

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-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 and Block up existing 4 No. vents.

At

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

HERITAGE STATEMENT

Issue No. 1
14th May 2024

A Heritage Statement and Impact Assessment must be submitted with any application for Planning Permission affecting designated heritage assets including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and their settings, or non-designated heritage assets. As per paragraph 128 of the NPPF.

Planning applications will not be validated or processed unless the required Heritage Statement and Impact Assessment have been submitted. Historic England's publication "Conservation Principles" (2008) would be useful to follow in assessment of significance (evidential, historic, aesthetic and communal).

The Application Site

Site address:

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

The development in question is 11 High Street which is within the Fulbourn Conservation Area. This Conservation Area Appraisal and Management Plan was adopted on 2nd July 1975.

The Nature and significance of the Asset

- The site in question is not a Listed Building and there are no heritage assets listed for site as confirmed on the Historic England website.
- There is a Grade II listed building across the road at 6 & 8 High Street (list entry no. 1127916) and the Six Bells Public House is also a Grade II listed building (list entry no. 1163608).
- The building occupies a prominent position in a rural location and is a 2 storey building with sales floor to the front and staff accommodation to the rear with residential accommodation above.
- The High Street elevation is brickwork construction with grey aluminium framed glazed windows and doors with Co-op branding above and a small brick stall riser.
- The left hand side elevation backing on the public house car park is brickwork construction.
- The rear of the store is brickwork construction.



View of High Street Elevation



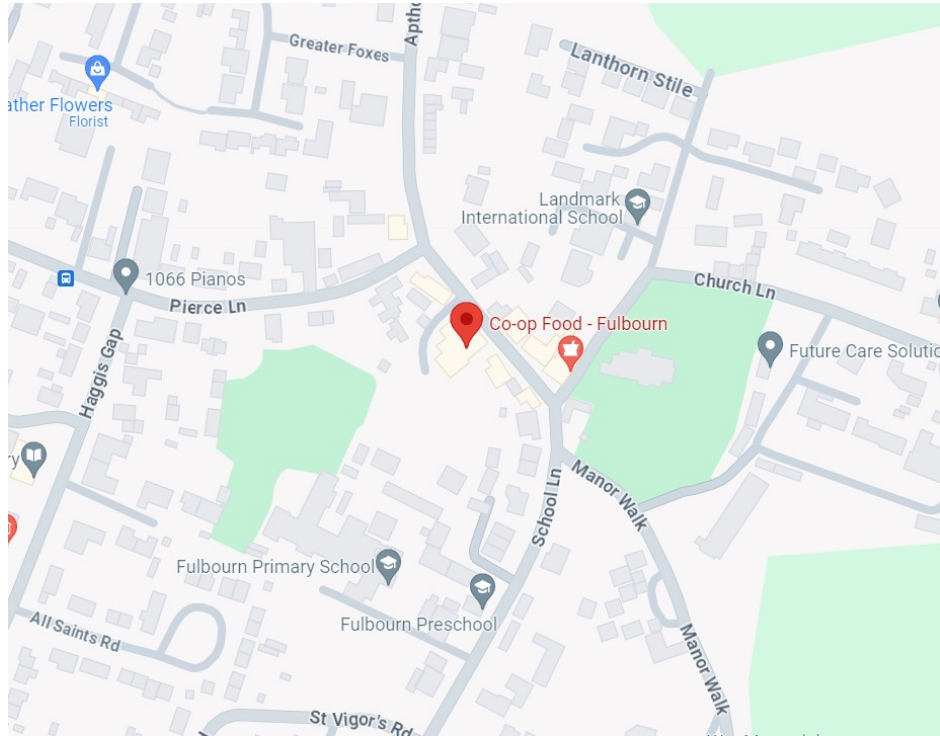
View of Side Elevation (Left)



View of Rear Elevation



View of Rear Elevation



The Proposed Works

The work that forms the application are:

- 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.

Planning History

The relevant planning applications are as follows:

S/3460/17/TC – Granted

Prune G1 Limes located at the rear southern boundary of service yard according to the following specifications: Reduce the overhanging crown by 2-3m and crown raise to 5m over car park.

S/2357/17/AD – Granted

2 x Non-illuminated fascia 1 x fascia only logo illuminated 1 x internally illuminated projector 1 x non-illuminated projector and 5 x non-illuminated wall mounted aluminium panels

S/1251/13/AD – Granted

2No. Externally Illuminated Signs 3No. Non-Illuminated Signs

The Impact on the Asset

With regards to the location being in a Conservation Area, and taking in account the appearance of adjacent buildings, the overall proposals will have little effect on the visual appearance of the building and will be in-keeping with existing materials used.

The proposed new plant to the rear of the store will be hidden and out of public view.