

Coventry Muslim Swahili Association
29 Clinton Road, Coventry, West Midland, CV6 7AJ.
Email Address: thecomswa@yahoo.co.uk
Web Address: www.comswa.com
Tel: 07438829265 / 07424128245 / 07404710088

Registered Charity No 1126750 UK



SEQUENTIAL ASSESSMENT OF SITE SELECTION



**Change of Use of
108 – 114 Red Lane
Coventry
CV6 5EQ**
**from Carpet and Flooring Warehouse
to D1 Community Centre and Educational Facility
for Coventry Muslim Swahili Association**

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Coventry,
West Midland,
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United Kingdom.
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INTRODUCTION

This assessment is submitted in support of a planning application for the change of use of 108 – 114 Red Lane from Carpet and Flooring Warehouse to D1 Community Centre and Educational Facility for the Coventry Muslim Swahili Association

The assessment is being submitted at the request of the local planning authority at informal advice stage.

This document requires an assessment of any potential alternative sites and whether they would represent more appropriate locations for the development proposed.

SITE & SURROUNDING AREA

The application site consists of an existing carpet and flooring warehouse as is described in the design access statement.

THE PROPOSAL

The proposal is to provide male and female educational / prayer area together with WCs, Washroom, kitchenette, entrance areas etc all as indicated on drawing 786.04.

Please note further to the informal advice email sent by Mr Nigel Smith, Senior Planning Officer, dated 3rd October 2014 a sequential assessment of the properties that were available in Hillfields / Foleshill district centres, was carried out by our community members. The properties that were considered were as below:

1. 88 Paynes Lane (Far end of Barry Street)
Coventry,
CV1 5LJ
(Suited our needs but it is beyond our financial strength)

2. 147-149 Albany Road
Coventry
CV5 6ND - Market by Loveitts Estate Agent.
(It is too expensive and too big for the size of our community)

3. 1 Mill Street,
Coventry,
CV1 4DF - Market by Right move Estate Agent.
(Expensive and located within city centre with no car park facilities)

4. Harnal Lane West,
Coventry,
CV1 4EY - Market by Bansal Estate Agent.
(Property too small for our requirements)

5. The Pilot, Catesby Road,
Coventry,
CV6 4AU- Market by Loveitts Estate Agent.
(It is too expensive for community and requires lot of works)

6. Barlow House, Barlow Road,
Coventry,
CV2 2LD - Market by Move hut Estate Agent.
(Too small and not fit for the purpose)

7. Colonnade Point, Unit F,
Prologis Park,
CV6 4BX - Market by Bromwich Estate Agent.
(A lot of work needed to transform into our needs plus it's beyond our financial Strength)

8. 227 Burnaby Road,
Coventry,
CV6 4AX - Market by Loveitts Estate Agent.
(Premises needs extra work, ruled out because it was beyond our financial capacity)

9. Hall Green Methodist Church,
Roseberry Avenue,
Coventry – Market by D&P Holt.
CV2 1NE (fit for the purpose but we're outbid by other competitor)

10. 7 Brays Lane,
Coventry,
CV2 4DT – Market by Owner.
(It is too big for us and beyond our financial muscles)

Prepared by:
Suleiman Ali
Deputy General Secretary
COMSWA.