

Design and Access Report

**Former Fitzwilliam Inn
24 Sackville Street
Barnsley
S70 2DN**

1.0 Background

1.1 This report has been prepared to provide supplementary information in respect of the planning application to construct an apartment block consisting of 30 no. individual units on the site of the former public house.

1.2 The site was granted Town and Country Planning - Full Ref; B/04/1737/BA dated 2nd February 2005 for the demolition of the existing public house and the construction of an apartment block consisting of 14 no. individual individual units arranged over four floors (excluding basement parking).

1.3 The site was refused Town and Country Planning - Outline Ref; 2007/1499 dated 3rd Dec. 2007 for the construction of an apartment block consisting of 38 no. individual units arranged over 8 floors (excluding basement parking).

2.0 Location

2.1 The site is located on the edge of town, on the west side of Sackville Street, on the junction with Fitzwilliam Street (grid ref; SE3406 NW), within easy walking distance of the town centre.

3.0 Site Content

3.1 The existing building is detached. The main building was built in approx. 1880, with an additional rear extension being added in approx. 1950.

The front elevation to Sackville Street is constructed of stone (painted) the remaining walls are render. The roof is pitched and finished with slate.

The building is arranged over three floors to the front elevation with four floor to the rear, due to the sloping nature of the site.

The building is currently boarded up and in a poor state of repair. It appears to have suffered some historic subsidence damage.

3.2 Approx. 40% of the site area is the former beer garden - now overgrown.

3.3 The general street scene is currently under going fundamental change. To the east of the site, on the opposite side of the road is the stone gable end of a Victorian terrace. The

land to the north and the west of the site forms part of a low rise residential estate constructed in the 1960's, consisting of a mix of flats and houses built in brick with pitched tiled roofs.

To the south of the site, on the opposite side of the road is the Gateway Plaza Development which is currently under construction. The site has mixed use, the area immediately opposite the proposal will consist of ground floor A1/A3 use with an additional ten floors of residential apartments above. The building is currently three storeys high, the full impact on the adjoining area cannot be realised until the building has been completed.

4.0 Existing Use

4.1 The building is currently vacant.

4.2 The building was formerly a public house with residential accommodation over. This use ceased in 2005.

5.0 Proposal

5.1 Demolish and remove the existing building and boundary walls.

5.2 Construct a new apartment block on the site of the former public house and adjacent beer garden.

5.3 The design of the building will be modern to compliment the adjacent Gateway Plaza Development and the recently completed Council office block situated to the south east of the site.

5.4 The proposed building will cascade in height, from eight floors on the south elevation adjacent to the Gateway Plaza Development down to a single floor height on the northern boundary adjacent to the low rise residential estate.

This will greatly reduce the effect of over shadowing and loss of daylight on the adjacent property, it will also give a gradual reduction in building height to the general street scene.

5.5 Parking is provided at basement level with a 6m wide access/exit situated in Fitzwilliam Street . We have provided 11 no. standard parking bays and 3 no. disabled parking bays.

We have consulted with Barbara Wilson in the Highways Department who has confirmed that this parking to apartment ratio would be acceptable given the edge of town location. Additional parking has been provided on the ground floor for bicycles.

5.6 Refuse storage/ recycling is located at street level with internal access at ground level. Collection will be via a fully retractable door situated on Sackville Street.

6.0 Access

6.1 The site is situated on the edge of town within easy walking distance of the Town Centre.

6.2 The main pedestrian access will be in Sackville Street. It will be a level approach in accordance with Section 6 Part 6.13 and 6.19 of Part M of the Building Regulations.

6.3 The main vehicular access will be in Fitzwilliam Street. It will be a ramped access to a level parking area. The building can be accessed from the parking area via a rear door with a level approach in accordance with Section 6 Part 6.13 and 6.19 of Part M of the Building Regulations.

6.4 A passenger lift will be installed to serve all floors of the building in accordance with Section 9 Part 9.7 of Part M of the Building Regulations.

6.5 A common stairs will be constructed to serve all floors of the building in accordance with Section 9 Part 9.5 of Part M of the Building Regulations.

7.0 Conclusion

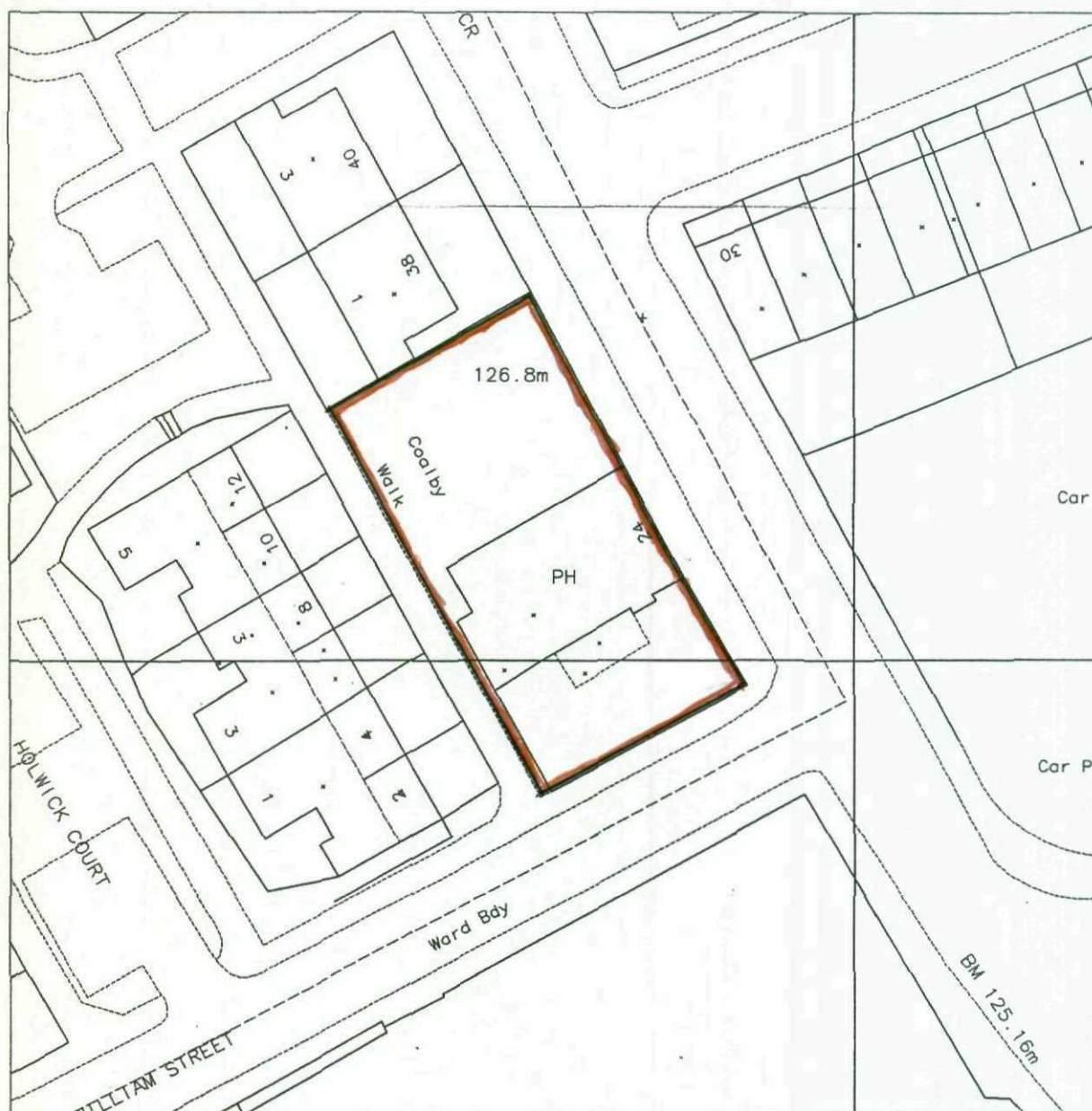
7.1 The proposed scheme is a compromise on the previous application Ref;2007/1499 which was refused on 3rd December 2007.

7.2 We are of the opinion that the revisions address the concerns raised and which formed the basis of the refusal namely:

- The cascading height of the building reduces the impact of overshadowing and the loss of daylight on the adjoining property.
- The distance of the proposed building to the adjoining dwellings is 12m. This distance exceeds the distance between the approved application Ref; B/04/1737/BA and the Gateway Plaza Development currently under construction.

7.3 We conclude that the proposal would be unlikely to cause additional significant impact on the adjoining properties given the size, orientation and close proximity of the Gateway Plaza Development and the extent of the current planning approval for the site if implemented. It will also provide an additional 16 no. households within the Borough.

FITZWILLIAM, SACKVILLE ST, BARNSELY

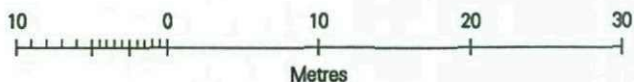


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Centre Coordinates: 434078 406507

National Grid sheet reference at centre of this Siteplan: SE3406NW

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