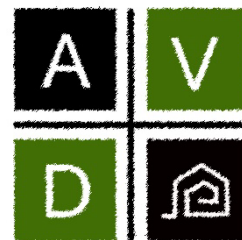


DESIGN AND ACCESS STATEMENT

JUNE 2026



CHANGE OF USE FROM FUNERAL DIRECTORS
(USE CLASS E) TO RESIDENTIAL (USE CLASS C3)
INCLUDING A SELF-CONTAINED ANNEXE, DEMOLITION
OF EXISTING LINK AND STORAGE STRUCTURES,
SINGLE STOREY REPLACEMENT EXTENSIONS AND
NEW ROOF REPLACEMENT FOR FLAT ROOF.

2C CHURCH ROAD, BARLESTONE CV13 0EE

REF. AVD-977-CRB-DA

CONTENTS:

1.0	Introduction & Purpose	1
2.0	Site Assessment and Location	2 – 7
3.0	Planning History	7
4.0	Planning Policies	8
5.0	Design Proposals	9 – 11
6.0	Conclusion	12



1.0 INTRODUCTION & PURPOSE

- 1.1 Architectural Vistadesigns Ltd have been instructed to prepare this supporting Design & access statement to accompany a Full Plans application for change of use from funeral Directors (use class e) to residential (use class c3) including a self-contained annexe, demolition of existing link and storage structures, single storey replacement extensions and new roof replacement for flat roof at No. 2C Church Road, Barlestone CV13 0EE, formally known as Heart of England Co-op Funerals.

2.0 SITE ASSESSMENT & LOCATION

- 2.1 The application site is located at No. 2C Church Road, Barlestone CV13 0EE formally known as Heart of England Co-op Funerals, which is located North East from the centre of Barlestone itself and only a 3 minute walk.
- 2.2 The history of the existing buildings is largely unknown but likely built during the 18th and early 19th centuries. The building adjacent to the gated access and to back of footpath on Church Road is likely to be 18th century building with painted white brickwork and tiled roof, which has been extended over the years to the side and rear. This section of the building was predominantly used by Heart of England Co-op Funerals for the day-to-day functions associated with the business and it is envisaged that it may have been used as a residential home historically. The added extensions connect with the Tudor style 3 storey house to the rear of the land, but these extensions do not provide an actual link between both buildings. The Tudor style dwelling was likely built in the early 19th century, and the house has remained much un-used for many years even though owned Heart of England Co-op funerals and the only area of the house that was used by the company was the kitchen area and disabled access toilet by the staff. To the side of the buildings behind the gated access there is plenty of space for off road parking and private garden amenity space.
- 2.3 The front section of building to the back off footpath on Church Road being the original No. 2C is classed as a Heritage Asset as Referenced **B23** in Barlestone Parish Neighbourhood Development Plan, the structures and buildings listed are important to the Parish and their features and settings.
- 2.4 The site does not fall within a Conservation area and no part of the application are listed buildings.

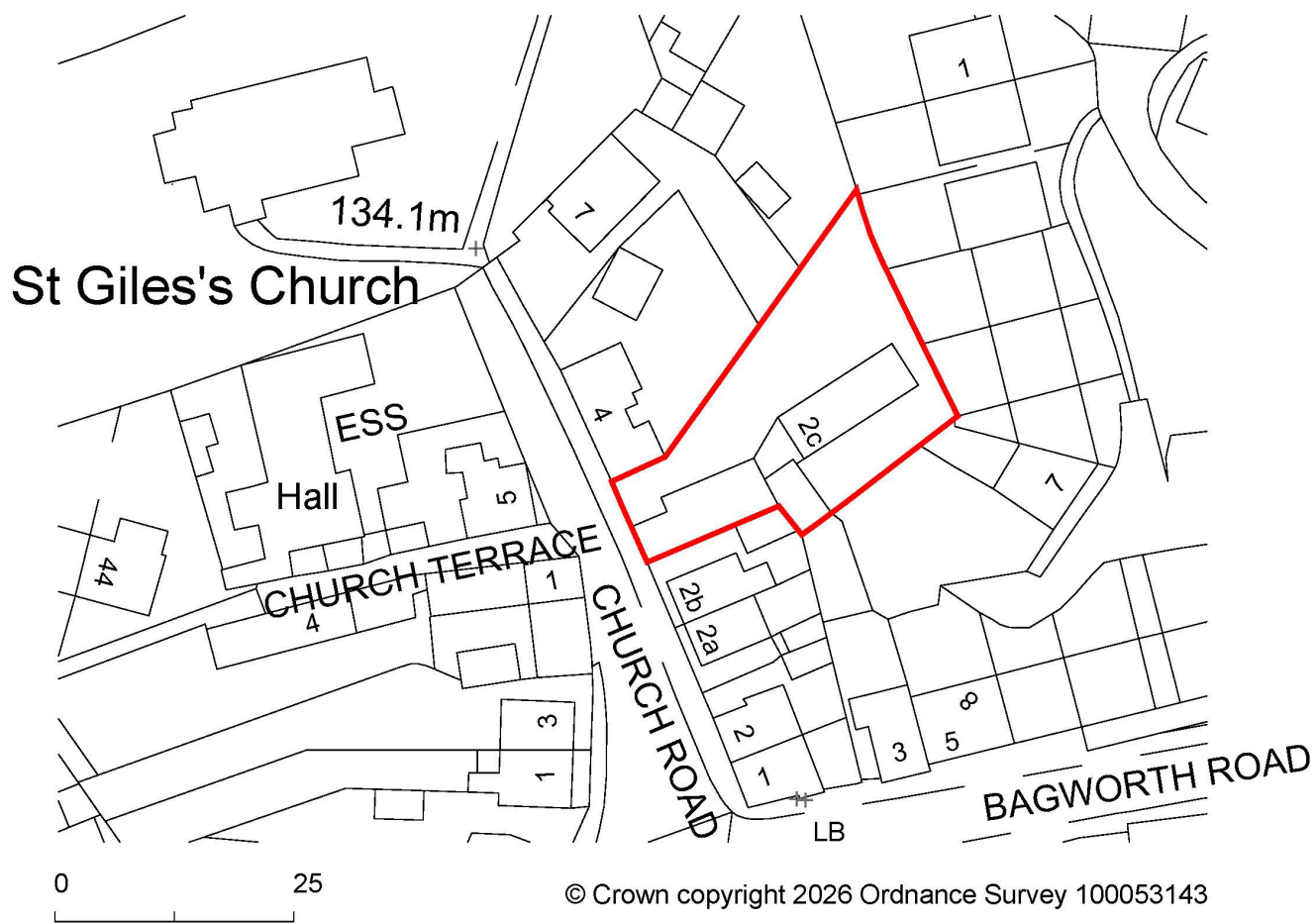


Fig. 1 Location Plan



Fig. 2 - Front elevation and Gated access at No. 2C



Fig. 3 Side Elevation showing a more modern extension



Fig. 4 Side Elevation showing a more modern extension and link between the funeral parlour and the existing Tudor style house



Fig. 5 Front Elevation showing existing Tudor style house



Fig. 6 Front Elevation showing existing Tudor style house



Fig. 7 Rear Elevation showing the storage building with flat roof



Fig. 8 Rear Gable Elevation of original building at No. 2C and existing roof foorms

3.0 PLANNING HISTORY

- 3.1 DEMOLITION OF EXISTING GARAGE / MORTUARY AND EXTENSION TO EXISTING WORKSHOP - Gillivers Funeral Directors 2C Church Road Barlestone Nuneaton, Warwickshire CV13 0EE - Ref. No: 04/00954/FUL | Validated: Mon 16 Aug 2004 | Status: Permitted.
- 3.2 x1 illuminated hanging sign 2C Church Road Barlestone Nuneaton Leicestershire CV13 0EE – Ref. No: 19/00244/ADV | Validated: Tue 26 Mar 2019 | Status: Permitted

4.0 PLANNING POLICIES

4.1 The proposals have been developed with regard to national and local planning policy, including:

The Plans are prepared with reference to:

- The National Planning Policy Framework (NPPF)
- Hinckley & Bosworth Core Strategy (2009)
- Hinckley & Bosworth Allocations and Policies Plan (2016)
- Barlestone Parish Neighbourhood Development Plan 2020 -2039
- The Good Design Guide SPD 2019

5.0 DESIGN PROPOSALS

5.1 The design approach has been informed by:

- The character and appearance of the surrounding Area;
- The change in use;
- The opportunity to enhance the visual quality of the site.

5.2 The proposals seek to minimise impact on the historic fabric of the building, whilst introducing carefully considered alterations that respond positively to the surrounding context.

5.3 Amount:

The proposed changes are generally small in scale and minor alterations to the existing buildings and site with no significant impact on the Heritage Asset itself or any Listed Buildings in the area.

The works include:

- Demolition of existing brick built link
- Demolition of flat roof storage building
- Replacement of flat roof connected to the original building at No. 2C
- Conversion of the original building at No. 2C to form an Annexe
- Erection of new single storey link incorporating an open plan kitchen dining area connecting both buildings
- Upgrade of the 3 storey Tudor style house at No. 2C
- New windows and doors as per designs

5.4 Layout:

For the proposals the existing 3 storey style Tudor house remains mainly unchanged other than the ground floor existing kitchen being re-configured with a Pantry and Utility room, and a newly formed corridor that connects to the new formed link that offers an open plan kitchen dining area with views out on to the rear garden and parking area. For the first floor an en-suite will be added to the front bedroom and a bathroom also added centrally to the third floor between the two loft bedrooms.

The original building at No. 2C will form an Annexe which will include a bedroom, bathroom and open plan living kitchen area, and also an office space which will be used by the host house.

5.5 Appearance and materials:

The design has been developed to ensure that the appearance of the building and its setting is preserved and enhanced.

The demolition of the previous link and the flat roofed storage building, along with the flat roof to the rear of the original building No. 2C will all be re-configured with new structures and pitched roofs to match, and will be more in keeping with the character of the existing structures and surrounding area.

The new formed link will be in an oak structure to establish the main focal point of access to the house.

Some of the blocked up openings in the original No. 2C will be re-opened up with new windows and doors as shown on the plans as included in the application.

Any new windows and doors (Except the Oak entrance) as shown on the plans will be either to match or in a Heritage Bronze style window in black finish. Company: Architectural Bronze <https://www.bronzecasements.com/bronze-doors.html>

The existing red brick on the previous added side extension will be painted white to be in keeping with the original building at No. 2C. Associated works to the gable of the 2 storey house will see the removal of the mock Tudor timbers and re-rendered to be more in keeping with the house.

5.6 . Sustainability

The proposals represent a sustainable form of development through:

- The continued use and adaptation of an existing building;
- Minimal intervention and retention of existing fabric;
- The use of durable, traditional materials;
- Enhancing the long-term usability of the building through improved accessibility.

The works support the ongoing occupation and maintenance of the building, contributing to its long-term conservation.

6.0 CONCLUSION

- 6.1 No. 2C is not within a Conservation area and there are no Listed Buildings withi the application site but the front part of part of the existing buildings is referred to as a Heritage Asset in the Barlestone Parish Neighbourhood Development Plan, and the alterations along with extensions have been carried out to compliment the original construction.
- 6.2 It is considered that the proposals and change of use to Residential comply with local and national policies.
- 6.3 It is considered that the proposed alterations do not equate to harm nearby Listed buildings, Heritage assets or any such structures of importance, and the wider Area.
- 6.4 In summary, the proposed development would significantly outweigh any adverse effects that are attributable to the application with the scope of works being minor as outlined above. We therefore request that planning permission should be formally granted.



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Notes