



**COMMUNITY CENTRE
RAVENSTHORPE
DEWSBURY
WF13 3AR**

June 2025

Design and Access Statement

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01 Character of the Area and Location

This design and access statement is submitted in support of a full planning application for the extension to the ground and first floor accommodation at Ravensthorpe Community Centre.

The site is located in the centre of Ravensthorpe and as such benefits from good access to the surrounding amenities and transport networks. The site sits within an established residential area with a mixture of traditional terraced brick and stone buildings. 150m to the North and West of the site there is a school, Diamond Wood Community Academy and to the East there are large retail units off Huddersfield Road. To the South and along the River Calder are light industrial units.

The site is within flood zone 1 and there are no protected trees on site.

02 The Site

The site is relatively flat with the main building facing onto Garden Street with parking to the rear. To the front is the main entrance into the nursery with a ramped access leading to the single storey red brick entrance lobby. Behind this is a large double height assembly hall with two storey accommodation to the sides.

From the brick detailing it is obvious that the building has been extended over a period of time with a large addition to the rear and two storey extension to the side. To the left is the driveway leading to the rear parking area and this also accommodates a second access into the building with steps and a ramped access. To the rear of the nursery is a large secure external play area, again with ramps down to the external ground level.

The original building has elongated windows with brick detailing to support the structural solution with the new additions following more traditional proportions in terms of the windows and door configuration.



Aerial view of the site and surrounding area.



View along Garden Street at the nursery play area.



View to the rear within the parking area.



View from Garden Street to the nursery entrance.



View to the rear looking into the play area.

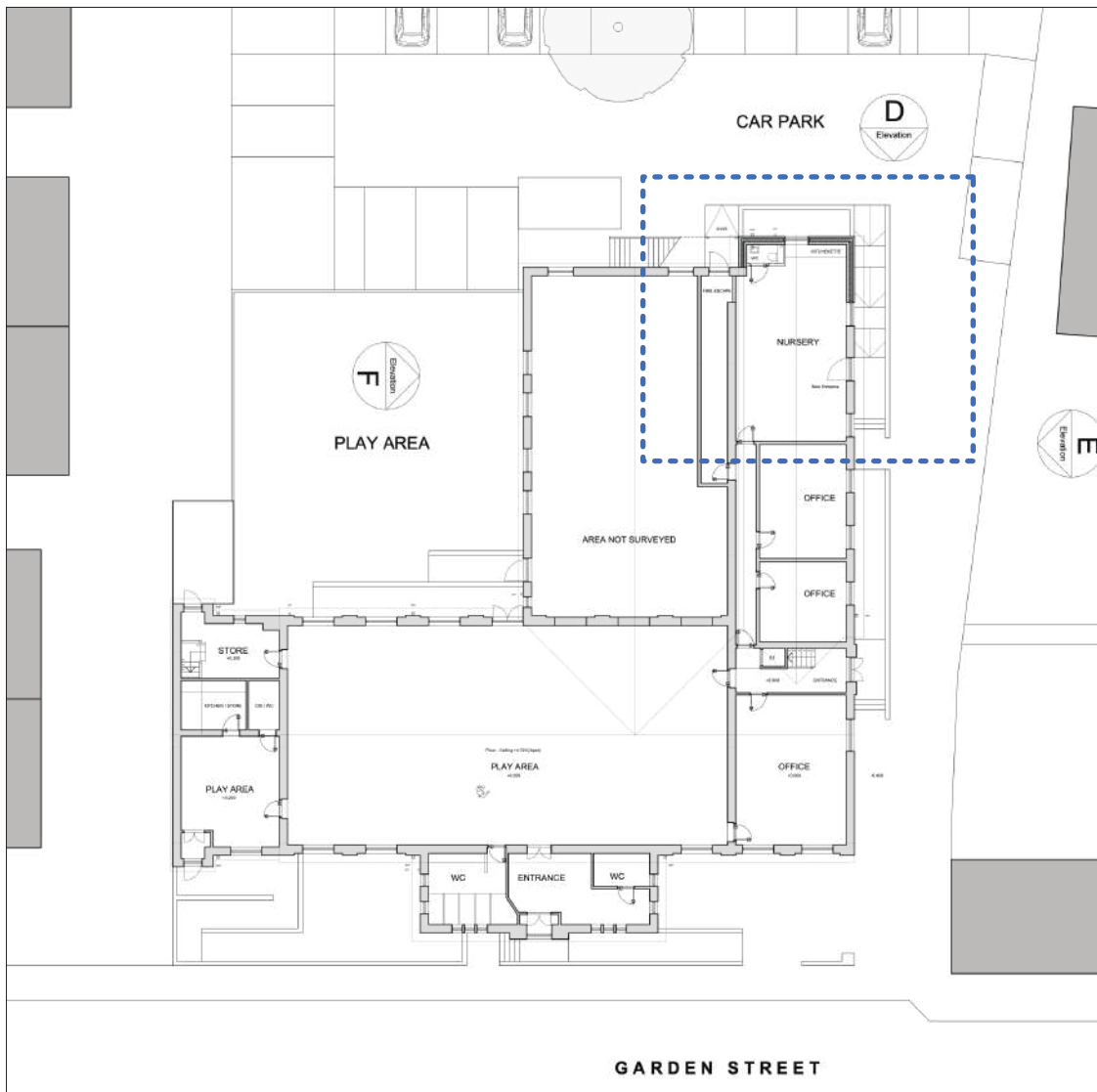
03 Use

The existing building is used for a variety of activities including offices, meeting rooms, training rooms and a nursery.

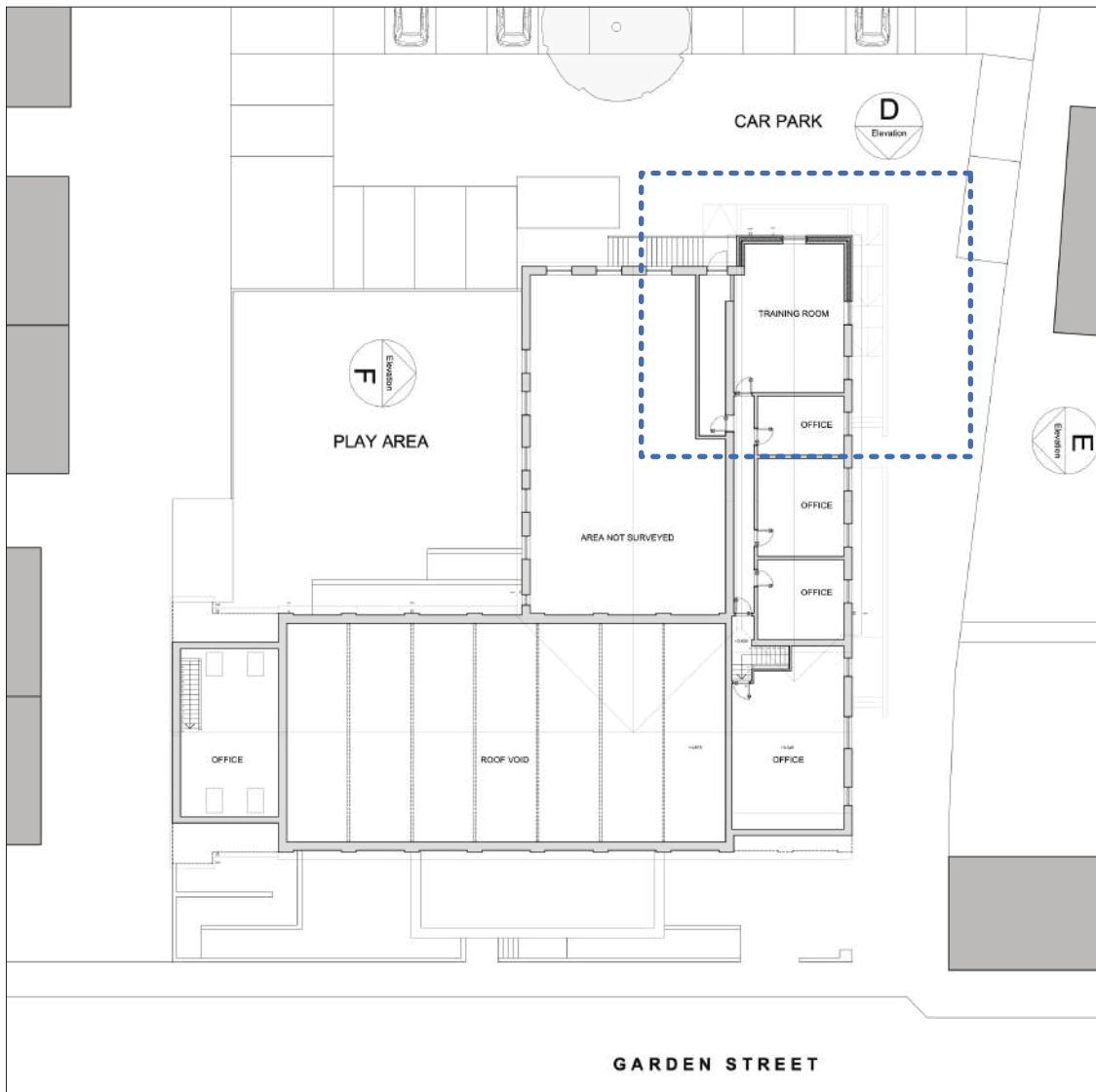
04 Proposals

The proposals seek to provide additional accommodation to the rear of the existing side wing. This accommodation will be used as a nursery and larger training room.

The site is located within an existing neighbourhood where there is already an established network of community facilities in close proximity and access to regular public transport routes to Huddersfield, Wakefield, Sheffield and Leeds. The aim of the proposals will be to develop high quality buildings that sit comfortably within their surroundings.



Proposed ground floor plan.



Proposed first floor plan.



Proposed elevation G.

05 Standard of Accommodation

The proposed extension will be located within an established residential area, and as such will not be adjacent to any “bad” neighbours in residential terms. The space about the proposed extension in relation to the existing properties meets the recommended policy standards in terms of separation distances and will maintain privacy and amenity to those existing surrounding buildings.

06 Scale

The extension seeks to extend the building by approximately 2.8m to the rear of the existing side addition. The existing fire escape will remain in place with the new extension forming a bookend to the staircase. A new access ramp and entrance will be provided on the ground floor so that the nursery can remain independent of the existing building. Overall the new addition will be modest in scale when viewed against the existing building and will mainly be hidden from view to the rear.

The design of the extension seeks to create buildings of high aesthetic quality through the careful and considered approach to proportion, materials, form and scale whilst respecting the other traditional properties within the area. The traditional styled extension will be carefully detailed using traditional materials so that it sits comfortable within its established area. The main materials of brickwork and UPVc windows have been selected to be hard wearing and ones that weather and age well over time.

06



Proposed elevations E and F.

07 Accessibility

Proposed vehicular access will be as existing the the number of parking space will be reduced by 1 to 17 standard spaces and 3 accessible spaces. The new entrance into the nursery will have a level threshold at ground level with a new door width of 1100mm. The first floor will be as existing with internal platform lift access.



View showing the proposed new entrance location.



Existing side entrance into the rear building.



View showing the proposed new entrance location.