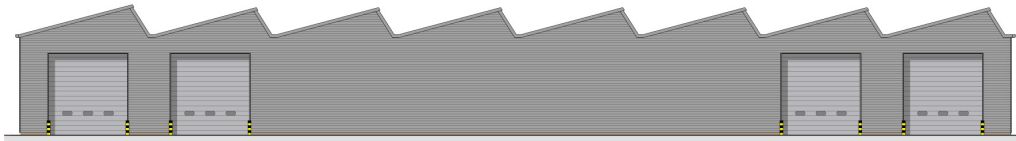


**Proposed New Building at Cherrygate Farm, off the A140 Ipswich Road, Mendlesham,  
Stowmarket, Suffolk, IP14 5NE.**

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**FOR SUPERSIPS LTD.**



**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 fabrication building at Cherrygate Farm.

## **PLANNING APPLICATION**

A formal full planning application has been submitted to construct a proposed fabrication building at Cherrygate Farm, Norwich Road, Mendlesham for SuperSips Ltd.

## **INSTRUCTIONS**

Anglia Design LLP, Architects, have been employed by SuperSips Ltd. who are the present owners of the Cherrygate Farm site as outlined in red to investigate the possibility of gaining planning permission for the proposed fabrication building.

## **EXISTING LOCATION & HISTORY**

Cherrygate Farm comprises approximately 3.1ha of land to the west of the A140, where direct access is taken from. The A14 and Needham Market lie approximately 7 miles to the south of the property, where strategic connection is made to the UK's other major roads; the market town of Ipswich being approximately 15 miles to the south east, with the port of Felixstowe just beyond.

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There are 12 no. buildings on site of varying ages, scales, and forms. One of the buildings is permitted as a dwellinghouse (with agricultural tie) but it is understood that this building was used as an office ancillary to the current/historic use and has been for several years. A number of buildings are of poor condition but with investment can be repaired and brought back into use to support the proposed development. This application concentrates on a new building to the western boundary of the site.



**Proposed Site Plan**

**Proposed New Building at Cherrygate Farm, off the A140 Ipswich Road, Mendlesham,  
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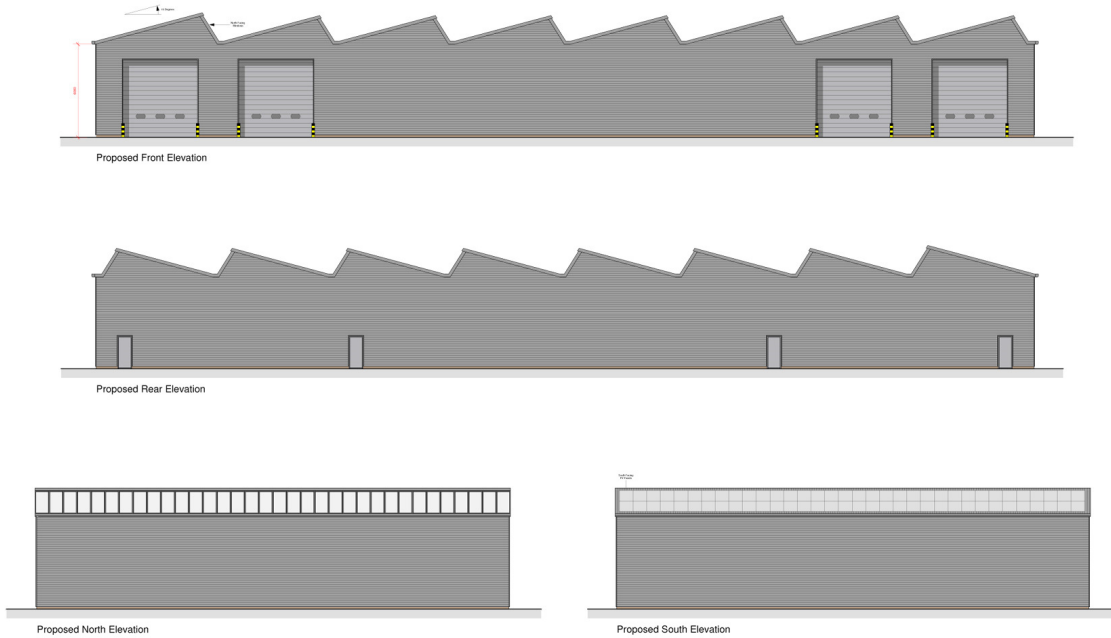


**Existing Location Plan**

**PROPOSED DEVELOPMENT**

A formal planning application has been submitted to create a new fabrication building with a footprint area of 1,871 sq.m. The proposed building will be constructed with a steel portal frame with a north light truss 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 four large up and over access doors and occasional personnel doors and light being provided by rooflights in the north light truss roof.

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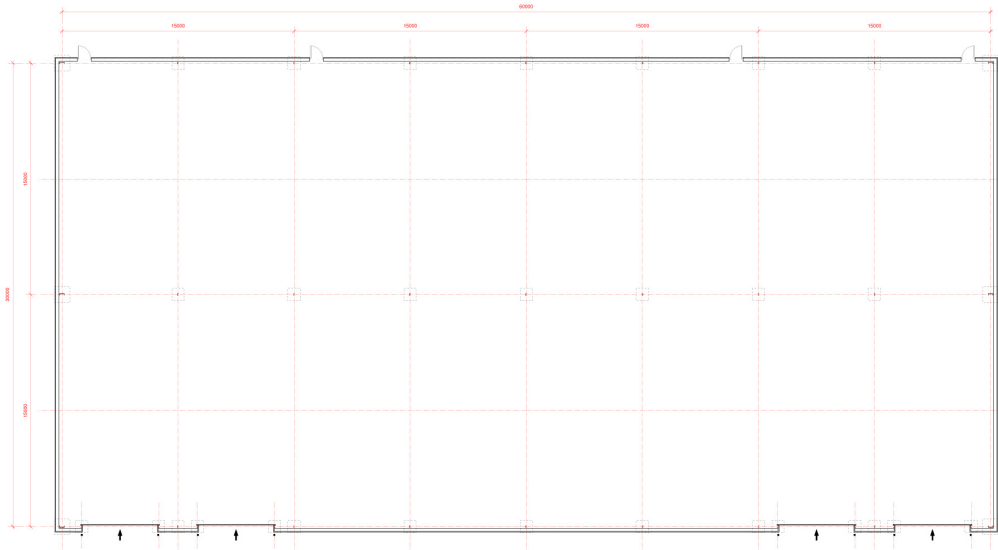


**Proposed Elevations**

**SCALED PARAMETERS**

The proposed building has a footprint area of 1,871 sq.m. in a rectangle shape. The building measures 6m to eaves and 8.0m to the overall ridge. The building is due to have a north truss roof which is the oldest and most economical way of covering large areas with an internal lattice girder roof construction. The site outlined in red on the application drawings has an area of 31,028 sq.m. which includes the existing access road on to the A140. Please refer to the drawings attached to the planning application for further details.

**Proposed New Building at Cherrygate Farm, off the A140 Ipswich Road, Mendlesham,  
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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. There is also sufficient turning space for large vehicles. Internally, sufficient parking and manoeuvring space is demonstrated on the proposed plans, in accordance with the local parking standards. The proposed use is likely to generate predictable movements spread across the day. The layout of the existing junction with the A140 is excellent and has more than enough capacity to cater for any additional vehicle movements in and out of the new development. It is therefore anticipated that the local highway authority will agree both that the access is safe, and that the development will not pose a severe detriment to flows on the local network.

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**WHY SHOULD MID SUFFOLK COUNCIL APPROVE THIS APPLICATION?**

A grant of planning permission would secure the expansion of an existing business looking to invest in the district. The permission would secure the long-term use and viability of the site in a strategically preferred location on the A140 corridor

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

**Anglia Design LLP**