

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGE OF USE OF REDUNDANT
SPORTS BAR TO A GYM.

J.A.OLDROYD & SONS LTD

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

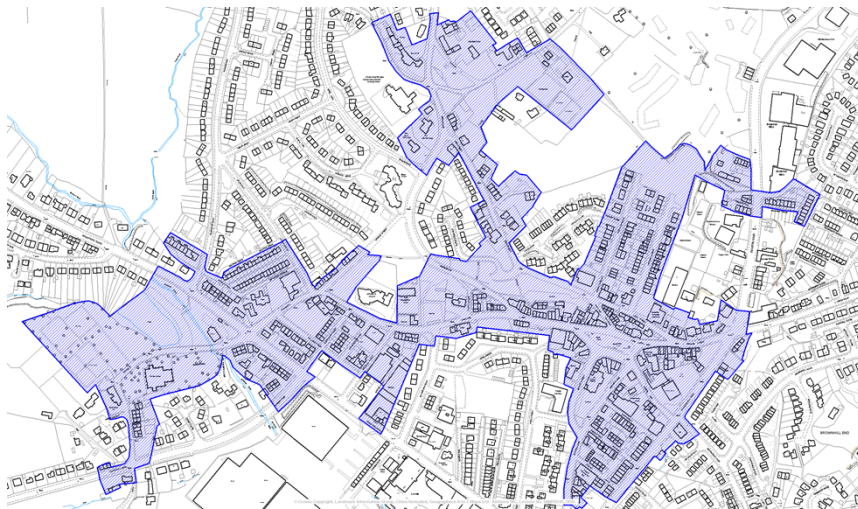
WF15 6NS

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USE

This design and access statement is to be read in conjunction with the enclosed application which seeks to obtain change of use planning permission for conversion of redundant sports bar to a gym at 6a Low Lane, Birstall.

The existing building has a sports bar use, the bar closed due to dwindling numbers towards the end of 2025 since then the building has remained closed and un-used. The building sits on the edge of the local conservation area. The building is surrounded by various forms of properties ranging from domestic properties to commercial and business/recreation buildings.



Existing access for emergency and service vehicles is Carr street which in turn leads to an enclosed court yard area where the building gains its access from. This situation will not alter as part of this application.

Sited in a town centre mixed use area would suggest that this site is suitable for the proposed use there are numerous other drinking/bar establishments in the local area such as

1. Horse and Jockey
2. The Bronte lounge

3. 1931

4. The old wine and spirits vaults

5. The Greyhound

6. The Pheasant

7. The Black Bull

All the above are within a 5 – 10min walk of the property therefore the loss of this drinking establishment would not have an adverse effect on the overall area. With the addition of this development a use would be given to a redundant building which should be encouraged and looked upon favourably as it will add to the sustainability of the area.

Amount

The proposal is to convert the existing sports bar into a gymnasium. As can be seen from the enclosed plans there will be no alterations as such to the existing building other than refurbishment and decoration. The building benefits from 3 external car parking spaces and is very well served by nearby on street parking. Birstall also benefits from good transport and public transport facilities. This proposal will provide temporary employment during the refurbishments and also permanent employment when the gym opens.

Layout

The layout will not alter from what currently exists. The internal layout of the building is conducive to a gym use providing open plan areas from gym and training equipment stations. Existing windows will not alter and overlooking is not considered to be an issue with any neighbouring properties.

Scale

The proposed scale and size of the building will not alter.

Landscaping

None proposed.

Appearance

Situated within the local conservation area any repairs to the exterior of the building will be done with materials to match the host property. The building has a brick external finish with a flat roof structure. All window and door frames are upvc.

Access

This site will be accessed from the existing entrance onto Carr Street.

There are 3 spaces adjacent the property and the building is well served with on street parking within Birstall town centre. Waste bins are currently stored in the rear yard area it is presumed that the waste from a gym use would be a lot less than the previous sports bar use. Bins are collected on weekly basis.