

PMLP 2  
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## **NEWS RELEASE**

### **Plans to redevelop the largest listed building in Suffolk are submitted**

Property development company Paper Mill Lane Properties has submitted plans for the £20m redevelopment of the 12 acre site of the former Fisons factory at Paper Mill Lane in Bramford, Suffolk including 65,000 square feet of office space and 176 new homes.

It follows a public consultation undertaken by the company earlier this year, in which the developer invited local residents and businesses to have their say about proposals to redevelop the mainly redundant brownfield site.

The Grade II listed North Warehouse, one of the world's first chemical fertiliser factories, will be converted into a business centre with 20 offices and workshops, which when fully occupied will create up to 267 new jobs.

The new business centre will be suitable for a mix of small to medium sized businesses, with the commercial units ranging in size from 320 to 3,200 square feet. The remaining parts of the building will be converted into three shops, a café and apartments.

A number of more modern warehouses will be demolished and new houses and apartments built in their place.

The application includes the creation of a new cycleway and footpath across the open land between the Ipswich to Norwich railway line and the River Gipping to improve the links between the new community and Bramford village and enable better access for cyclists and people with limited mobility.

Paul Foster, Paper Mill Lane Properties' planning consultant said: "These plans will create an exciting new commercial, retail and residential hub, which will be of great economic benefit for the Bramford area by creating new homes and jobs.

"Historically the site has great commercial significance in Suffolk so it is only right that Paper Mill Lane Properties' conversion of the iconic North Warehouse should retain its character whilst giving the building a new lease of life."

A number of changes have been made as a result of the public consultation, including reducing the height of an apartment building from seven to five storeys high and adding traffic calming measures for Paper Mill Lane. The number of new homes has been increased to 176 to ensure the development is commercially viable.

Mid Suffolk District Council is now checking the application and once validated is due to make a decision on the planning application in 16 weeks' time. Subject to approval, it is anticipated that construction will start in late 2013 with the business centre opening in 2015.

To find out more please log on to [www.theoldfisonssite.co.uk](http://www.theoldfisonssite.co.uk).

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#### **Picture captions**

- Updated artist impression view of what the northern part of the redeveloped Old Fisons site could look like

**For further information please contact Fizz PR's Jo Travis on m: 07979 800 897 or email: [jo@fizzpr.co.uk](mailto:jo@fizzpr.co.uk)**

#### **Notes to editors**

The public consultation undertaken by Paper Mill Lane Properties between 9 March and 5 April was a pre-application consultation to seek the view of local residents about its proposals for the redevelopment of the Old Fisons site. It will not replace the forthcoming statutory consultation which will be

undertaken by the planning department of Mid Suffolk District Council now the planning application for the development has been submitted.

**About Paper Mill Lane Properties**

Paper Mill Lane Properties Limited was established in 2004 to redevelop the Old Fisons site on land to the west of Paper Mill Lane, Bramford, Ipswich. Originally a joint venture company the directors and shareholders of GKL took ultimate control in 2009 with a committed long term view to redevelop the site.

GKL was formed in 1999 and is a family-owned company with offices in Peterborough and London. It is a diverse building, civil engineering and development business working for a range of clients across both the private and public sector alongside its portfolio of commercial and residential developments.