



THE CO-OPERATIVE GROUP

Installation of 2 No. bollards to shop front, Installation of Gas Cooler, DA Pack and AC units to rear, addition of Key-Klump around plant, erection of a timber fence to form plant enclosure, installation of roller shutter to redundant entrance, installation of ventilation and external LED lighting and Block up existing 4 No. vents.

At

Co-op Food Store, 11 High Street Fulbourn Cambridgeshire CB21 5DH.

DESIGN & ACCESS STATEMENT

Issue No. 1

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CONTENTS

1.0 Introduction

2.0 The Local Context

- The site and it's setting
- The application
- Accessibility
- Public transport
- Pedestrian and cycle links
- Environmental quality
- Social and economic considerations
- Planning policy

3.0 Design

- Design objectives and principles
- Use
- Layout
- Scale
- Appearance

4.0 Access

- Pedestrian access
- Cycle
- Public transport
- Car
- Servicing

5.0 Conclusion

1.0 Introduction

This design and Access Statement has been provided in respect of the refit at the Co-op Food, 11 High Street Fulbourn Cambridgeshire CB21 5DH.

1.1 The above statement should be read in conjunction with the following drawings and documents prepared by DB3 and external contractors;

- DB3 - 20010 Existing Plan and External Elevations
- DB3 - 20011 Proposed Plan and External Elevations
- DB3 - 90003 Site Location Plan
- DB3 – Design & Access Statement
- DB3 – Heritage Statement
- Healy's - CR3 Plant Layout
- NSL - Noise Impact Assessment
- Oak Electrical – Ventilation Layout
- Oak Electrical – Lighting Layout

This Statement is in accordance with guidance on the content of Design and Access Statements as set out within Circular 01/2006 and has had regard to the guidance document 'Design and Access Statement' 2006, produced by CABE.

1.2 This Statement is structured as follows:

- Section 2: The Design Process summarises the background to the proposed design and access arrangements of the proposal. This is set within an assessment of the site, its setting, social, economic and policy considerations.
- Section 3: Design summarises the design principles of the scheme in respect of the use, layout, scale and appearance.
- Section 4: Access summarises the design in respect of the proposed access arrangements.

1.3 A brief conclusion is provided at Section 5.

2.0 The Local Context

The Site and its Setting.

- 2.1 The application site is as illustrated on the site location plan attached to the application, shown on drawing DB3 90003 Location Plan.

The Application.

- 2.2 The work that forms the application is to install 2 No. bollards to shop front, Installation of Gas Cooler, DA Pack and AC units to rear, addition of Key-Klump around plant, erection of a timber fence to form plant enclosure, installation of roller shutter to redundant entrance, installation of ventilation and external LED lighting and Block up existing 4 No. vents.

Accessibility.

- 2.3 Customers visiting the site predominantly travel on foot, but the site is also accessible by forms of transport and is located within a residential area.

Public Transport.

- 2.4 The existing site benefits from local bus services.

Pedestrian and Cycle Links.

- 2.5 The site is accessible on bicycle. The site is accessible by foot as it is surrounded by residential units.

Environmental Quality.

- 2.6 The Co-op store on High Street, is in a prominent location in a rural area.

Social and Economic Considerations.

- 2.7 In terms of impact, the scale of the proposals, and as such, its impact on the surrounding area and local centres would be negligible.

Planning Policy.

- 2.8 The principles of South Cambridgeshire Local Plan Chapter 8, 8.71 (dated September 2018) state; Village shops play a vital role in achieving sustainability in villages, reducing the need for residents to travel to meet everyday needs. In smaller villages they also play an important

community function, supporting those who have difficulty travelling further afield, and forming a hub to village life. The Council will, wherever possible, support provision of new shops and facilities of an appropriate scale to the village. Wherever possible retail uses will be encouraged to locate in close proximity to each other in order to allow for easier access and provide for greater convenience, thereby strengthening existing provision.

3.0 Design

Design principles

3.1 A number of objectives have been considered in arriving at the proposed scheme.

Use

3.2 The proposed development comprises the following:

- install 2 No. bollards to shop front
- Installation of Gas Cooler, DA Pack and AC units to rear
- Key-Klamp around plant
- erection of a timber fence to form plant enclosure
- installation of roller shutter to redundant entrance
- installation of ventilation and external LED lighting
- Block up existing 4 No. vents.

Layout

3.3 The preferred layout has been dictated by the existing orientation of the building. The proposal will not affect the circulation of any vehicles.

Scale

3.4 The scale of the proposal does not affect the scale of the building.

Appearance

3.5 The proposed works will be minimal and will closely match that of existing.

4.0 Access

4.1 There will be no change to Customer or Employee access to and from the site. The proposals will mean the loss of 1 no. customer car park spaces. Servicing arrangements and staff parking to the new development will not be affected.

Pedestrian Access

4.2 Pedestrian access will not be affected by the proposals.

Cycle

4.3 Cycle access will not be affected by the proposals.

Public Transport

4.4 Public transport will not be affected by the proposals.

Car

4.5 Car access will not be affected by the proposals.

Servicing

4.6 Servicing of the store will not be affected by the proposals.

5.0 Conclusion

In terms of the overall design the proposals will have little effect on the visual appearance, use or accessibility of the building and will be in-keeping with the existing materials currently in use.