

# PLANNING STATEMENT

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ALTERATIONS AND EXTENSIONS OF EXISTING RECORDING STUDIO TO  
FORM OFFICES

at

BUXHALL BUSINESS PARK, BUXHALL, IP14 3DJ

for

TRUMPINGTON ESTATES



3 LOWER BROOK MEWS  
LOWER BROOK STREET  
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## Introduction

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- 1.1 This statement is prepared in support of a planning application for alterations and extensions of existing recording studio to form offices at Buxhall Business Park, Buxhall, IP14 3DJ.



- 1.2 The building subject to the application is labelled as 'Building 4' on the above plan.
- 1.3 The existing buildings at Buxhall Business Park are currently used for a variety of business uses:

- Building 1&2 – Warehousing
- Building 3 – Rentable office spaces
- Building 4 – Recording studio

- 1.4 The images below show the existing condition of the building 4 and it's surroundings. It is currently used as a recording studio with opening hours of 7am to Midnight. Existing facilities include a disabled WC and kitchen.



- 1.4 To the south of the application site sits Maypole Farmhouse, a Grade II\* listed building. Building 4 to be converted is over 64m away from the boundary of the listed building and is substantially separated by Building 3 and the building 2 (a large warehouse approx. 7.5m eaves height). As the application site is completely unseen from the curtilage of the listed building there is no impact to heritage assets or it's setting. as a result of these minor proposals. This position is supported by the Heritage Officer's comments on approval ref. DC/18/04815:

*Having visited the site for a previous scheme, it is evident that the setting of the Farmhouse has been considerably altered and eroded by the erection of two large, modern, metal clad warehouse buildings. This application for the change of use only of these buildings would cause no perceptible alteration to the setting of the adjacent listed building in heritage terms. As such, the Heritage Team have no comments to make on the above application, in this instance.*

- 1.5 The need for the proposals has come about as the existing tenant (a music recording business) is due to leave the premises later in the year.

## **2 Proposals**

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2.1 The proposals seek internal alterations, fenestration changes and canopy extensions to the existing building to form offices.

2.2 Refer to drawing nos.5913/11 & 5913/12 showing existing and proposed plans and elevations.

### **Use**

2.3 The offices would operate with the same opening hours as the existing recording studio, 7am to Midnight.

### **Amount**

2.4 The floor area of the existing building is not altered as a result of these proposals.

### **Layout**

2.5 The entrance is retained to the front. The secluded areas to the north and east of the existing building would be used for covered outdoor seating areas for recreation.

### **Scale**

2.6 The height of the existing building is not changed as a result of these proposals.

### **Landscaping**

2.7 No new landscaping is proposed as a result of the addition of canopies to the existing building.

### **Appearance**

2.8 The materials used will match the existing materials:

- Brown flat profile tiles
- Black stained boarding
- Black stained windows and doors.

### **Access**

2.9 The vehicular access, parking, and refuse collection is not changed as a result of these proposals.