Design and Access Report
Former Fitzwilliam Inn Site
24 Sackville Street
Barnsley
S70 2DB

September 2015

Prepared
by
Mr R S Wilkinson RIBA

1.00 PLANNING HISTORY

1.01 The site was granted Planning Permission - Full Ref : B/04/1737/BA dated 2nd February 2005 for apartment block 14 number individual units.

1.02 The site was refused Planning Permission - Outline Ref : 2007/1499 dated 3rd December 2007 for apartment block 38 number individual units.

1.03 The site was refused Planning Permission - Outline Ref : 2008/1387 dated 17th November 2008 for apartment block 30 individual units.

1.04 The site was refused Planning Permission - Full Ref : 0428 dated 14th June 2013

2.00 LOCATION

2.01 The site is located on the edge of town, at the junction of Fitzwilliam Street and Sackville Street within easy walking distance of the town centre. The area historically was developed in the 19th Century as a middle class suburban area away from the industry located in the Barnsley town centre. The major employer in the area was the Barnsley Canister Factory which was situated adjacent to the site but has now disappeared. (See photo number 6).The area still retains some of the middle class housing in the Victoria Street area , a mixture of detached, semi-detached and terraced properties. I attach a historic picture of three storey dwellings (See photo number 5) which was part of the original terrace that included the public house on Sackville Street. (Please also refer to map dated 1889 attached to the end of this report Crown Copyright and Landmark Information Group Ltd - Please note that this is the clearest map available but other maps not clear enough to reproduce show that this terrace was still in existence as late as 1962). When compared with the modern Ordinance Survey map contained with the drawings, it will be seen that some of these buildings have subsequently been demolished just leaving the public house.

3.00 SITE

3.01 The existing old public house was built in approximately 1880 with a rear addition added in 1950's, it formed part of a terrace of buildings referred to in 2.01. The front elevation of the public house facing Sackville Street is constructed with stone which has been painted white, the remaining walls are rendered. The roof is pitched and covered with concrete tiles. The street face of this terrace was built on the rear line of the pavement. (See photo 4).The site slopes steeply down from Sackville Street to Coalby Walk.The public house is currently boarded up and in a poor state of repair and is suffering from historic subsidence damage. The old public house and yard cover approximately 60% of the site and the remaining part is now grass which we understand formed the old beer garden to the pub.

3.02 The general street scene is varied. To the east of the site there are three large open car parks separated by a small 2/3 storey terrace of stone built houses off Churchfield. The stone gable end wall of the terrace faces the site with rear gardens backing onto one of the car parks. To the north and west of the site there are rows of low rise 2/3 storey terraced houses built in a dull brown brick with shallow pitched clay tiled roofs. To the south of the site on the opposite side of Fitzwilliam Street is the 11 storey high Gateway

Plaza Development which dominates the site and the surrounding area because of its size. The Plaza development is built directly off the rear line of the pavement on Fitzwilliam Street with flats looking directly over the the pub site and the residential developments adjoining it. The Plaza development creates considerable overshadowing of the area as can be seen on the attached photograph number 3.

4.00 EXISTING USE

4.01 The Site which is the subject of this application is currently vacant but was formerly a public house with residential accommodation over which ceased trading in 2005.

5.00 PROPOSAL

The proposed scheme is to retain the existing public house (The Fitzwillian Inn see photo number 4) and convert it into five residential units. The proposed scheme has an additional side extension to the basement and ground floors and a further small extension at the roof level to form additional headroom for the common stair and the bathroom/ hall serving the proposed second floor flat. (We have annotated these on the proposed drawings.)

5.01 Contex :-

We carried out a detailed investigation on the residential schemes that had recently been built in the area and came to the conclusion that flats were now likely to be commercially viable bearing in mind that the Gateway Plaza development, which is across the road from the site, had now sold or rented many of the flats in the development. We therefore concluded that we should retain the existing public house and convert it into new flats. The light and views from Coalby walk would be unaffected.

5.02 The Proposed Development :-

In designing the scheme we needed to take into account the slope of the site and its orientation and relationship to existing terraced housing in the surrounding area. We made particular reference to the standards set out in the South Yorkshire Design Guide 2011. (eg. Internal space standards).The majority of the proposed scheme sits on the footprint of the existing public house. The height of the proposed scheme is also very similar to the existing public house although we have added a small extension at the roof level. We have used the slope of the site to provide accommodation in the existing basement area and also for storage for each flat. A common private garden has been created for use of each flat on the south side of the development which can be accessed from the common stair at basement level and also from Fitzwilliam Street.

The main orientation of the site is facing the south west with all principal rooms facing in this direction. The main entrance to the flats is off north side at the basement floor level. The front entrance door leads into a small entrance hall and then a stair well providing access to all floors. A lift platform has been provided at the car park level which gives access to the basement level flat for wheelchair users. .

5.03 Refuse and Storage :-

There is a separate area for rubbish at the ground floor level next to the car park. The basement area contains one lockable general storage area per dwelling.

5.04 Car Parking :-

The car park is accessed off Fitzwilliam Street Five of the parking bays are 2.5 metres in width and 5.0 metres in length with the remaining one being 3.0 metres wide for ease of parking for vehicles and to allow disabled access.

5.05 Appearance :-

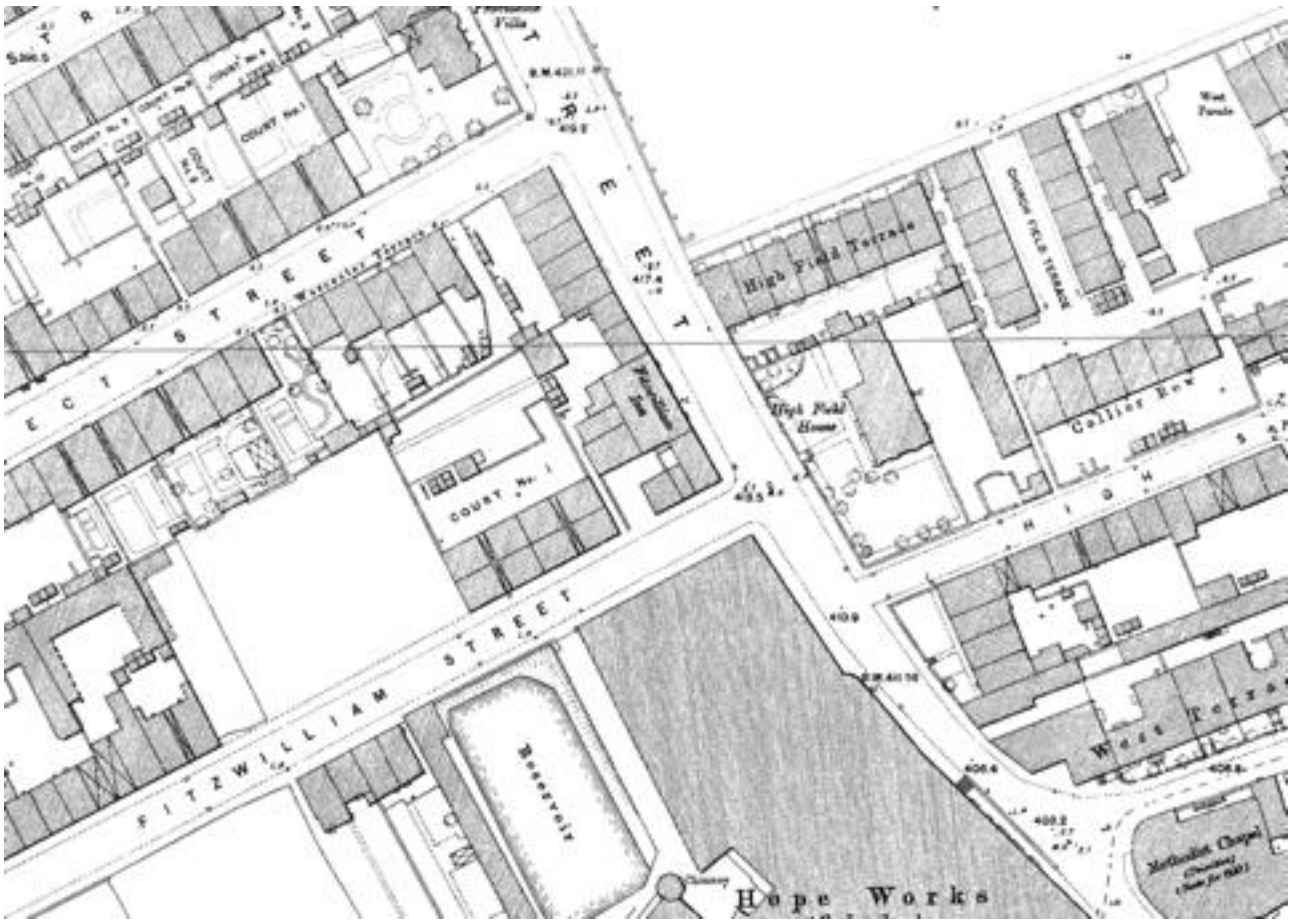
There is mixture of architectural styles in the local area, and the dominant materials are stone and brick. I have attached a photograph (See photo number 5) of an example of historic housing in Sackville Street it will noted that this is a three storey terrace. The main facade for the public house facing Sackville was originally stone but has now been painted white.The rest of the old pub is sand and cement rendered which is also painted white which we intend to retain. We will replace the lintels over the windows to the Sackville Street with stone to match the original stone used on the existing elevations. The roof will be natural grey slate. The windows to the main front elevation will be retained in natural timber painted white and all other windows will be in white anodized aluminium.

6.00 Landscaping :-

The development will have its own private garden surrounded by existing stone wall which is accessed from the common parts.

7.00 Access

7.01 The site is situated on the edge of the town within easy walking distance of the town centre. The main pedestrian and vehicular access to the flats is off Sackville Street.



MAP OF SACKVILLE STREET DATED 1889
(Landmark Information Group Ltd Crown Copyright)



1. PROPOSED STONE



2. PROPOSED BRICK



3. VIEW DOWN FITZWILLIAM STREET OF THE PLAZA DEVELOPMENT AND THE SITE



4. VIEW OF THE FITZWILLIAM INN FROM SACKVILLE STREET



5. VIEW OF TERRACE ON SACKVILLE STREET NOW DEMOLISHED FROM CHURCHFIELD



6. VIEW OF BARNSLEY CANISTER FACTORY ALONG SACKVILLE STREET



7. LOCAL DEVELOPMENT