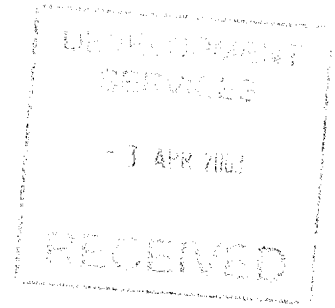
BARRIE NEWCOMBE ASSOCIATES



CHURCH AND COMMUNITY USE

AT

FORMER HOSIERY FACTORY

BARTON ROAD, BARLESTONE, NUNEATON,

WARWICKSHIRE,

CV13 0EP

DESIGN AND ACCESS STATEMENT

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APRIL 2008

1.00 LOCATION

1.01 The site is currently designated as employment having a building used as a hosiery factory. The company associated with this site are relocating.

1.02 It is bounded to the North by residential development, to the East by Barlestone Cemetary, and to the South and West by residential development.

1.03 The present building (see attached photographs) on site consists of a single-storey factory of brick/glazed/corrugated sheeted elevations and corrugated sheeted roofs and gables.

2.00 CONCEPT

2.01 The existing buildings (see attached photographs) will remain as existing for the new use.

2.02 The existing site arrangement (see attached photographs) will remain as existing.

2.03 The existing access (see attached photographs) will be retained as a private drive. With the change to Church and Community use the junction of the private drive with Barton Road will be safer due to the cessation of delivery vehicles servicing the factory carrying out hazardous manouevres.

3.00 DETAILS

3.01 The site and existing building are neither readily visible nor form part of the Barton Road street scene.

4.00 LANDSCAPING

4.01 The existing landscape elements are to be retained.

4.02 The existing boundary structures and fences are to remain as existing.

5.00 ACCESS

5.01 The layout of the existing building, the position of the primary access and vehicular/pedestrian access all remain as existing. There is adequate hardstanding area allowing sufficient room for all users. The primary point of access provides a level threshold landing area.

6.00 CONCLUSION

6.01 These proposals provide an opportunity to retain a former factory building with a Church and Community use thus creating an appropriate form of development for the site.









