

Planning Statement

Redevelopment of former Fitzwilliam Public House
Into 14 studio apartments



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1.0 Introduction

This planning Statement incorporating a Planning Statement has been prepared on behalf of Hind Property Company Ltd. It is intended to assist Barnsley Council in its determination of a full planning application for the redevelopment of the former public house site to support a modern 3 storey building supporting 14 studio apartments.

In addition to this Planning Statement, the planning application should be considered in recognition of the following plans:

- Section & Elevation dwg no. P01
- Floor Plans dwg no. P02
- Elevations dwg no. P03
- Site Plan dwg no. P04
- Sections dwg no. P05
- Side Elevations dwg no. P06
- Site Plan (Sackville Street) P07

This Planning and Design and Access Statement will describe the application site and the surrounding area, the proposed development, and assess the proposals against the relevant planning policy framework.

The Statement shall also outline the sustainability credentials of the development and clearly demonstrate that the benefits of the scheme outweigh any potential adverse impacts.

2.0 Site & Surroundings

The site is located on the western edge of Barnsley Town Centre at the junction of Fitzwilliam Street with Shambles Street. It is situated, on the periphery of a mixed use area adjacent to the boundary with the Victoria Road Conservation Area. At present it is occupied by the vacant Fitzwilliam Arms public house. This is an imposing three storey building of Georgian appearance, the building has been extended at two storeys in height to the rear, it is situated immediately back of the footway that serves Shambles Street. The pub has stood vacant for a period in excess of 10 years and is in a poor state of repair.

The site covers an area of approximately 560m² and slopes significantly from east to west. It is rectangular in shape with its boundaries defined to the East by Shambles Street (frontage), Fitzwilliam Street to the South, Coalby Walk to the west and the northern gable of no. 38 Sackville Street to the north.

The southern elevation is enclosed within a 1.8metre high wall, behind which there is a yard which once formed the pubs beer garden, to the northern elevation there is an open grassed area which abuts no.38 Sackville Street. Along the western elevation there is a footway which serves as an access to properties fronting Coalby Walk, these are two storey maisonettes .

Surroundings:

The general street scene is varied. To the east of the site there are three open surface car parks (Churchfield & Westgate) these are separated by a stone built terrace that fronts onto Churchfield. The gable of this terrace faces the site, with rear gardens backing onto the Westgate Car Park

beyond which is the modern 5 Storey office Block (Westgate Plaza) that is occupied by BMBC. To the North and West of the site there are rows of 2 storey terraces built from a brown brick and shallow pitched tiled roofs.

To the southern elevation is the Gateway Plaza development. This is a large mixed use development, which stands in part, at eleven storeys in height. The development supports residential apartments, offices, health services, pub & restaurant, convenience store, hotel it also has extant planning permission for further commercial uses, the lower ground floor comprise of a multi-storey car park.

The boundary to the Victoria Road Conservation Area is crossed along Sackville Street to the north of the site. This area is characterised by 19th Century traditional stone built terraced and semi detached properties, typically these are up to 3 storeys in height and have strong and consistent appearance owing to the use of traditional forms and materials. The building lines within the area are strong and consistent, properties are setback behind walled enclosures.



Top: Ariel View

Above: Typical 19th Century Housing found on Sackville Street

Right: Modern flat development also on Sackville Street



Above: Gateway Plaza Mixed use development
Right: Churchfields Terrace



3.0 Proposal

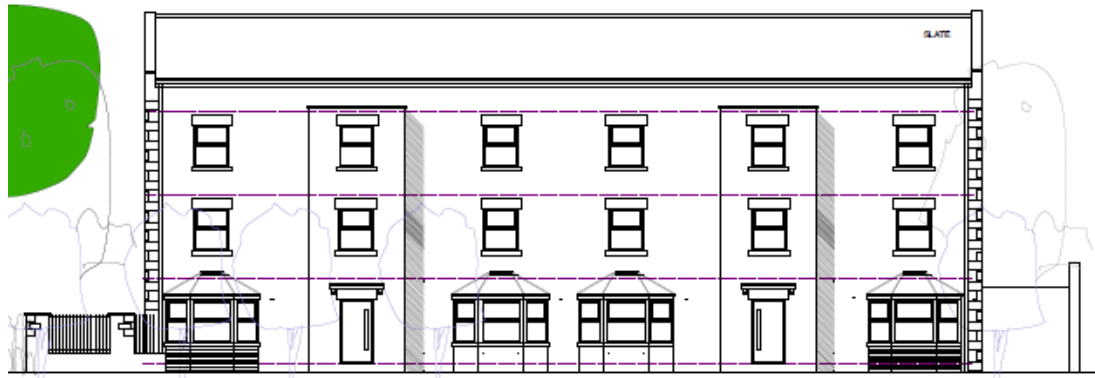
The proposal would see the complete demolition of the former public house in replacement with a modern split level 2.5/3 bespoke building designed to accommodate 14 studio apartments.

The building would exhibit many design features that references the surrounding housing stock . The front elevation would be constructed from course stone with openings dressed with artstone heads and sills. Stone quoins would be presented to the gables with stone copings to the roofs gable. The front elevation would have an asymmetrical appearance with 4 feature bay windows to ground and first floor levels, windows would be set with a 75mm reveal to add depth to the appearance. The accommodation within the roof space would be served with 6no. conservation (slate) roof lights in addition to two Juliet balconies.

The rear elevation would present itself as 3 storeys in height. It would constructed from brick to reference the adjacent properties on Coalby Walk. The lower ground floor would have four bay windows on the front elevation and two projecting outriggers would accommodate stairwells on the rear. The windows would be arranged in a symmetrical and balanced manner across the elevation.



The accommodation would be set across 4 floors (Lower ground, ground, First and second). With the exception of the second floor(attic space) each level would support 4 studios providing open plan living accommodation that measures 33m² in area. The second floor would comprise of 2no. 2 bed apartments with separate kitchen and living space, these would measure 55m² each and also have access to a Juliet balcony on the front elevation.



Rear Elevation

Externally the site would be enclosed by a pier and railing stone wall, this would measure at 1.8m in height to the rear dropping to 600mm across the front boundary to Sackville Street. Approximately 260m² of shared amenity space, this would also include dedicated covered cycle storage (1 per apartment) and bin store. A structured approach would be taken to soft landscaping, particularly to the Fitzwilliam Street boundary to provide added amenity to the street scene.



The studios would be finished to a high standard to capture a target market of young employed professionals within the town centre.



Typical proposed finish to apartments.

4.0 Planning History

The site has an extensive planning history with several applications for redevelopment having been submitted over the years. These applications are summarised as follows:

- B/04/1737 – Erection of a 5 storey block of 14 apartments - Approved
- 2007/1499 – Erection of a 7 storey residential block supporting 36 apartments (Outline) – Refused
- 2008/1387 – Erection of a 7 storey residential block supporting 30 apartments (Outline) – Refused and subsequently dismissed at appeal.
- 2013/0428 – Demolition of existing public house and erection of 6 terraced houses – Refused
- 2013/1364 - Demolition of existing public house and erection of 6 terraced houses with underground parking.
- 2015/1122 - Change of use of public house with residential on first and second floors to 5 self contained flats, erection of side extension and alterations to roof - Approved with conditions.

In accordance with good planning practice the applicant engaged in pre application discussions with the LPA prior to the submission of the application. The advice issued was positive, the officer acknowledged the sustainable credentials of the proposals and encouraged the submission of an application subject to revisions to the design (Appendix i) The submitted proposals reflect these comments.

5.0 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications/appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan includes:-

- Saved policies set out in the Barnsley Unitary Development Plan Review (SUDP) adopted 2000
- Core Strategy adopted 2011 May 2006 which have been saved by direction under paragraph 1(3)

The UDP designates the site as being within the western boundary of the Town Centre between the Northern Office/Education/Civic Area and Town End.



UDP Proposals Map 2000

Northern Office / Education Area (2)

This area is a mixture of office, civic and educational use and substantial parts are designated as of conservation status. The quality of the area is of importance and consequently development will be judged on this basis. The character of the area in built terms is likely to remain substantially unaltered, although changes in this disposition of uses may take place..

Town End Area (8)

This area has been opened up by the development of the Westway and the major Western Relief Town end junction with the surrounding sites becoming visible and prominent at a major entrance to the Town. Consequently, development opportunities should not only provide uses which are appropriate to the Town Centre but in design terms fully reflect Policy TC21 with landmark schemes. The area also contains small scale premises and uses which provide a central location for businesses.

Core Strategy

CSP1 'Climate Change' Development will be expected to reduce and mitigate the impact of growth on the environment and carbon. Preference to development of previously developed land in sustainable.

CSP2 'Sustainable Construction' All new dwellings shall be expected to achieve at least a level 3 rating under the Code for Sustainable Homes'.

CSP3 'Sustainable Drainage Systems' – Expects all developments to use SUDS.

CSP4 'Flood Risk' sets out that the extent and risk of flooding shall be reduced by requiring Flood Risk Assessments for developments over 1ha that shall set out measures including reducing surface water run off by at least 30% on brownfield sites.

CSP5 'Including renewable Energy in Developments' all development above 10 or more dwellings will be expected to incorporate decentralised, renewable or low carbon energy sources and other

appropriate design measures sufficient to reduce the developments carbon emissions by at least 15%.

CSP8 'Location of Growth' Priority will be given to locating new development within the Town Centre and Principal Towns. Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town to accord with its place in the settlement hierarchy.

CSP9 'The Number of New Homes' Seeks to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026. A minimum five year supply of deliverable sites will be maintained.

CSP10 'The Distribution of New Homes' – (46% of the 21,500 new homes planned for Barnsley) are proposed to be built in Urban Barnsley up until the year 2026.

CSP14 'Housing Mix and Efficient Use of Land' states that proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and sustainable communities. It also states that a minimum development density of 40 dwellings per hectare will be expected. In addition priority shall be given to the development of previously developed land with a target of 55% and 60% of the overall amount of new housing.

CSP17 'Housing Regeneration Areas' Recognises Urban Barnsley as an areas of low housing demand we will support a range of housing market regeneration programmes aimed at the renewal of poor housing and the revitalisation of the neighbourhoods and communities.

CSP25 'New Development and Sustainable Travel' Expects new development to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and should not provide more than the maximum number of car parking spaces.

CSP26 'New Development and Highway Improvement' new development shall be expected to be design and built to provide safe, secure and convenient access for all road users.

CSP29 'Design' sets out that high quality design shall be expected. New housing developments of 10 or more dwellings should achieve a rating of 'good' as a minimum under an assessment against the CABI Building for Life scheme.

CSP40 'Pollution Control and Protection' is that the Council shall not allow development of new housing where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that they can be mitigated against.

Saved UDP Policies

H8 & H8A 'Existing Residential Areas' The scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

Local Plan

The Council has produced a Consultation Draft of the Local Plan (Composite Plan for the Borough), which shows possible allocations up to 2033 and associated policies. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation.

The site falls within the allocation of the Town Centre. A policy of which is to increase the number of people living within the Town Centre.

SPDs/SPGs

The following LDF Supplementary Planning Documents have now been adopted which are relevant to the proposal:-

‘Designing New Residential Development’ sets out the standards that will apply to the consideration of planning applications for new housing development.

‘Parking’ states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI ‘Building for Life’ scheme.

NPPF

The National Planning Policy Framework (NPPF), came into force on 27 March 2012 and is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies in Paragraphs 18 to 219 of the NPPF, taken as a whole, constitute the Government’s view on what sustainable development in England means in practice for the planning system.

There are three dimensions to sustainable development, which include an economic role (contributing to building a strong, responsive and competitive economy), a social role (providing the supply of housing required to meet the needs of present and future generations) and an environmental role (which includes minimising waste and pollution).

Permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Sections & Paragraphs of particular note:

Promoting Sustainable travel (Paragraph 29) recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion (paragraph 30). Local Planning Authorities should support a pattern of development that facilitates sustainable modes of transport.

Paragraph 47 states: “To boost significantly the supply of housing, local planning authorities should: Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”;

Paragraph 49 states: “Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.

6.0 Principle

The planning history for the site is somewhat chequered as identified within section 4.0 above. Previous approvals have been granted for high density development but this was later questioned on subsequent applications . There remains an extant permission at the site (ref 2015/1122), whilst this approval related to the conversion and adaption of the existing building it is nonetheless considered to be of relevance to the current proposals, insofar as:

- It established a precedent for the loss of the public house,
- Identified that residential use was compatible with the locality,
- Identified that the site is a sustainable location

The feasibility of the implementing the extant permission is questioned owing to the significant deterioration of the buildings structure. The level of renovation and repair required to the internal and external fabric of the building has effectively rendered the approved scheme unviable. This has identified a need to revisit the proposals and achieve a design that addresses policy requirements that is also commercially deliverable.



Above: The existing Roof space
Right: Ground floor former bar area



More generally Local and National policies are aligned to encourage the delivery of new housing and the reuse of previously developed (Brownfield sites) is actively encouraged as a sustainable form of development as advocated by Core Strategy Policy CSP1 and the principles of CSP8, CSP10 and CSP17.

Housing Land Supply:

Barnsley Core Strategy policy CSP9 states that 'a minimum five year supply of deliverable sites will be maintained' for residential development. Additionally since the adoption of the Core Strategy the National Planning Policy Framework (NPPF) has been published. The NPPF is clear that Local Planning Authorities should 'identify and update annually a supply of specific, deliverable sites to provide five years worth of housing against their housing requirements' (Paragraph 47).

At present the Council is not able to demonstrate a five year supply of deliverable sites, it as present approximately 3.5yrs, as such the requirements of policy CSP9 are not being met. In such circumstances the NPPF is clear that the Presumption in favour of Sustainable Development should apply. For the purposes of the decision making process this means:-

- approving development proposals that accord with the development plan without delay
- where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
 - i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole;
 - or
 - ii) specific policies in the Framework indicate development should be restricted.

The proposal would meet sustainability criteria insofar as it:

- Represents efficient redevelopment of previously developed land
- Is highly accessible Town centre location served with immediate access to services and transport
- Would contribute to the supply of housing
- Would secure environmental improvements

In considering matter of housing supply it is clear that the development would contribute towards housing growth targets being met within the Urban Barnsley which is a priority to accommodate housing growth (Core Strategy policies CSP8, 9 and 10). The development would achieve a density equivalent to approximately 280uph whilst meeting relevant design and amenity requirements (to be addressed later in the report), this accords with the minimum objective of policy CSP14 'Housing Mix and Efficient Use of Land' which aims to use land efficiently as possible, this is particularly pertinent given Barnsley is currently reviewing the release of Green Belt land through the Local Plan process. The proposed density is comparative to that of other apartment developments within the locality, which is reflective to the sustainable credentials of the Town Centre location.

Notwithstanding the contribution the development would make towards the current deficiency in the 5 year housing supply, and choice of housing stock within Urban Barnsley, it would also achieve regeneration benefits inline with objectives of policy CSP17 'Housing Regeneration Areas'.

In accordance with policy CSP9, CSP14 the proposals would add units to the overall housing supply and to that to be delivered in the Town Centre. The reuse of a Brownfield site accords with CSP14

which seeks to achieve between 55% and 60% of homes to be built on previously developed land. Town Centre locations are best suited to apartments/flat developments, the associated footfall from the development, coupled with the dependency of the residents on local services would add to vitality and vibrancy of the Town Centre, complimenting wider regeneration initiatives associated with Better Barnsley.

The development now proposed represents a viable opportunity to regenerate a longstanding vacant (Brownfield) site. Its location within the Town Centre means that it is ideally served with access to employment, health and education services as well as transport and leisure opportunities. It should therefore be interpreted as a highly sustainable location and the principle of the residential development should not be questioned.

It is therefore considered that the proposals are consistent with the objectives of the adopted Core Strategy and provisions of the NPPF. This reflects in the initial advice from the Local Planning Authority (appendix i) whereby the Planning Officer commented;

'Residential use represents a logical use of the site given the evident compatibility with adjoining properties where this use is established'.

In summary the subsequent environmental improvements that could be achieved represent a genuine opportunity to address a longstanding derelict site and contribute to the townscape in positive and sustainable manner.

7.0 Design

The design of the development has been approached in a rational manner and follows the advice issued by the Planning and Urban Design Officer during pre-application discussions. The relationship of the building to Coalby Walk residents, the need to achieve a relationship that is respectful to amenity requirements has significantly influenced the overall scale and mass of the building.

The building would have a width of approximately 23m with a depth of 7m it would be set back from the rear elevation of Coalby Walk by 15m, in comparison to the rear extension of the existing public house which stands just at 8.2m. As a result the building would have a far less intrusive and dominant appearance to the setting of Coalby Walk, particularly given that shared amenity space would provide far more circulation between the built form than is experienced at present.

The palette of materials for the proposed development has been given careful consideration to ensure the delivery of a high quality development. A design philosophy has been used to marry the building to reflect the local vernacular, this is achieved through the use of a complimentary palette of shared materials and styles. These materials have been chosen to reflect the historic stock of the area, this will include; Coursed Stone, Quoins and Copings, Brick, Slate, Art Stone Heads & Cills, Conservation Rooflights, Glazed Juliet Balconies and Metal Railings.

The scheme has been carefully crafted to create a high quality, building which harmonises with the surrounding buildings, drawing on material and architectural detailing precedent from the surrounding area. This detailing is evident through the simple but well considered elevation detailing, sympathetic to the history of buildings in the area. The proposal attempts to unify scale and appearance of both proposed buildings by incorporating modern interpretations of key architectural elements and continuing key building lines from the adjacent properties. Through detailed discussion with the Design Officer, amendments have been considered and acted upon in

order that the proposals preserve and enhance the surrounding buildings without becoming pastiche, allowing the building to be read as a new intervention.

The elevations have a vertical emphasis which is influenced by the alignment of the fenestration. This ensures that the historic street form is retained and enhanced. The design of the buildings respects the local amenity and character of the area whilst being imaginative and innovative. Through the use of appropriate materials and design styles the scheme creates modern accommodation, respectful of the character of the street scene.

Stone or brick boundary walls are commonly found as front boundary thresholds on older buildings within the area, this would be replicated within the development through the addition of a stone pier and panel (railings) treatment to the boundary. This defines private space for the development, and provides consistency with the character and structure of the street scene.

External landscaping works would include an enclosed shared garden to the front, rear and side elevations. Taken with the boundary treatment this would help to define the building and instil an overall softer appearance, this can also extend to the addition of structured tree planting to the Fitzwilliam Street elevation, a matter it is considered, to be of importance given the dominance of hard landscaping presently impressed by Gateway Plaza on a prominent location at the corner of a road junction. Designated Bin stores would be provided within the rear garden area and these would be screened from public vistas.

The building would also be designed to ensure that the thermal performance of all elements meet or surpass Part L of the Building Regulations.

Having full consideration to the design merits of the proposal, it is considered that the development would deliver an attractive residential scheme which would enhance the existing area. The scale and density of the building is reflective to that of properties within the locality, and the traditional design would allow the development to integrate successfully within the locality, and promote its ongoing regeneration. Ultimately the development would work to the site's constraints to provide well proportioned accommodation, that also responds positively to the street scene. Accordingly it is considered that the design would achieve an appropriate and efficient use of the site aligned to the design objectives of Core Strategy policies CSP14, 17, 29 as well as the provision of the SYRDG and relevant Paragraphs of the NPPF.

8.0 Amenity

Redeveloping the site ; in a manner that is not harmful to the amenity of existing residents (namely Coalby Walk) is a key matter of consideration. Indeed, it is such matters which have influenced previous refusals, albeit for schemes of a comparably larger scale than is currently proposed.

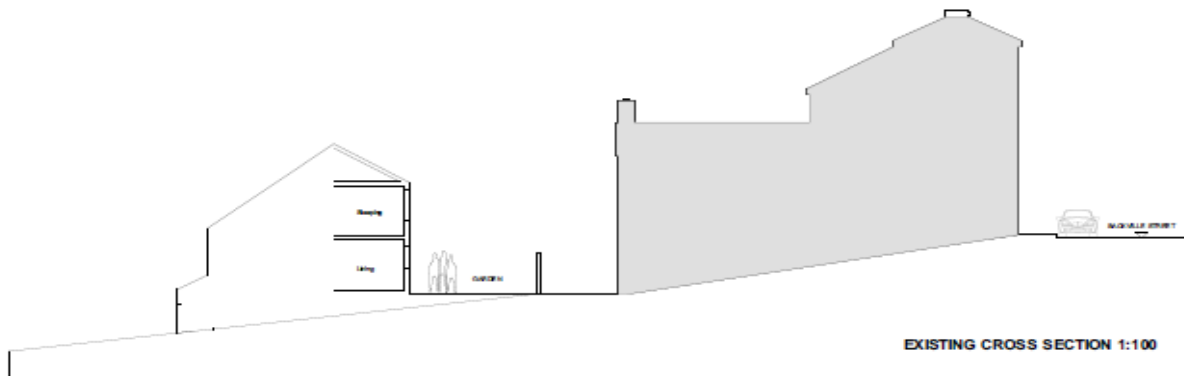
The outlook afforded to residents of Coalby Walk is blighted somewhat by the rather unsightly appearance of the former public house. The environmental benefits associated with the site's redevelopment would therefore result in clear environmental improvements to the benefit of residents' outlook within the immediate vicinity.

The approach to the design has been to:

- Not increase the height of the new build above that of the existing public house
- reduce the rear projection of the development to improve levels of outlook

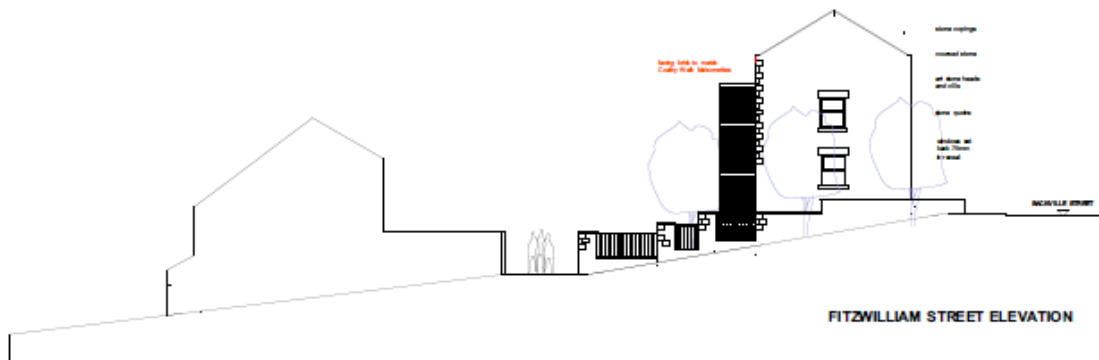
- Ensure non-habitable rooms (bathrooms & Stairwells) are located on the rear elevations to protect privacy levels.
- Ensure accommodation meets minimum standards.

The Council's recommended spacing standards suggest a minimum of 21m separation be achieved between principle or rear elevations. Working to the sites constraints careful consideration has been afforded to the design and overall massing of the building, which would be sited approximately 15.8m from the rear elevation of Coalby Walk. To address matters of privacy all the rear facing windows above lower ground floor level would be obscurely glaze.



Above: Existing section of the Fitzwilliam Public House to Coalby Walk

As a rule, properties within the locality have a very tight grain, the development is of a comparable scale and reflects this established character. The design represents a balanced approach towards achieving a suitable level of amenity and securing a viable development that can address long-standing anti-social and environmental problems associated with the vacant site.



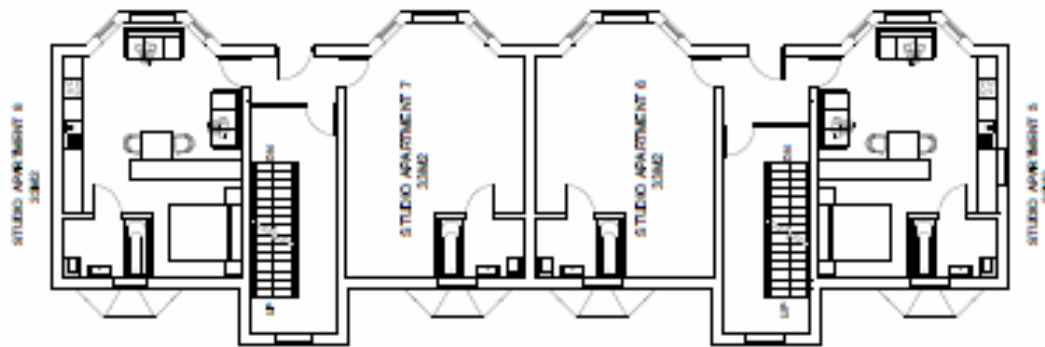
Above: Proposed section

Essentially, overlooking and privacy would be addressed through the window treatment, the benefits associated with removal of the existing public house and setback of the building would enhance levels of outlook for Coalby Walk residents above that which is presently experienced, this can be clearly appreciated by comparing the above sections.

More generally, residents of both Sackville Street, Churchfields and Gateway Plaza would benefit from the associated environmental improvements that could be achieved within their neighbourhood. Consequently, when considering the sites circumstances the design sufficiently

mitigates any perceived amenity issues to allow a reasonable relaxation of the Council's spacing standards and achieve compliance with saved policy H8A.

With regard to proposed accommodation itself, then each of the studio apartments would meet the minimum internal spacing standards that are recommended within the South Yorkshire Residential Design Guide. The accommodation is of a good overall size with excellent levels of outlook and light. The rooms would lend themselves successfully to open plan living befitting of the Town Centre location. This satisfies the requirements of policy CSP29.



Above: Floor Plans

7.0 Access

Sackville Street is the principal access point for the adjacent Westgate and Gateway Plaza development. It serves as a link between Victoria Road to the North and Summer Lane/Town End roundabout (via Fitzwilliam Street).

Fitzwilliam Street extends along the southern boundary, this is located on a steep incline down to Summer Lane, it along with Sackville street are both subject to Traffic Regulation Orders. Off street parking within the vicinity is however plentiful with surface car parks provided opposite the site at Churchurchfield, Westgate (x2), the multi-storey car park at Gateway Plaza can be accessed from Fitzwilliam Street opposite the site's southern boundary.

Core Strategy policy CSP25 strives to ensure appropriate levels of off street parking are achieved in new developments. In light of the site's sustainable location within the Town Centre and overriding need to regenerate the site, some flexibility needs to be applied to the provision of parking. Indeed, previous planning applications which have attempted to accommodate on-site parking have done so at the cost of residential amenity, a balanced approach is therefore justified, and in these circumstances the application intends to deliver a car-free development.

The central location within the town centre means that the site would be highly accessible not only to the principle highway network but also a variety of transport means. The main interchange is a short distance from the site (within 500m) which provides bus and rail connections, in addition there are also bus stops located along Summer Lane, Shambles Street and Victoria Road. The availability of services presents an ideal opportunity to promote sustainable transport, encouraged by the provision of the on-site cycle parking. These sustainable credentials were acknowledged by the planning officer during pre-application discussions who support a car-free development at this location.

Having regard to the immediate access to local services, public transport network, the location equates to a highly sustainable location which can support car free development through the direct mitigation of public transport. Paragraph 39 of the NPPF promotes such arrangements and this should be looked on favourably.

However, should any need for parking arise then this can be adequately accommodated within the vicinity via the existing surface car parks at Churchfield and Westgate and are owned and operated by BMBC. They offer free parking at weekends and outside of core hours (08:00hrs-18:00hrs) Mon-Fri. Permits are also available and this is charged at: £22 a week; £82 a month; £230 for three months; or £770 for a full year.

8.0 Conclusion

Paragraph 47 of the NPPF requires that as part of the objective of boosting significantly the supply of housing, this a material consideration of great significance and weight when considering applications for new development.

This statement has identified that the proposed Development would be consistent with guidance provided at a national level in the NPPF as well as local saved policies in relation to land use compatibility, residential amenity and highway safety.

The proposed development is located on the edge of the town centre with excellent pedestrian and transport links to employment, leisure, health and cultural facilities.

High quality accommodation would be delivered within a design that has been approached in a sympathetic manner. The design, and choice of materials would ensure that the building would be of a scale and appearance that reflects the character of existing properties within the street scene. In addition to this the redevelopment would regenerate a longstanding brownfield site, this will secure direct environmental benefits as well as social and economic associated with the contribution to the housing stock.

The sites proximity to the Town Centre, its associated amenities, services and transport means that it represents an ideal location to provide car free residential accommodation of the proposed scale.

Therefore in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the use it is hoped that the Local Planning authority support this application.

Appendix I

----- Original Message -----

From: [Kirkham, Steve](#)

To: [Andrew Bailey \(aa2larchitects@btconnect.com\)](mailto:aa2larchitects@btconnect.com)

Sent: Wednesday, October 05, 2016 2:36 PM

Subject: Fitzwilliam Pre App Response

Dear Andrew,

SUBJECT 2016-ENQ-00223

Principle:

The public house has been unoccupied for a significant amount of time; during this period the roof had been removed and the building vandalised. Whilst these matters have been addressed (roof repaired & openings secured) it is reasonable to assume that internally the building would need to be repaired substantially. Taking this into consideration, along with the well documented struggles faced by the pub industry, it is clear that a return to the use of the premises as a public house would not be a viable enterprise.

The loss of the public house has been previously accepted and it has not been raised as an objection on any of the previous refusals at the site. Residential use represents a logical use of the site given the evident compatibility with adjoining properties where this use is established.

Whilst the principle of residential development is considered to be acceptable it is imperative that any such application adheres to the requirements of Core Strategy policy CSP29 and saved UDP policy H8A particularly with reference to design, scale and the relationship to the street scene and existing properties. It is on these latter points that the application generates some controversy- this is due to the site being located immediately to the rear of two storey properties occupying Coalby Walk and it also being located directly south of no. 38 Sackville Street.

It is such matters of 'design and scale' which have influenced previous refusals for the redevelopment of the site. Whilst it is accepted that Gateway Plaza is a significant high-rise development it should not be treated as precedent to permit further tall buildings. Fitzwilliam Street to the south of the site acts as a clear boundary which delineates between tall (town centre) buildings and the residential area located around the site.

Proposals:

Proposals have been presented for a residential development of apartment/studios. The latest proposals are for a split level development, this would present a two storey elevation to Sackville Street and a 3 storey elevation to Coalby Walk as detailed on the most recent plans:

PA04c – Site Plan

PA03 C – Sections & Elevations

Essentially this would comprise of a car free development of up to 14 studio apartments measuring approximately 33sqm each with shared, communal amenity space.

History:

The site has a long and complicated planning history with several previous applications refused, primarily on scale & amenity concerns. The influence of the development upon the existing properties on Colby Walk has been a driver to this. However, planning approval was recently granted under application 2015/1122 for the redevelopment of the site into 5 self-contained flats. It is understood that due to the level of investment required the viability of this development has been questioned.

Design/Amenity:

Concerns have been raised under previous correspondence about the overall scale of any replacement building. Generally the LPA would not be supportive of any development that would significantly increase the amount of built development over and above what is existing, as discussed under previous correspondence. Preference has been given to a single building that is comparatively smaller in height to the existing structure; the latest plans broadly reflect this and also indicate a reduced footprint to the site boundaries. Whilst separation distances would not be strictly adhered to it would appear that a reasonable compromise has been reached; privacy to Coalby Walk residents would be respected by virtue of non-habitable rooms on the rear elevation and overall levels of outlook would be improved by virtue of the reduced footprint (compared to the existing building).

The building occupies a prominent position at the junction of Sackville and Fitzwilliam Streets. Previously submitted plans of the development (drawing no.PA02A) included photos of the frontages of the Cooper Art Gallery and residences further along Sackville Street. We infer these were included in order to provide an indication of the design influence for the front elevations of this proposed development. The photos show many positive features such as the use of natural stone, a consistent rhythm and sense of hierarchy to the facades, the use of bay windows, well-proportioned windows throughout and grey slate roofs. We have not yet received any drawn front elevations but look forward to seeing these influences come through in the proposed design.

Clearly the rear elevation of this development is also on 'public view' from Coalby Walk, the residences beyond which face on to it (which are in relative close proximity), the side view when climbing Sackville Street and potential long range views across from the east of the development. This elevation is proposed as three storey. Whilst respecting the residents of Coalby Walk in their need for privacy in terms of overlooking this elevation should still give the residents a positive residential amenity. The challenge here is to ensure that this elevation does not look overbearing/ 'cliff' like but instead has a soft, 'light' feel with plenty of visual interest. Given that this rear elevation is on 'public view' it is also important this elevation ties in with the front elevation so that the overall design reads as 'one building'. It is noted that bay windows are proposed on the front, it might be helpful if the rear stairwells could be of a similar proportion to these to provide some consistency to the dimensions across the building. In addition to this it would be nice to see some detailing to the elevations and roof, the addition of a parapet/abling to the gables and quoins would, for instance, add some interest and reference architectural features within the locality. As commented previously materials need to be light in colour and all openings should be well recessed to help provide added depth to the elevations' appearance, (this will ultimately be demonstrated through a full plans package).

In addition to this it still remains that attention is given the following:

- The design/location of bin stores
- Boundary treatments both to Coalby Walk and Fitzwilliam Street (I would suggest something akin to pier and panel walls with curves and railings)

- Improvement to poor quality surfacing along Coalby Walk (for example replacing the raised stones, presumably installed to deter car access along the Walk, with bollards at either end of the Walk. This may require negotiation with highways).
- Planting to site boundaries

Highways:

The principle of a car free development could be supported. You would need to put forward a case which highlights the overall sustainable credentials (access to services and transport) and which recognises that car parking facilities are provided within the vicinity. The design and scale of the building does look to be more acceptable but the internal accommodation does look to be very basic, which given the (relative) high concentration of residential units is a concern. A reduction in the number of the units could improve the quality of the accommodation (size) whilst also reducing the demand for parking.

Conclusion

The existing public house has been vacant for some time and its dilapidated state reflects poorly on the locality. Occupying a prominent location it is important that the design is of a sufficient quality- at present it not considered that this has been necessarily demonstrated. This matter should not be insurmountable subject to the above points being considered.

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Appendix 2

Afternoon Andrew,

I'm aware of Steve's advice. As you know, all pre-app is provided on an informal basis without prejudice to the outcome of the application so I can't guarantee a favourable recommendation but we certainly won't be looking to revisit the advice offered by Steve.

Regards

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Appendix 3 - STUDIO INTERIOR

