



SITE LOCATION

The application site is located on the outskirts of Wolvey, a village in Warwickshire, England. The village of Wolvey is located on the Warwickshire and Leicestershire border lying some 11 miles north-west of the town of Rugby. The towns of Hinckley and Nuneaton lie 5 miles to the north and 6 miles to the north-west respectively.

CONTEXT

The application site is accessed off Leicester Road with a single access point located at the north west corner.

Wolvey Wildlife Reserve, which is sited on the former village cricket grounds, is located to the western boundary with the River Anker to the south of the site. Further south-west, lies the 12th century St. John the Baptist Church and Wolvey Grange are located between the River Anker and the outskirts of Wolvey.

Three Roofs Cottage, which is a grade II listed building, is located adjacent to the northern boundary. The back gardens of the cottages back onto the site boundary.

SITE USE

This previously developed site is owned by Legal and General and is currently leased to Galliford Try Construction Limited who utilise the site for offices and storage facilities which they have done since the 1950's.

The diagram opposite details the area of the site which has seen previous development and areas that have existing green space. There are 7no. large brick and metal clad office buildings located to the north west and the eastern end of the site, with numerous smaller storage units scattered across the site. Currently 69% of the site is occupied by buildings, roads, car parking and other hard standing areas.

SITE AREA = 37,390 SQM
EXISTING DEVELOPED AREA = 25,812 SQM (69%)
EXISTING GREEN SPACE = 11,578 SQM (31%)