EXISTING BUILDING				
	GEA		GIA	
	sqm	sqft	sqm	sqft
BASEMENT FLOOR	145.95	1571	124.99	1345.41
GROUND FLOOR	168.55	1814.37	146.91	1581.42
FIRST FLOOR	70.06	754.21	55.42	596.63
SECOND FLOOR	70.02	753.76	56.01	602.94
TOTAL	454.58	4893.34	383.33	4126.4

SCHEDULE OF ACCOMMODATION APARTMENT				
LOWER GROUND FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
1 BED (LG.01)	49.9	532.2	40	430.4
1 BED (LG.02)	50.1	540	69.6	749.1
1 BED (LG.03)	49.4	537.8	46.8	504.2
TOTAL	149.4	1610	156.4	1683.7
GROUND FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
1 BED (G.01)	49.4	532.1	3.8	41
1 BED (G.02)	48.9	526.6	7.6	82.3
1 BED (G.03)	48.7	524.5	3.8	41
TOTAL	147	1583.2	15.2	164.3
FIRST FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
1 BED (1.01)	49.4	532.1	3.8	41
1 BED (1.02)	48.9	526.6	7.6	82.3
1 BED (1.03)	48.7	524.5	3.8	41
TOTAL	147	1583.2	15.2	164.3
SECOND FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
1 BED (2.01)	49.4	532.1	3.8	41
1 BED (2.02)	48.9	526.6	7.6	82.3
1 BED (2.03)	48.7	524.5	3.8	41
TOTAL	147	1583.2	15.2	164.3
THIRD FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
1 BED (3.01)	65	700.1	0	0
1 BED (3.02)	50.7	546.2	0	0
TOTAL	115.7	1246.3	0	0

SCHEDULE OF ACCOMMODATION TOWN HOUSE 1				
LOWER GROUND FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
LIVING/DINING/KITCHEN (LG.01)	42.1	453.8	23.6	255
WC	3.7	40.6		
TOTAL	45.8	494.4	23.6	255
GROUND FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
SINGLE BED/STUDY ROOM (G.01)	10	108.3	0	0
BATHROOM (G.02)	3.6	39.7	0	0
DOUBLE BEDROOM (G.03)	13.7	148.2	0	0
TOTAL	27.3	296.2	0	0
FIRST FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
DOUBLE BEDROOM (1.01)	13.5	145.8	0	0
BATHROOM (1.02)	3.6	39.7	0	0
TWIN ROOM (1.03)	15.4	166.8	0	0
TOTAL	32.5	352.3	0	0

SCHEDULE OF ACCOMMODATION TOWN HOUSE 2				
LOWER GROUND FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
LIVING/DINING/KITCHEN (LG.01)	42.3	456.1	41.2	444.5
WC (LG.02)	3.7	40.9		
TOTAL	46	497	41.2	444.5
GROUND FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
SINGLE BED/STUDY ROOM (G.01)	10.2	110.6	0	0
BATHROOM (G.02)	3.6	39.7	0	0
DOUBLE BEDROOM (G.03)	13.8	149.2	0	0
TOTAL	27.6	299.5	0	0
FIRST FLOOR	NET INTERNAL AREA		EXTERNAL AMENITY	
	sqm	sqft	sqm	sqft
DOUBLE BEDROOM (1.01)	13.6	146.7	0	0
BATHROOM (1.02)	3.6	39.7	0	0
TWIN ROOM (1.03)	15.6	168	0	0
TOTAL	32.8	354.4	0	0

APARTMENT ONLY			
TOTAL sqm for NET	706.1	TOTAL sqft for NET	7605.9
TOTAL sqm for E.A.	202	TOTAL sqft for E.A.	2176.6
TOTAL sqm	908.1	TOTAL sqft	9782.5

TOWN HOUSE ONLY			
TOTAL sqm for NET	212	TOTAL sqft for NET	2293.8
TOTAL sqm for E.A.	64.8	TOTAL sqft for E.A.	699.5
TOTAL sqm	276.8	TOTAL sqft	2993.3

APARTMENT				
	GEA		GIA	
	sqm	sqft	sqm	sqft
LOWER GROUND FLOOR	196.9	2119.9	176.7	1901.5
GROUND FLOOR	210.9	2270.1	191.8	2064.4
FIRST FLOOR	210.9	2270.1	191.8	2064.4
SECOND FLOOR	210.9	2270.1	191.8	2064.4
THIRD FLOOR	160.2	1724	143.1	1539.9
TOTAL	989.8	10654.2	895.2	9634.6

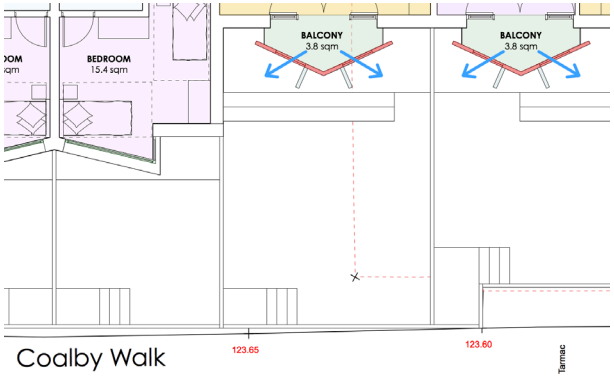
TOWN HOUSE 1				
	GEA		GIA	
	sqm	sqft	sqm	sqft
LOWER GROUND FLOOR	53.6	577.3	46.5	500.9
GROUND FLOOR	49.6	533.9	42.7	459.8
FIRST FLOOR	50.9	547.6	43.9	472.6
TOTAL	154.1	1658.8	133.1	1433.3

TOWN HOUSE 2				
	GEA		GIA	
	sqm	sqft	sqm	sqft
LOWER GROUND FLOOR	55.5	597.5	46.8	503.8
GROUND FLOOR	51.5	554.3	43	462.8
FIRST FLOOR	52.7	567.7	44.2	475.4
TOTAL	159.7	1719.5	134	1442

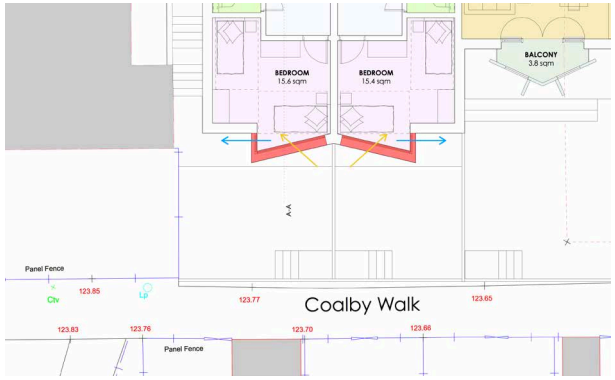
APARTMENT AND TOWN HOUSE (sqm)						
	LOWER GND FLOOR	GND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
GEA	306	312	314.5	210.9	160.2	1303.6
GIA	270	277.5	279.9	191.8	143.1	1162.3
NIA	241.2	201.9	212.3	147	115.7	918.1

BEDROOMS	
1 Bed	13
2 Bed	1
4 Bed	2
TOTAL =	16

APARTMENT TOTAL =	14
TOWN HOUSE TOTAL =	2 UNITS (4 BEDROOM PER UNIT)



Blue arrows from the balconies looking away from Coalby Walk



Blue arrows from Town house windows looking away from Coalby Walk



THE RELATIONSHIP WITH COALBY WALK

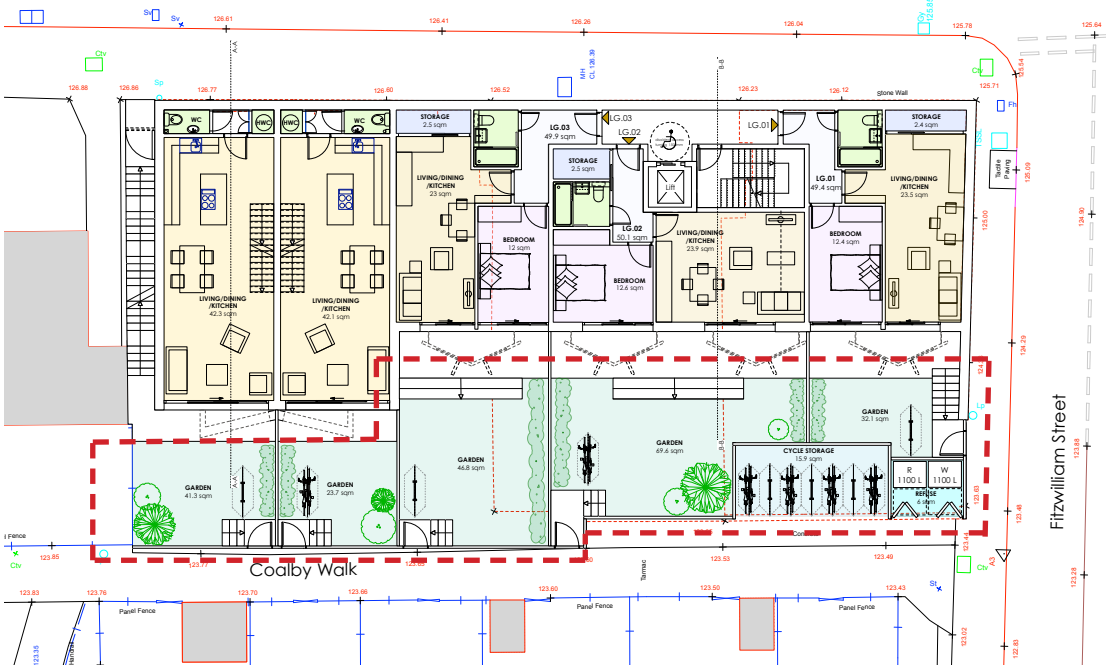
As has been stated elsewhere here, no scheme is viable for this site without windows on the south-west side of any new development, otherwise all fenestration would be orientated towards the north-east, which would be unacceptable in terms of amenity of the new residents. It is therefore in our view the way in which this fenestration is designed that is key to any new scheme – there are design devices that could be developed to mitigate any potential effect on the neighbours in Coalby Walk.

The current design therefore develops a layered façade on this side of the apartment block, to protect the amenity of the occupants of Coalby Walk.

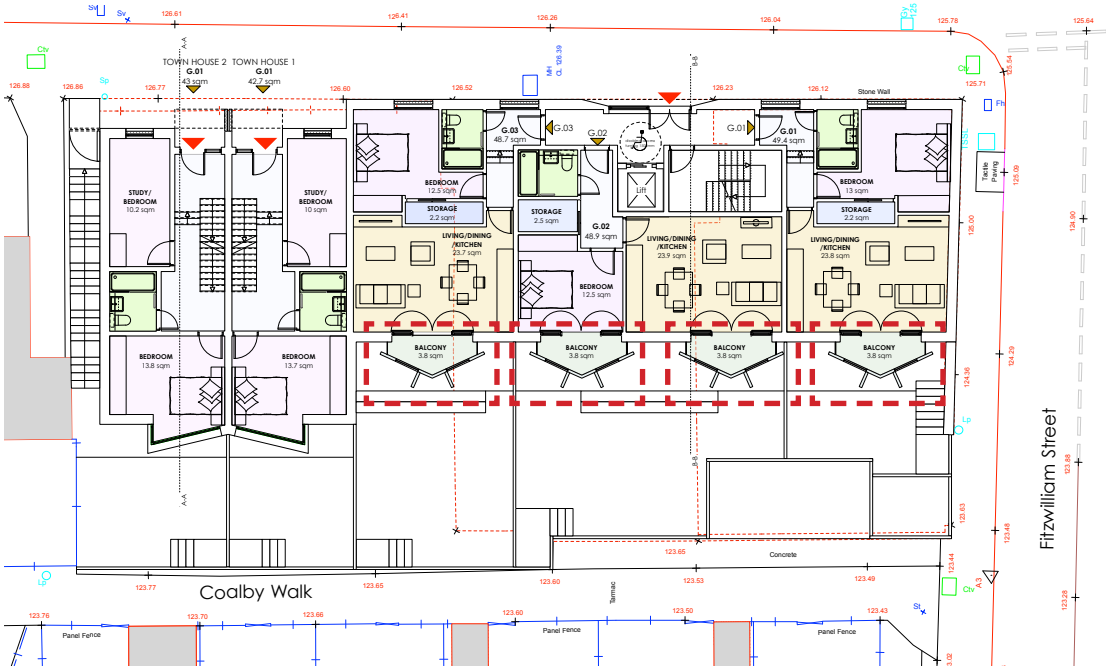
This façade is clad in a sequence of angled lightweight metal screens. Each space is provided with a balcony, for external amenity. Full height sliding glazed doors provide access onto each balcony. The outer part of the balconies are enclosed in the angled screens, which are perforated to allow light through but to restrict views out; each screen has a punched openings, allowing for controlled views out. The angle to each screen relative to the main façade behind is approximately 25 degrees.

On the side of each opening in the screens nearest Coalby Walk there is a series of projecting vertical fins that provide additional screening to the houses to the south-west. The punched openings are protected with simple metal balustrading to a height of 1.1m.

With the new houses, a similar approach of avoiding any direct outlook towards Coalby Walk has been used in terms of screening to the outlook at the rear, but in reverse form to the device used for the apartments. For the rear bedrooms to the houses, linked bays are canted outwards at each level to provide a full height window to each room, looking south-east and north-west and away from the properties along Coalby Walk. High level windows within each projecting bay provide additional daylight into each room, but avoid any sense of over-looking towards Coalby Walk.



Garden on the Lower Ground Floor



Typical Balconies on the Ground Floor

AMENITY FOR THE NEW DEVELOPMENT: BALCONIES AND GARDENS

From the point of view of amenity for the occupants of the building, we have started from the proposition that as many of the habitable rooms as possible, and certainly all the living rooms, should be orientated to receive maximum sunlight. In addition, the rooms should be well-proportioned, and that all the units should have some form of external space, orientated towards the south.

No on-site parking is proposed (see comments below on parking), and part of the lowest level is therefore used to provide small gardens to the apartments at that level, and to each of the two houses. The creation of garden areas at the lowest level along Coalby Walk obviously removes any proposal for a built structure along the south-west boundary, which was a primary objection from the Appeal Inspector in respect of application 2013/1364.



Indicative massing of new development from North West

DESIGN AND THE URBAN CONTEXT

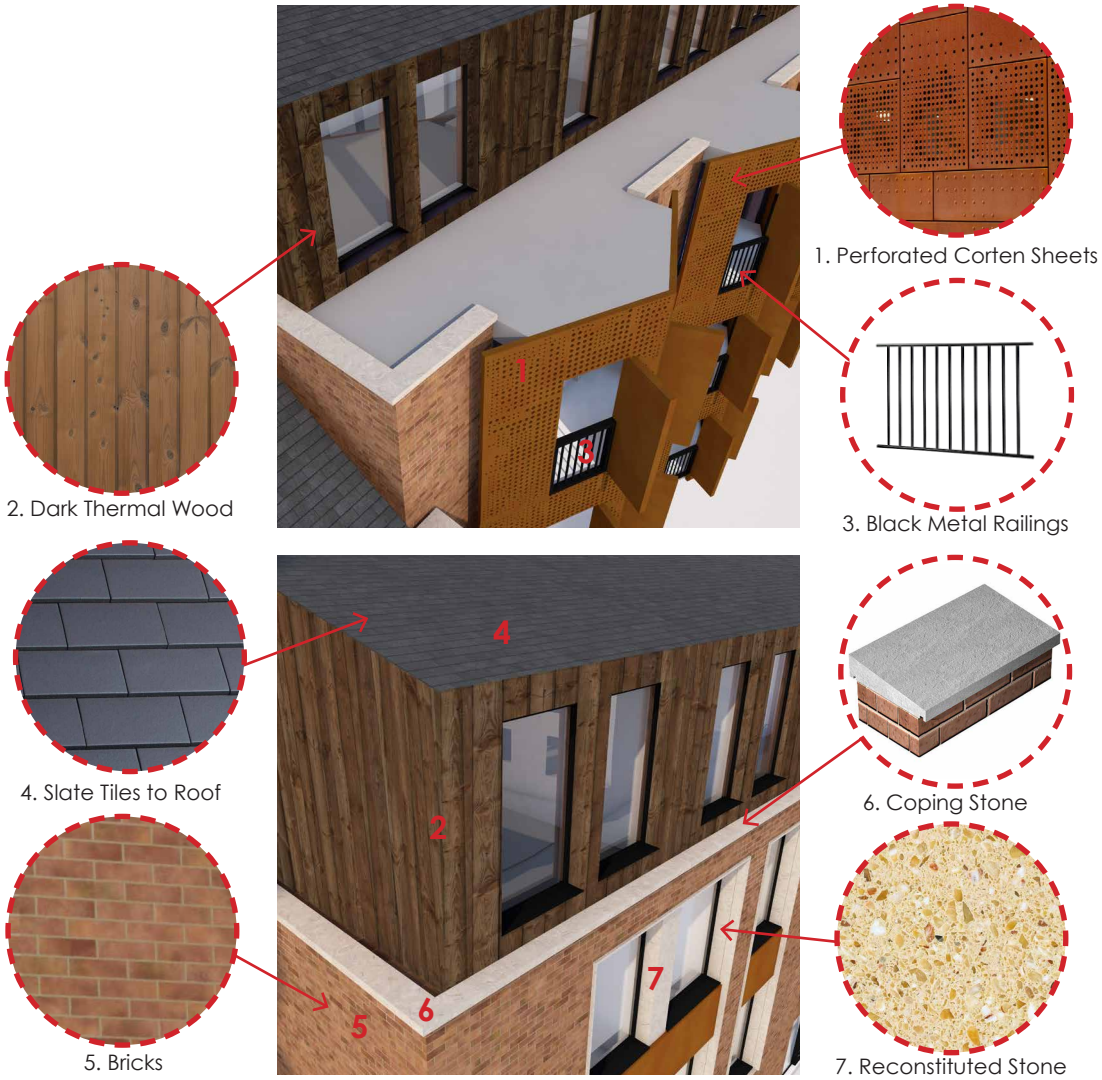
The site is located adjacent to the Gateway Plaza, a structure which, at 11 storeys along Sackville Street, dominates the locality. The LPA asserts that Fitzwilliam Street acts as a boundary to the high-rise development to the south, but there is no particular logic to this analysis.

It is noted that the buildings along Sackville Street to the north-west of the Gateway Plaza are more modest in height, but the redevelopment of sites in this area should be considered in relation to the urban grain in both directions. The key consideration of scale should therefore be derived from the effect of the development on the immediate neighbours, and this is set out above.

Gateway Plaza creates a strong building line at the back of the pavement along Sackville Street, which is presently also reinforced by the existing building on the application site. This building line is then set back at nos. 38-40 Sackville Street, before sitting forward again at 42 Sackville Street.

In the new development, therefore, as noted above, it is proposed to mediate between the two lines of building, between the Gateway Plaza and 38 and 40 Sackville Street. Consequently, the apartment building aligns with Gateway Plaza, whilst the two town houses adopt a mediation line between the Gateway Plaza and 38-40 Sackville Street.

The scale of the development is similarly adjusted from its highest mass against the Gateway Plaza down to the two town houses at the north-west end of the site.



CREATING AN APPROPRIATE CONTEMPORARY DESIGN

The construction of the Gateway Plaza has introduced a dramatic contemporary note to the area, with its uncompromising melange of material – terracotta and metal panels, large areas of metal framed windows, and brick panels at street level. Moving north-west along Sackville Street, past the site, the buildings are a mixture of brick and stone clad, with modern brick houses at Nos. 38 & 40.

To the south-west of the site, including the 2-12 Coalby Walk, the predominant style is simple modern, brick-clad houses, albeit with pitched, clay tile roofs.

We would therefore assert that there is no specific prevailing style in the locality, although most of the buildings, with the notable exception of the Gateway Plaza, use some form of masonry for the walls, with predominantly punched window openings, and tiled roofs. The new development will have an appropriately contemporary appearance, and in its materiality it will make reference its context, as noted above. The main external walls are of a warm brick, with infirm metal panels within the fenestration pattern. The roofs are slate tiles.

On the south-west side of the apartment building, a series of perforated light-weight metal screens enclose a sequence of balconies. These screens are perforated to allow light in, but to restrict the views out. Each screen incorporates an opening, with balustrading up to 1.1m high. Adjacent to each opening is a full height vertical metal fin, further screening the views out to the south-west. The screens are orientated ?? degrees to main rear wall, further directing the views out away from the properties at 2-12 Coalby Walk. The sequence of screens commence at the main ground floor level of Sackville Street, and therefore are given the impression of floating above the garden level of the south-west elevation, further emphasizing their light-weight appearance.



Aging of Corten

PARKING

Notwithstanding the LPA's own policies for parking for new residential schemes, in granting consent for the application reference 2016/1549 the LPA allowed the scheme with no parking provision, commenting in their report as follows:

"The site is on the edge of the town centre in a sustainable location well served by public transport and there are also a number of public car parks within close proximity. There is no parking provision proposed on site, however, this has previously been established with the approval of application 2015/1122. In addition, Highways DC have raised no objections given the sustainable location and access to services and amenities within Barnsley Town Centre a short walk away."

It is therefore consequently assumed that there is no need to provide on-site parking provision with the current application, and none has been provided. The applicant agrees in this instance with the LPA's analysis regarding the central location of the site, and the applicant has also taken the view that better use is made of the site by providing external amenity space, rather on-site parking.

AFFORDABLE HOUSING

The Council's current policy with regard to affordable housing (PolicyH7) states that any residential scheme of more than 15 no. units *"will be expected to provide affordable housing"*. The requirement for this sit is 10% provision.

However, it is the applicant's position that this site cannot sustain a contribution, either on site or via a payment in lieu: the development costs and the value of the scheme mitigate against this.

SUDS

Although we note that the previous schemes were not required to address the issue of SUDS, a sustainable drainage system will be incorporated into the detailed design of the building, and details of this will be discussed with Building Control and the water authorities when construction is envisaged.

SUSTAINABILITY

The new development accords with one of the central tenets of the revised NPPG 2018, namely that developments should be highly sustainable.

An energy and sustainability report has been commissioned from JAW Sustainability to ensure that the new scheme meets the Council's energy policies. The JAW report is included with this application.

The report includes proposals for photovotaic panels on both the apartment building and the town house.

Building Fabric

Designing an efficient thermal envelope will greatly reduce the need for space heating and cooling as heat transmittance through the thermal elements is reduced.

Low air permeability rates will also reduce heating and cooling energy demand by reducing the volume of air that can penetrate the building.

As part of a 'fabric first' approach, the building fabric has been carefully considered and specified to meet or exceed current Building Regulations minimum requirements, as detailed in table 3-1 below.

Fabric Component	Efficient Specification: Town House	Efficient Specification: Flats
External Walls	0.15 W/m^{2}K	0.14 W/m^{2}K
Ground floor	0.15 W/m^{2}K	0.15 W/m^{2}K
Roof	0.14 W/m^{2}K	0.15 W/m^{2}K
Party Walls	Fully filled cavity with edge sealing	Fully filled cavity with edge sealing
Windows	1.4 W/m^{2}K	1.2 W/m^{2}K
External Doors	1 W/m^{2}K	1 W/m^{2}K
Air Tightness	4m^3/m^2/h	4m^3/m^2/h
Thermal Bridging	Default	Default

Table 3-1 Proposed Be Lean passive design measures

With regards to party walls, to reach the required standards, these must be fully filed. Partially filled cavities will not comply.

Extract from JAW Sustinability report showing the performance standard from external fabric.

The report refers to the importance of passive heating from solar gain during the winter, and the report comments (p 4):

"Solar gains are a passive form of heating from the sun's radiation and are beneficial to a building during winter months as they provide an effective source of heat and reduce internal heating requirements."

This strategy can only be achieved by making use of the south-westerly aspect of the rear elevation, as we have emphasised in the Design & Access Statement (see page 17).

The report then goes on to discuss the strategy for south-west orientated window in the summer months:

"However, summer months they must be controlled in order to mitigate the risk of overheating. They can be controlled through glazing and shading design in order to allow low level winter sun to enter the building and to limit access to high level summer sun.

The glazing strategy design has carefully considered orientation and window size to maximise daylight while controlling excessive solar gains. Glazing will incorporate low emissivity coatings to limit overheating without compromising light transmittance."

REFUSE

According to Barnsley's 'Supplementary Planning Document: Designing New Housing Development', under Chapter 14 Recycling/Waste Provision:

"All new development must be designed to accommodate the waste and recycling regimes in force. Bins should not be visible from within the public realm and shared private space when stored. Communal bin storage areas should be in robust materials that will withstand vandalism."

Under 'Guidance for charging developers for the provision of wheeled bins to new propertise' from Barnsley Metropolitan Borough Council:

"If the development includes apartment blocks we supply communal bins rather than a set of bins for each apartment ... As a rule of thumb we supply a large 1100 litre container and 2 x 240 litre recycling bins for every 5 apartments."

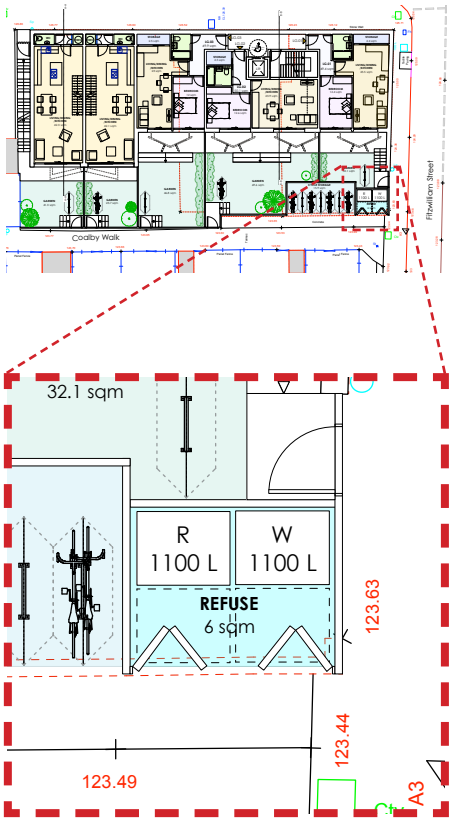
Formula: A x ((BxC) + 30 litres)
= 16 x ((100 x 1.05) + 30) = 1710 litres

A = no. of dwellings = 16
B = volume arising per bedroom (100 litres) = 100
C = average no. of bedrooms = 1.05

Total required refuse capacity for this development is 1,710 litres, which would equate to: 855L capacity for refuse bins and 855l capacity for recycling bins.

1 no. 1100L refuse bins
1 no. 1100L recycling bins

are proposed for residential units.





CYCLE STORAGE

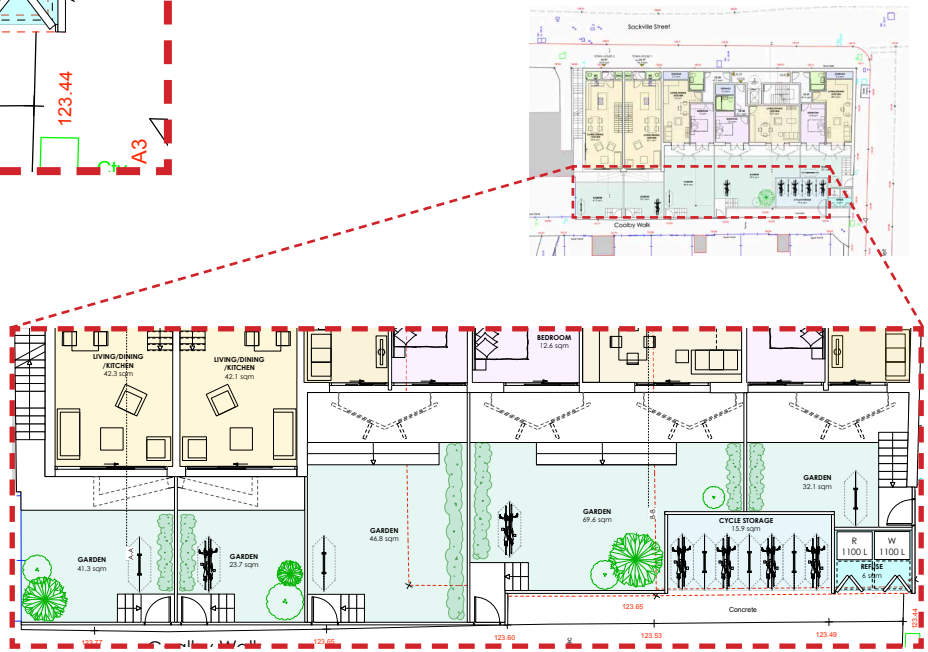
Chapter 5 Cycle Parking Standards of Barnsley's 'Supplementary Planning Document: Parking':

"It is essential that cycle parking facilities are located where they are safe, convenient to use and secure."

Cycles are stored in the garden for lower ground floor apartments and town houses. *Cycle storage are provided for upper floor apartments which is accessible from Coalby Walk.*

"The stands must give support to both the wheels and the frame and enable all parts of the cycle to be secured. The 'Sheffield Stand' design is preferred."

It is stated that all housing, flats, bedsits and houses in multiple occupation are *"to be assessed individually"* in regards to cycle parking.



Cycle Storage Along Coalby Walk

ACCESS

Access standards in this development will be commensurate with current standards, and in particular to the standards set out by the Building Regulations, and also the relevant standards as set out in the Lifetime Homes Standards, which can be summarised as follows:

1.0 Approach Gradients & Entrances

The approach to entrance doors will be level as defined in the current Building Regulations. Doors to entrances are accessible to all, particularly wheelchair users and people with limited physical dexterity. The threshold into each apartment block will be level.

2.0 Communal Stairs & Lifts

Communal stairs are provided with a suitable stair, which has:

Uniform rise of each step, not more than 170mm, uniform going of each step not less than 250mm. Handrails extend 300mm beyond top and bottom step, handrail height 900mm from each nosing. There are two lifts located at the hall, both providing suitable means of access for disabled people.

3.0 Doorways & Hallways

The width of internal doorways and hallways will conform to Part M. in particular, the following will apply:

- Front door: clear opening width of 800mm, with a 300nib to the site of the leading edge.

- Internal doors: clear opening width of 750mm/ corridor or passageway width 900mm if the approach is head-on or 1200mm when the approach is not head-on, clear opening width 775mm / corridor 1050mm when the approach is not head on, 900mm / 900mm corridor when the approach is not head-on.

4.0 Wheelchair Accessibility

There should be space for turning a wheelchair in dining areas and living rooms, and adequate circulation space for wheelchairs elsewhere. In all accessible units a turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm is provided: there are no accessible units in this development, so this requirement does not apply.

5.0 Living Space

A living room, dining room and kitchen in all apartments are provided on the entrance levels, with the exception of the ground floor, where there are steps down into each apartment from the entrance level off the street.

6.0 Bathroom and WC Walls

Walls in the bathroom and WC should be capable of taking adaptions such as handrails. Wall enforcements, if required, will be located between 300mm and 1800mm from the floor in all accessible units.

7.0 Stair lift

The design should incorporate provision for a future stair lift: this requirement does not apply to this scheme.

8.0 Tracking Hoist Route

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom: There are no accessible units in this scheme, so this requirement does not apply.

9.0 Bathroom Layout

The bathroom should be designed for ease of access to the bath, WC and wash basin. All bathrooms have outward opening doors and they are to be planned so that a wheelchair user may use the bathroom and gain side access to eh WC.

Further details will be provided at the construction stage.

10. Window Specification

The internal sill on all windows will be no higher than 800mm. The design and selection of the window ironmongery will be such that it can be operable for wheelchair users.

11. Controls, Fixtures and Fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor). This applies to all rooms, including kitchen and bathroom.

DRAWING SCHEDULE

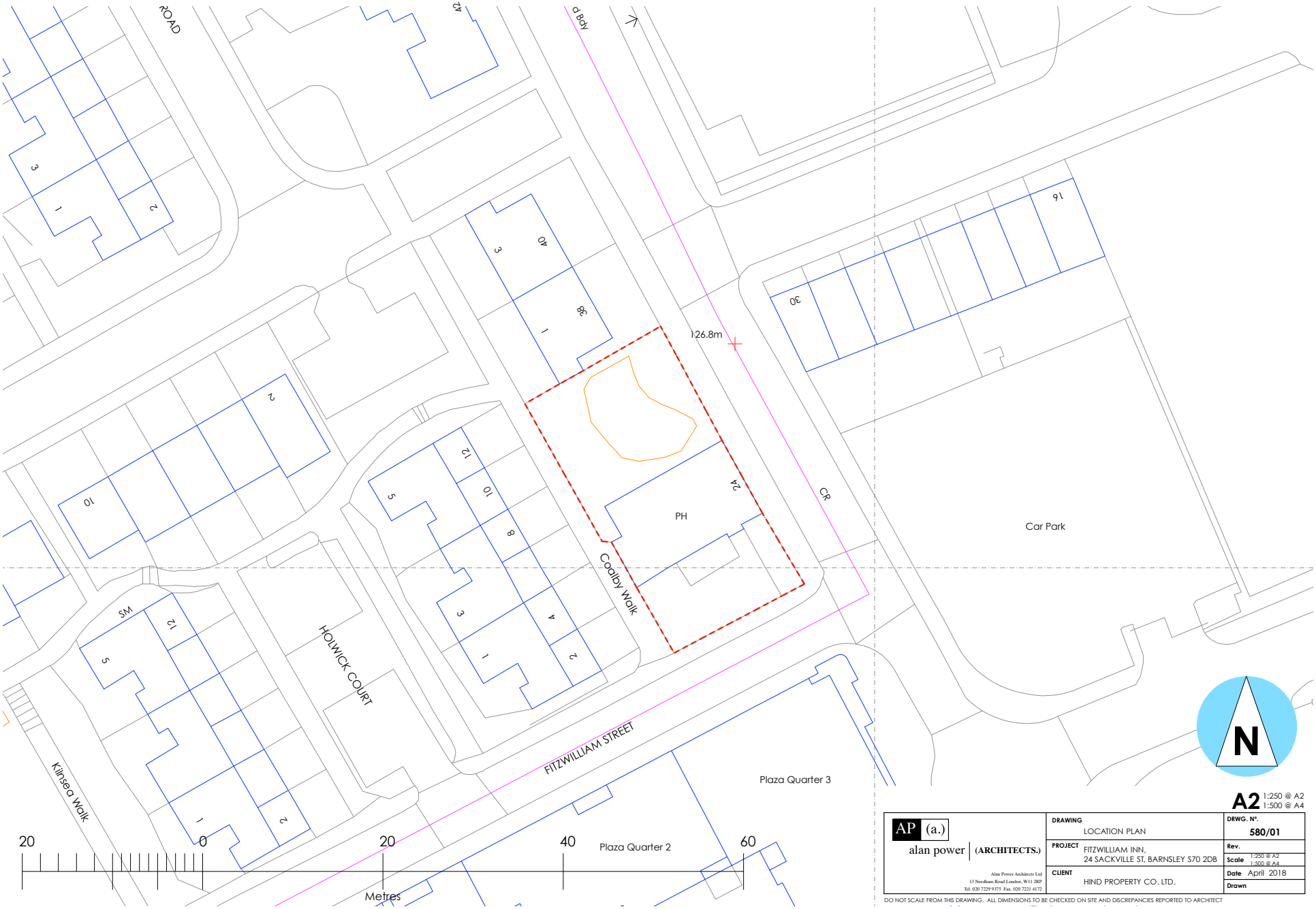
EXISTING

580 - 01 Location Plan
580 - 02 Site Plan
580 - 03 Existing Plans
580 - 04 Existing Elevations

PROPOSED

580 - 100 Proposed Lower Ground Floor Plan
580 - 101 Proposed Ground Floor Plan
580 - 102 Proposed First Floor Plan
580 - 103 Proposed Second Floor Plan
580 - 104 Proposed Third Floor Plan
580 - 105 Proposed Roof Plan
580 - 106 Proposed Section A-A
580 - 107 Proposed Section B-B
580 - 108 Proposed North Elevation (Sackville Street)
580 - 109 Proposed North Elevation - Render (Sackville Street)
580 - 110 Proposed East Elevation (Fitzwilliam Street)
580 - 111 Proposed East Elevation - Render (Fitzwilliam Street)
580 - 112 Proposed South Elevation (Coalby Walk)
580 - 113 Proposed South Elevation - Render (Coalby Walk)
580 - 114 Proposed West Elevation
580 - 115 Proposed West Elevation - Render

580 - SK01 Proposed North View Along Sackville Street
580 - SK02 Proposed North View Along Sackville Street (2)
580 - SK03 Proposed East View Along Fitzwilliam Street



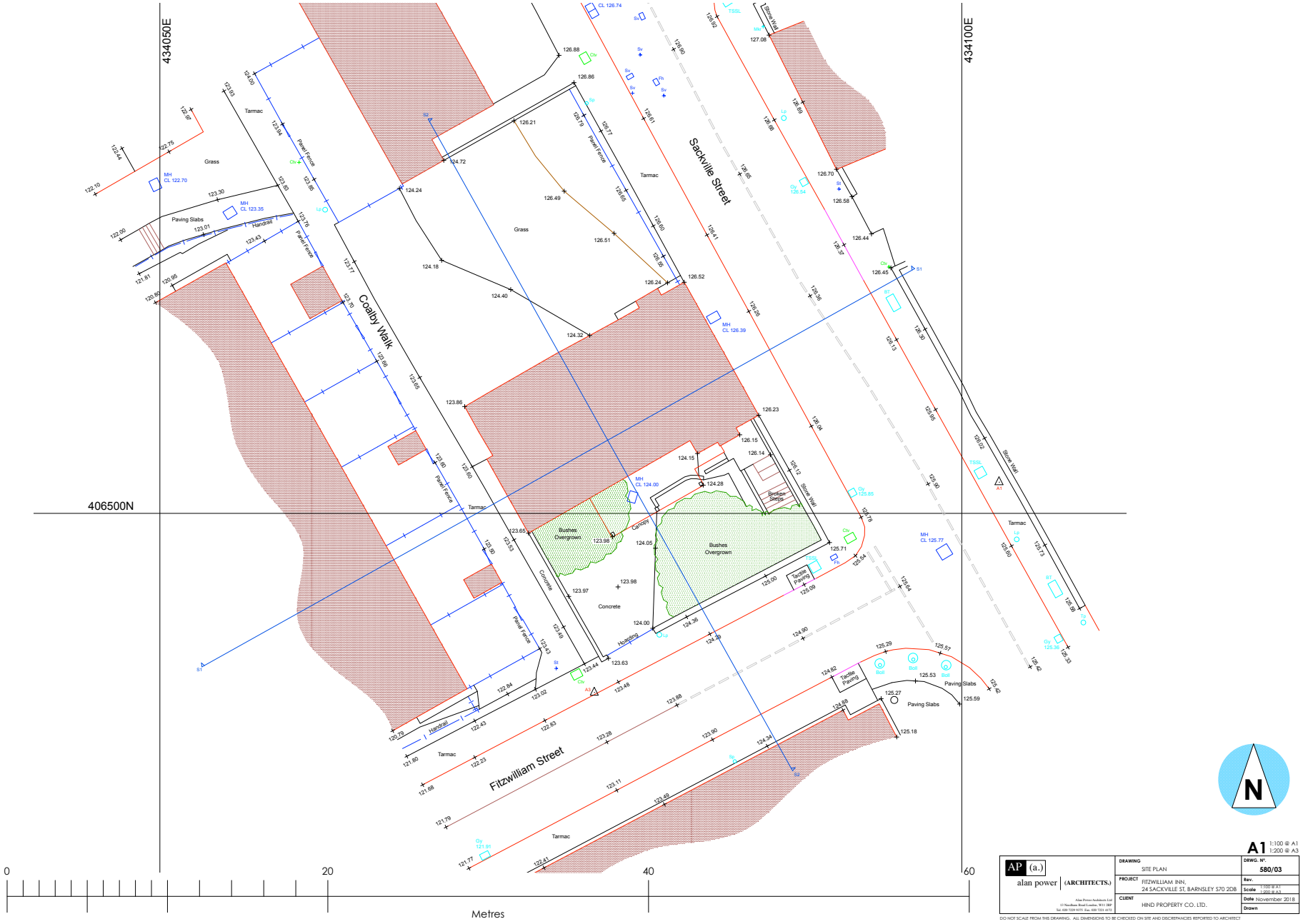
A2 1:250 @ A2
1:500 @ A4

AP (a.) alan power | (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING: LOCATION PLAN	DRWG. N°: 580/01
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CLIENT: HIND PROPERTY CO. LTD.	Date: April 2018
	Drawn

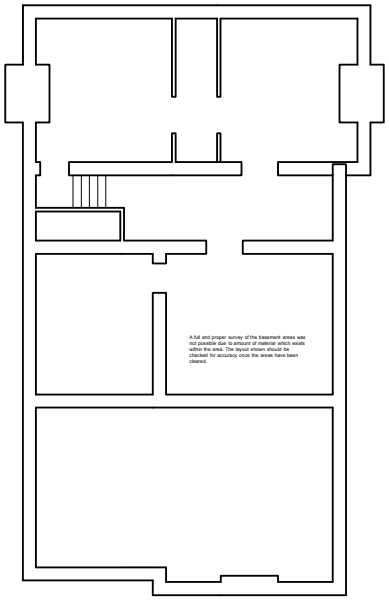
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



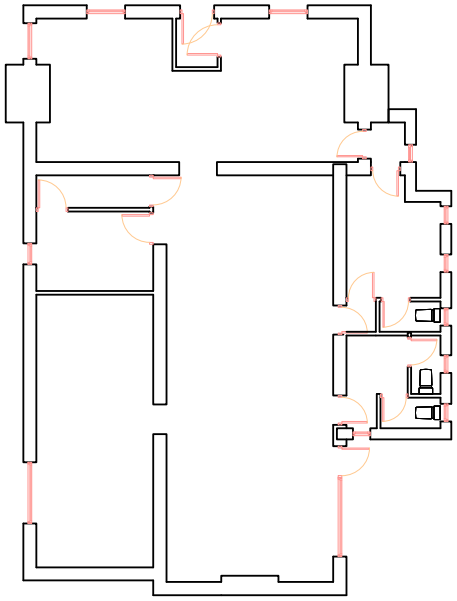
AP (a.) alan power (ARCHITECTS.)	DRAWING: SITE PLAN	DRWG. N°: 580/03
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		Scale: 1:100 @ A1, 1:200 @ A3
	CLIENT: HIND PROPERTY CO. LTD.	Date: November 2018
		Drawn

A1 1:100 @ A1 1:200 @ A3

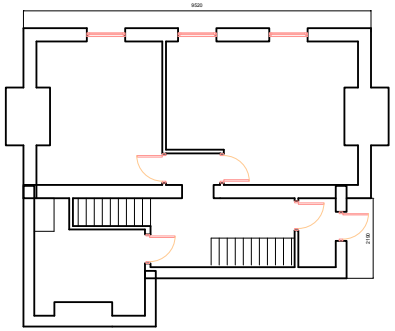
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



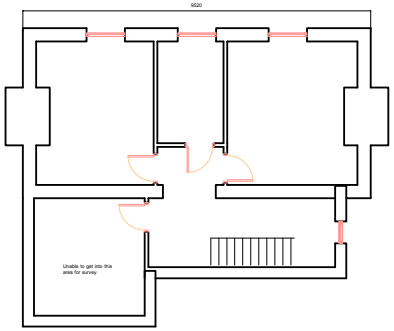
EXISTING BASEMENT FLOOR PLAN



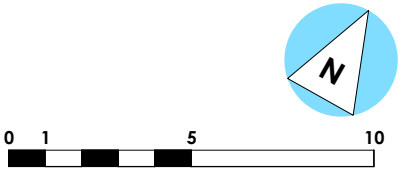
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



PLANNING APPLICATION

A2 1:100 @ A2
1:200 @ A4

AP (a.) alan power | (ARCHITECTS.)

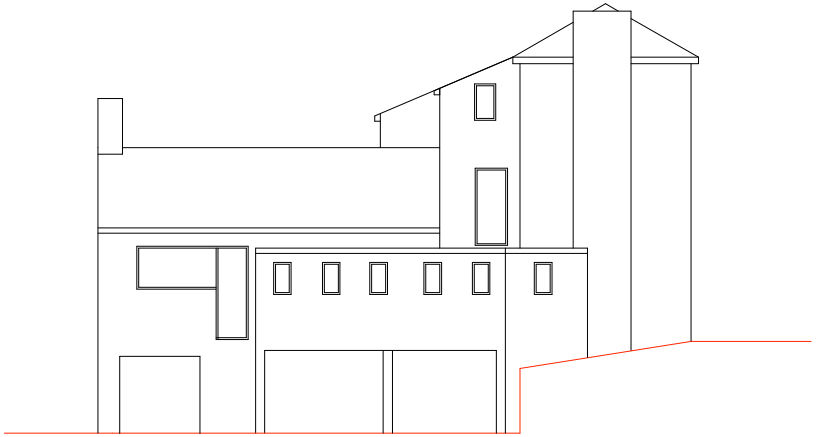
Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING EXISTING PLANS	DRWG. N°. 580-01
PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
	Scale 1:100 @ A2 1:200 @ A4
CLIENT HIND PROPERTY CO LTD	Date Jan. 2019
	Drawn

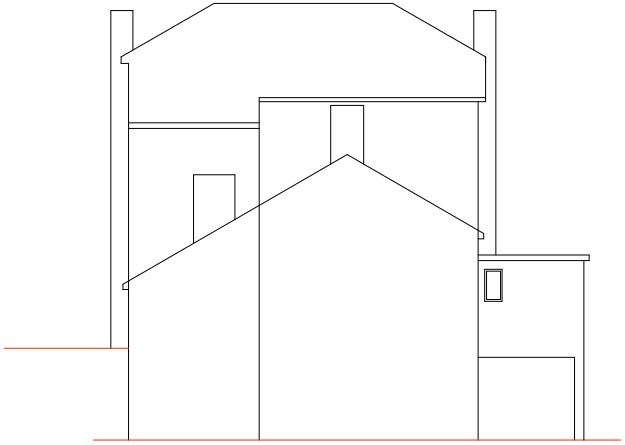
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



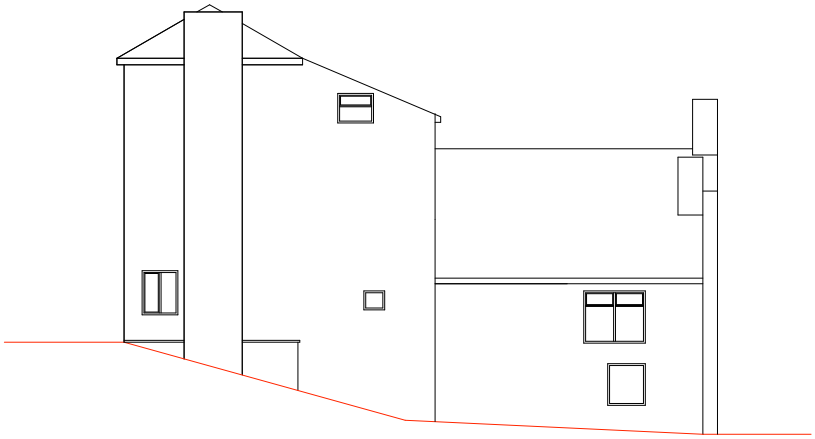
EXISTING NORTH ELEVATION
(SACKVILLE STREET)



EXISTING EAST ELEVATION
(FITZWILLIAM STREET)



EXISTING SOUTH ELEVATION
(COALBY WALK)



EXISTING WEST ELEVATION

0 1 5 10

PLANNING APPLICATION - DRAFT

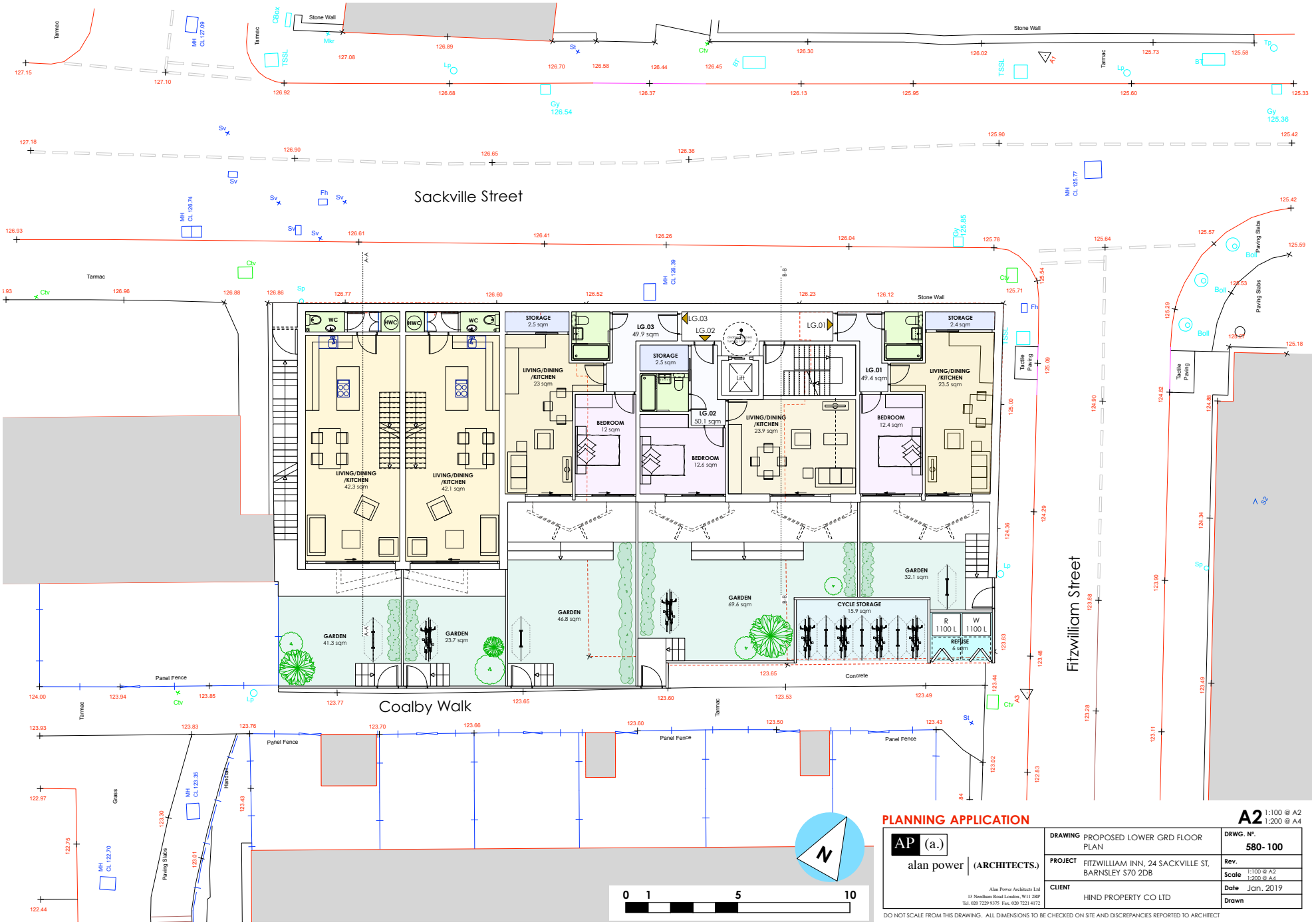
A2 1:100 @ A2
1:200 @ A4

AP (a.)
alan power | (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING EXISTING ELEVATIONS	DRWG. N°. 580-02
PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
	Scale 1:100 @ A2 1:200 @ A4
CLIENT HIND PROPERTY CO LTD	Date Jan. 2019
	Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



PLANNING APPLICATION

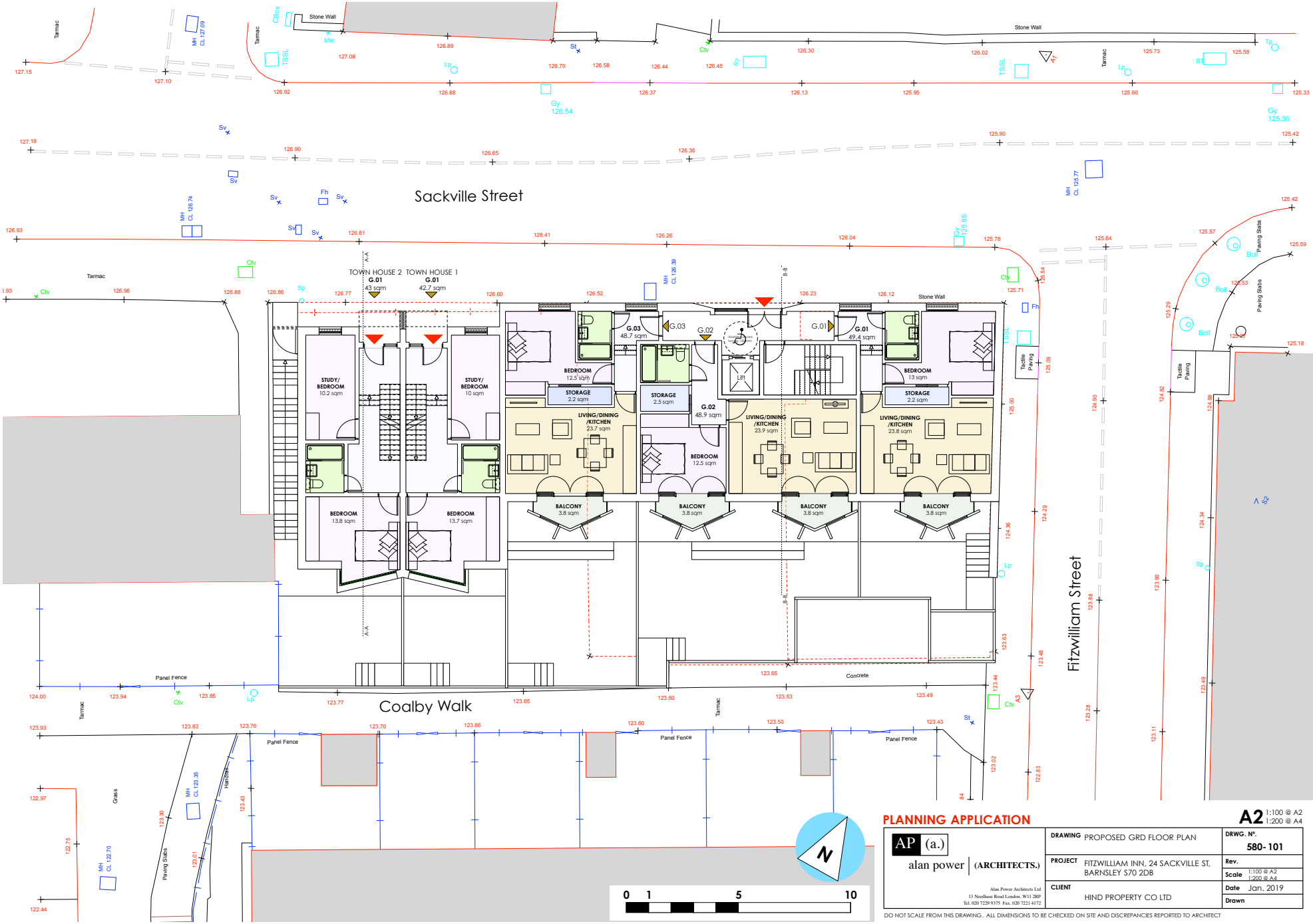
A2 1:100 @ A2 1:200 @ A4

AP (a.) alan power (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED LOWER GRD FLOOR PLAN	DRWG. Nº. 580- 100
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
		Scale 1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD	Date Jan. 2019
		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



PLANNING APPLICATION

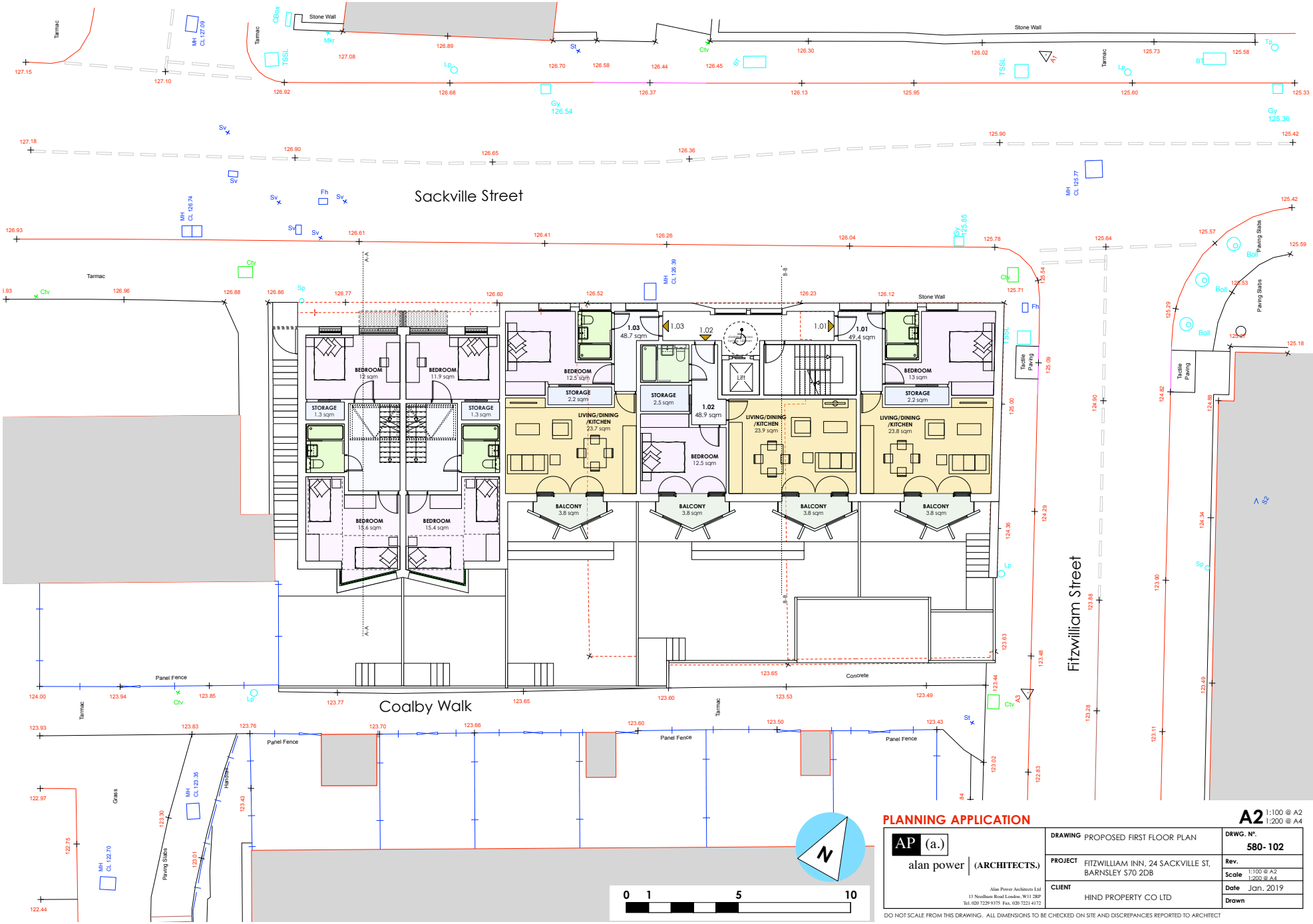
A2 1:100 @ A2 1:200 @ A4

AP (a.) alan power (ARCHITECTS.)

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13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING PROPOSED GRD FLOOR PLAN	DRWG. Nº. 580- 101
PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
	Scale 1:100 @ A2 1:200 @ A4
CLIENT HIND PROPERTY CO LTD	Date Jan. 2019
	Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



PLANNING APPLICATION

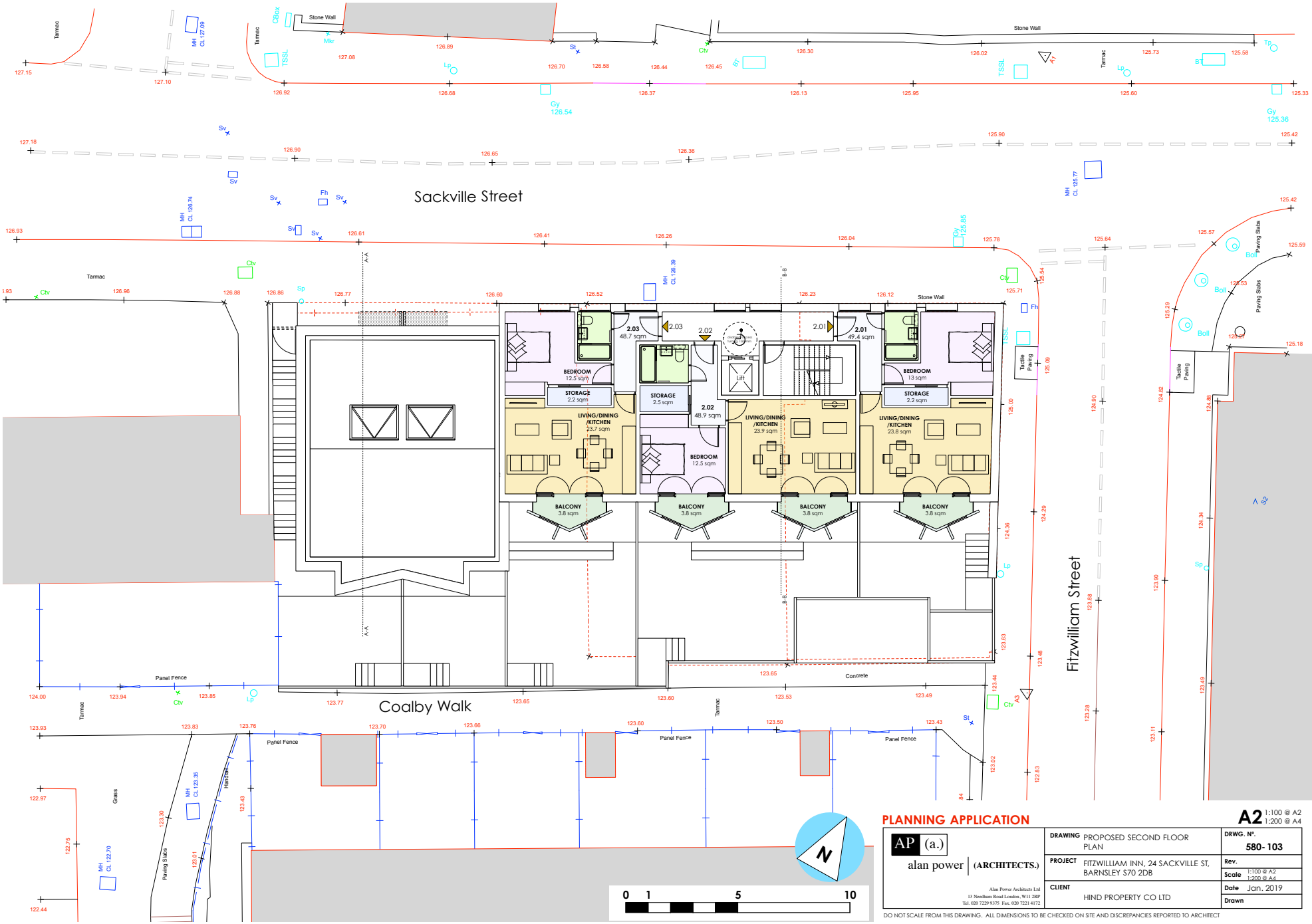
A2 1:100 @ A2 1:200 @ A4

AP (a.) alan power (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED FIRST FLOOR PLAN
DRWG. Nº.	580- 102
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB
Rev.	
Scale	1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD
Date	Jan. 2019
Drawn	

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



PLANNING APPLICATION

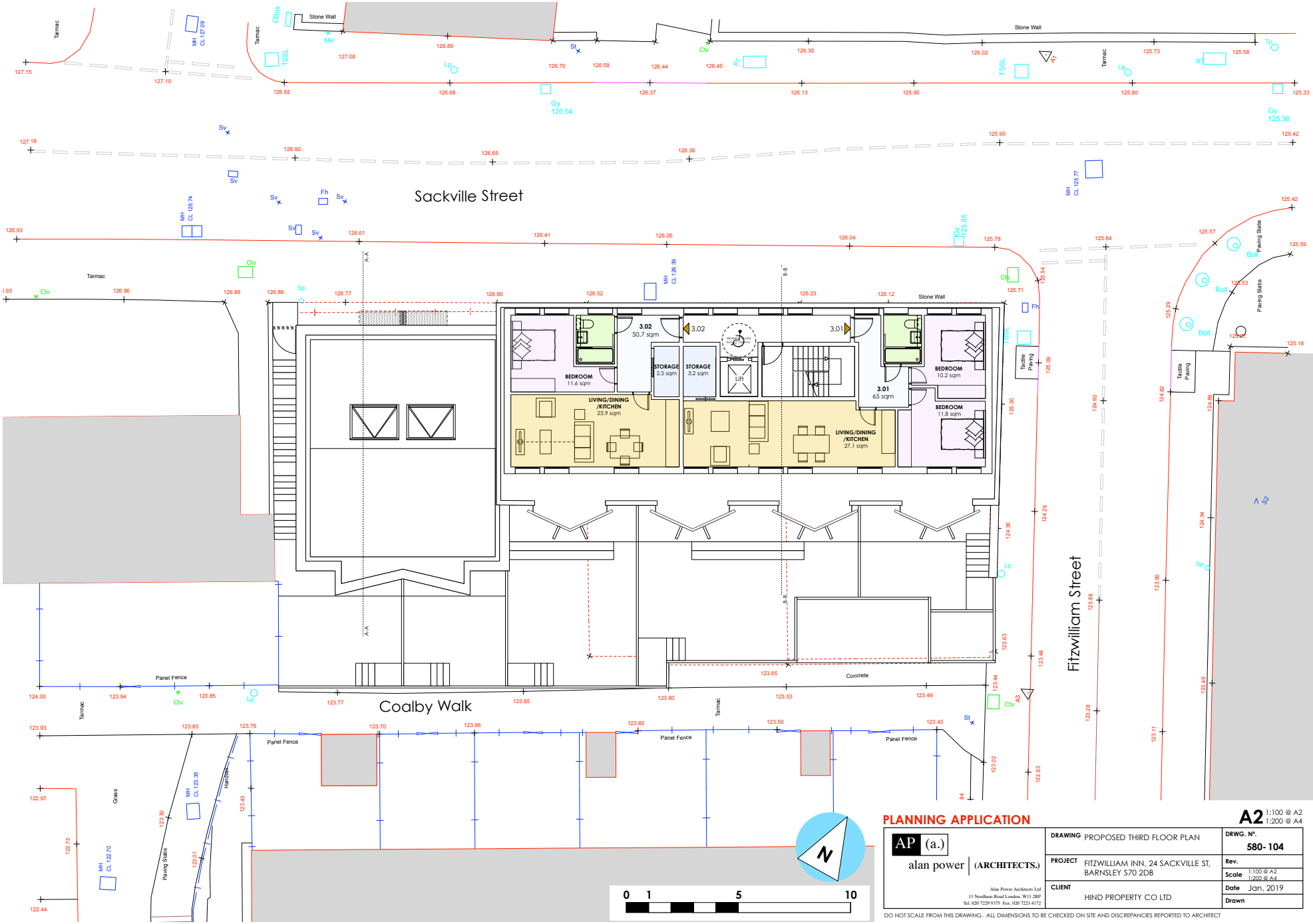
A2 1:100 @ A2 1:200 @ A4

AP (a.) alan power (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED SECOND FLOOR PLAN	DRWG. N°. 580- 103
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
		Scale 1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD	Date Jan. 2019
		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



PLANNING APPLICATION

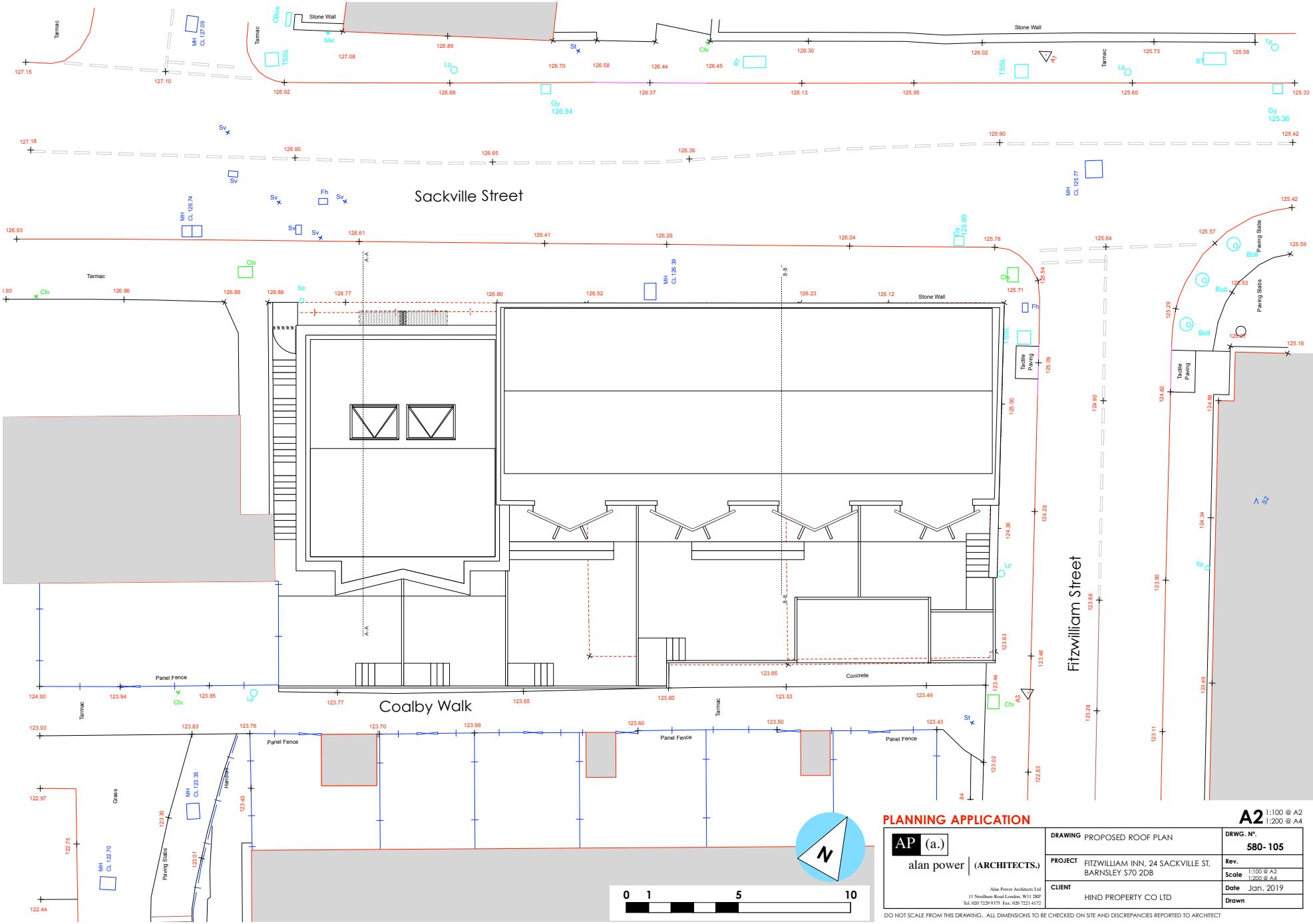
A2 1:100 @ A2 1:200 @ A4

AP (a.) alan power (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED THIRD FLOOR PLAN
DRWG. Nº.	580- 104
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB
Rev.	
Scale	1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD
Date	Jan. 2019
Drawn	

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



PLANNING APPLICATION

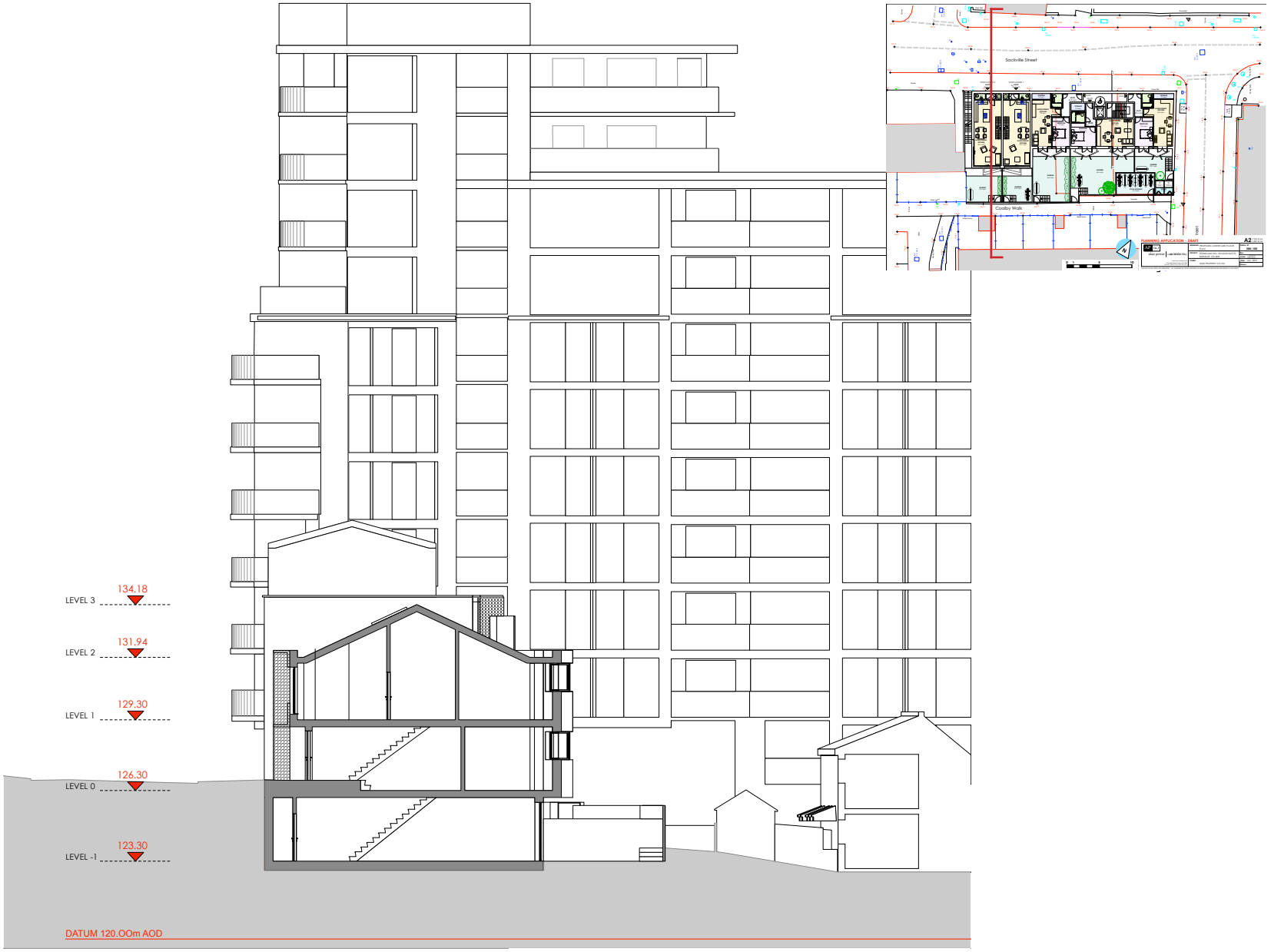
A2 1:100 @ A2
1:200 @ A4

AP (a.) alan power (ARCHITECTS.)

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13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED ROOF PLAN	DRWG. Nº. 580- 105
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
		Scale 1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD	Date Jan. 2019
		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



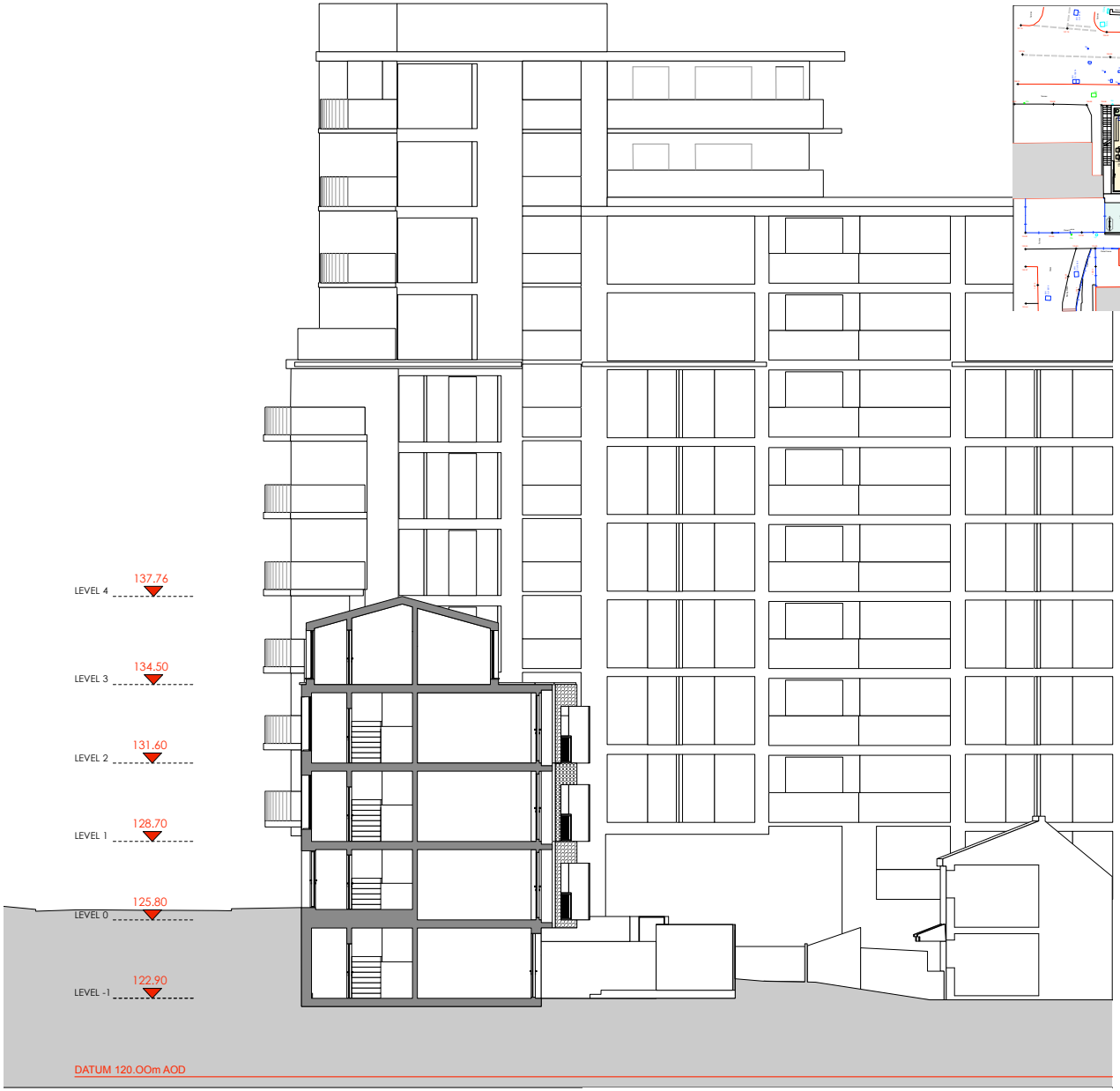
PLANNING APPLICATION

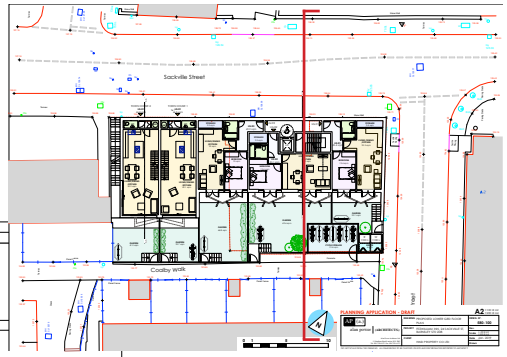
A2 1:100 @ A2 1:200 @ A4

AP (a.) alan power (ARCHITECTS.)
Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9575 Fax. 020 7221 4172

DRAWING	A-A SECTION	DRWG. Nº. 580-106
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
		Scale 1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD	Date Jan. 2019
		Drawn

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0 1 5 10

PLANNING APPLICATION

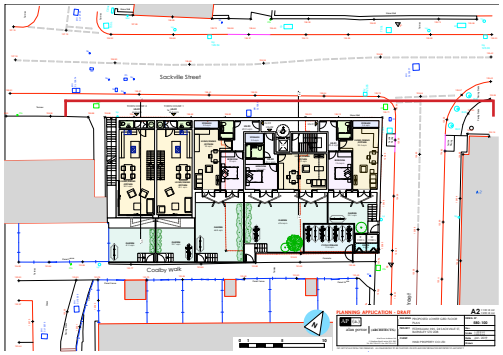
A2 1:100 @ A2
1:200 @ A4

AP (a.) alan power (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	B-B SECTION	DRWG. N°. 580-107
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
		Scale 1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD	Date Jan. 2019
		Drawn

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DATUM 120.00m AOD

0 1 5 10

PLANNING APPLICATION

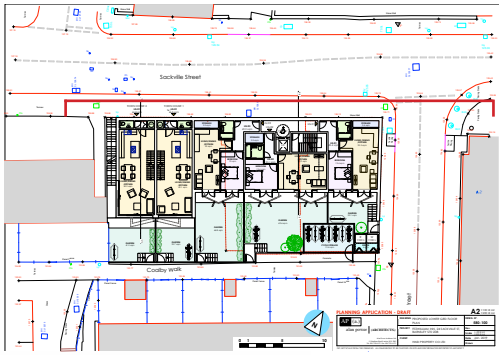
A2 1:100 @ A2
1:200 @ A4

AP (a.) alan power | (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London. W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED NORTH ELEVATION (SACKVILLE STREET)	DRWG. N°. 580- 108
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
		Scale 1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD	Date Jan. 2019
		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



Materials:
1. Slate Roof
2. Thermowood Boards
3. Stock Bricks
4. Metal Window Frames (thermally broken)
5. Reconstituted stone surrounds to windows and entrances
6. Perforated Corten Screens
7. Painted Metal Gate

0 1 5 10

PLANNING APPLICATION

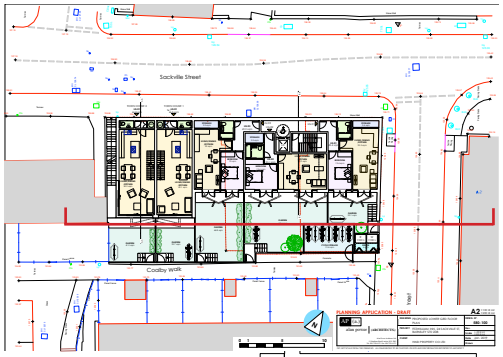
A2 1:100 @ A2
1:200 @ A4

AP (a.) alan power | (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London. W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED NORTH ELEVATION (SACKVILLE STREET)	DRWG. N°. 580-109
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
		Scale 1:100 @ A2 1:200 @ A4
CLIENT	HIND PROPERTY CO LTD	Date Jan. 2019
		Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT





DATUM 120.OOm AOD

0 1 5 10

PLANNING APPLICATION

A2 1:100 @ A2 1:200 @ A4

AP (a.) alan power (ARCHITECTS.)
Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING	PROPOSED SOUTH ELEVATION (COALBY WALK)
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB
CLIENT	HIND PROPERTY CO LTD

DRWG. N°.	580-110
Rev.	
Scale	1:100 @ A2 1:200 @ A4
Date	Jan. 2019
Drawn	

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



DATUM 120.OOm AOD

Materials:
1. Slate Roof
2. Thermowood Boards
3. Stock Bricks
4. Metal Window Frames (thermally broken)
5. Reconstituted stone surrounds to windows and entrances
6. Perforated Corten Screens
7. Painted Metal Gate
8. Solar PV Panels

0 1 5 10

PLANNING APPLICATION

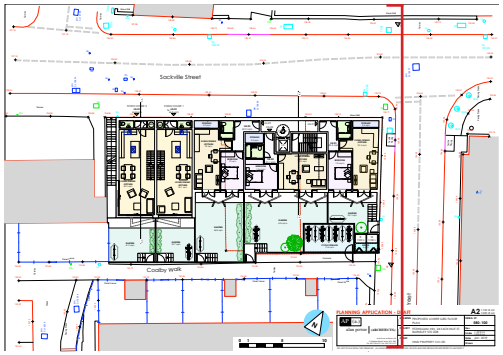
A2 1:100 @ A2 1:200 @ A4

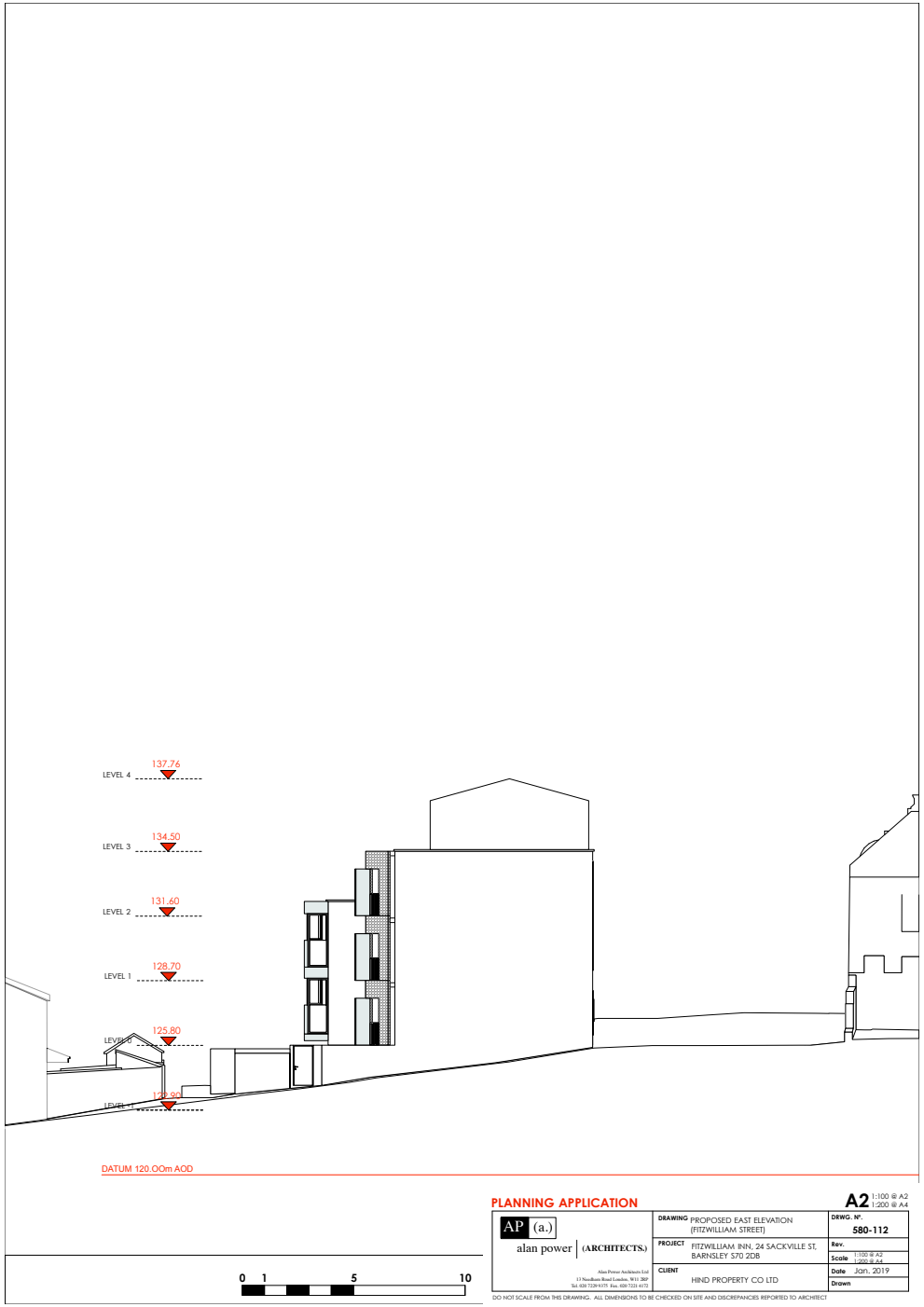
AP (a.) alan power (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172

DRAWING PROPOSED SOUTH ELEVATION (COALBY WALK)	DRWG. Nº. 580-111
PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
	Scale 1:100 @ A2 1:200 @ A4
CLIENT HIND PROPERTY CO LTD	Date Jan. 2019
	Drawn

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT


Sackville Street
Academy Walk
PLANNING APPLICATION - JOINT
A2


LEVEL 4
137.76
LEVEL 3
134.50
LEVEL 2
131.60
LEVEL 1
128.70
LEVEL 0
125.80
LEVEL -1
120.90
DATUM 120.00m AOD
0 1 5 10
PLANNING APPLICATION
A2 1:100 @ A2
1:200 @ A4
AP (a.)
alan power | (ARCHITECTS.)
Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel: 020 7229 9375 Fax: 020 7221 6172
DRAWING PROPOSED EAST ELEVATION (FITZWILLIAM STREET)
DRWG. Nº 580-112
PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB
Rev.
Scale 1:100 @ A2 1:200 @ A4
CLIENT HIND PROPERTY CO LTD
Date Jan. 2019
Drawn
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT