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## Design Access & Heritage Statement

Planning Application (Proposed Glazed Front, Larger Windows, Decking & Canopy Extract) to –  
VIP Fitness Connection, The Pavilion,  
Foundry Street, Ravensthorpe, WF13 3HW



### 1. Introduction

This Design & Access Statement has been prepared to accompany the Planning Application for the existing gym use at the above address.

This statement should be read in conjunction with the accompanied information provided with this Planning Application.

The purpose of this statement is to provide further information on the design and its relationship in terms of its character and the surrounding area.

The existing facilities need modernising to give the gym a new outlook and attract more members. The client had an existing kitchen within the facility and want to update this to provide a nutritional center to educate people about making health food and drinks for the gym users.

We are proposing removing the unsightly large roller shutter and providing a new glazed front with large glazed window openings and an external decked area for customers after a gym work out to enjoy a healthy shakes.

We are also proposing a blockwork wall in front of the existing blockwork wall on the front elevation to stop people sitting on the step all night consuming alcohol and using drugs.

This area is currently very run down and the client is having a lot of issues be drunk individuals and drug users who are leaving litter and needles around the building. He is looking at lifting the whole area with a modern gym facility to try to regenerate the area as a whole.

## **2. Assessment**

### **a. Site Location**

The site is located on Cross Foundry Street in Ravensthorpe, which leads to Dewsbury.

The extent of the boundary ownership is as shown on drawing referenced 'Location Plan'.

Directly surrounding the site itself are many buildings of mixed use some of which are residential, restaurants, supermarket, car garage and retail shops etc.

### **b. Site Character & Surrounding Area**

The site falls within a mix use site with buildings to all sides of Cross Foundry Street, and the surrounding area.

Existing access to the site is via the side of the building off Cross Foundry Street and the parking will remain as existing.

The access will remain the same via a side entrance to the building off Cross Foundry Street.

The site itself to our knowledge the building does not fall within a conservation area and the building is not listed.

### **c. Movement and Circulation**

The movement & circulation will remain the same.

Parking will remain the same.

## **3. Evaluation and Opportunities**

The original scheme was conceived from the brief provided by the applicant.

The opportunity provided by the proposal provides qualitative improvements to the area for the local residents.

The proposal makes appropriate use of the site in a predominately mixed use area.

The building is in a poor condition and needs modernising this will be given a new lease of life.

## **4. Design Proposal**

• The following points have been considered:

- The site comprises of a building which is suitable to accommodate the proposal.
- The setting and character of the property will remain the same.
- Parking will remain as existing.
- Emergency vehicles and refuse collection to remain as existing.

## 5. Appearance

The main element of the overall appearance will be as listed below:

- External Walls to Building –Brick & blockwork finish.
- Roof – Blue Slate.
- Doors/Windows – Upvc & Aluminium.
- Rainwater Goods – Black Upvc downpipe.

## 6. Access

Pedestrian access to the site will remain as existing via a side door off Cross Foundry Street as indicated on the side elevation on drawing P01.

## 7. Summary

The approach taken for this application has been practical based upon the assessments and taking into account the issues raised through consultation and related guidance.

The existing character and appearance of the buildings around the site accompanied by the surroundings has been taken into account.

Finally, additional improvement measures can be incorporated to the scheme as considered necessary by the local planning authority.

## 8. Existing Photos







