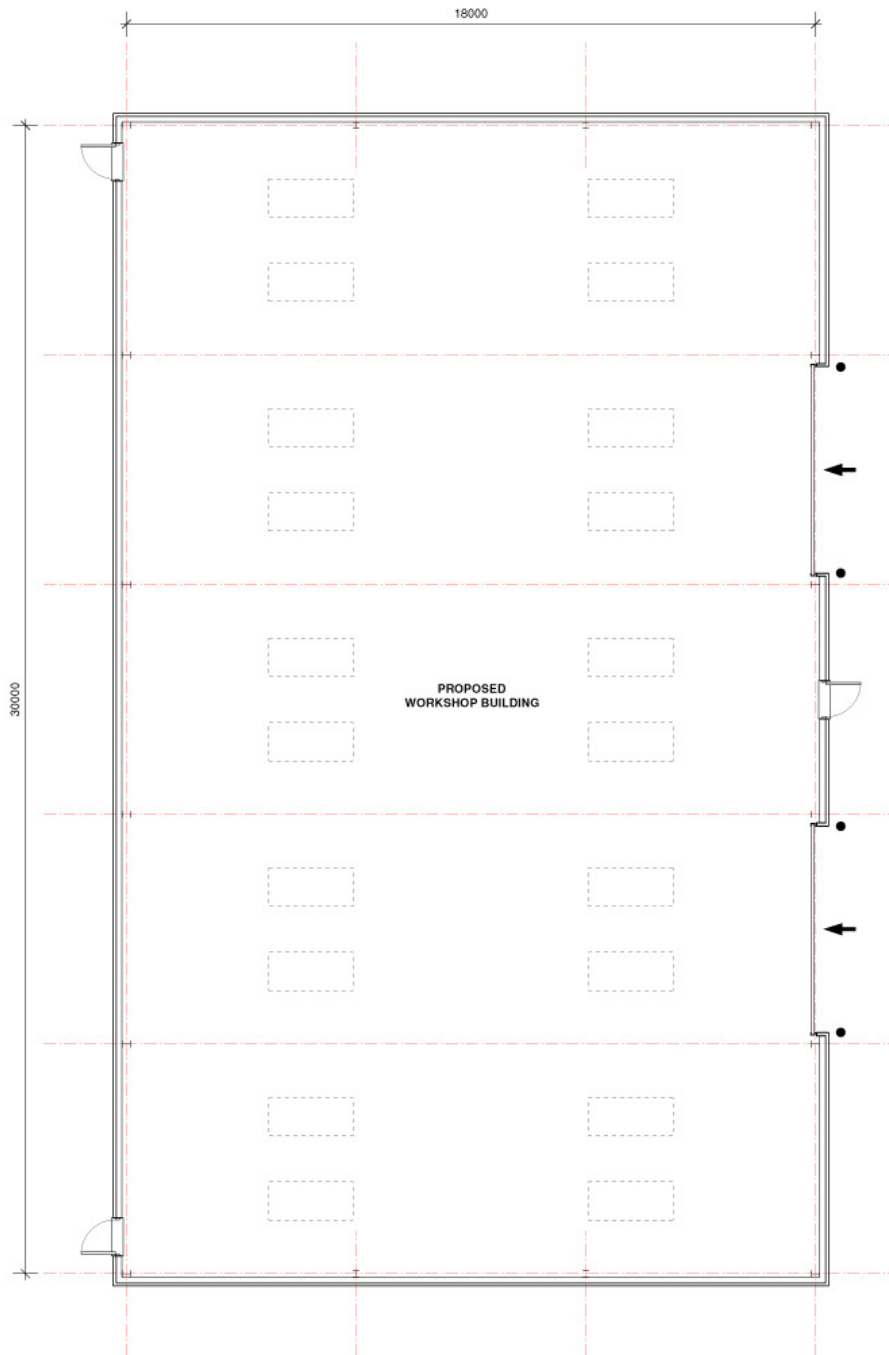
PLANNING SITUATION

The existing office building to the east of the site was approved the 8th May 2007 under the reference 0546/06. The western portion of the site is currently used for commercial storage.

SCALED PARAMETERS

The proposed building has a footprint area of 572 sq.m. in a rectangle shape. The building measures 5.3m to eaves and 8.0m to the overall ridge. The site outlined in red on the application drawings has an area of 2,515 sq.m. Please refer to the drawings attached to the planning application for further details.

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Proposed Layout Plan

ACCESS

The completed building will be designed so that it is fully accessible for persons with disabilities, all entrances will have level thresholds. The proposed building is to be constructed on a flat and level site. As designed the original site can accommodate heavy goods vehicles and sufficient parking already exists and this will not change. All vehicles can enter and leave the site in first gear.

WHY SHOULD MID SUFFOLK COUNCIL APPROVE THIS APPLICATION?

We feel the proposed building to the west of this site off Summer Road is a sensible further expansion of a well established business. Hopefully Mid Suffolk District Council will support our proposal which we feel will create a functional building which will expand the existing business and help maintain jobs within the Mid Suffolk district.

T.E. Linstead BSc A.C.I.A.T.

Anglia Design LLP