Hind Property Co. Ltd.

Development Control
Department of Planning and Transportation
Barnsley MBC
Westgate plaza
Barnsley
S72 2DR

22nd August 2007

Dear Sirs,

RE: Former Fitzwilliam inn
24, Sackville Street Barnsley

We have recently purchased the above site which has current planning consent ref: B/04/173/BA for demolition of the existing building and construction of a block of 14 no apartments arranged over four floors.

In view of the planning consent ref : B 04/1468/BA for the adjacent Gateway Plaza Development which is now well under construction and the fact that the residential element of the scheme which is immediately opposite our site reaches eleven stories high, we have decided to reconsider our own development.

We believe that the existing approved scheme does not make the best use of the footprint of the site and we feel that it has been designed within the constraints of the existing low rise, adjacent properties. We are concerned about the double level parking which in turn requires two access/exits to the site – basement level access/ exit from Fitzwilliam Street and ground floor level access/ exit from Sackville Street. We are also concerned about the lack of light to the windows in habitable rooms on the Fitzwilliam street elevation given the height of the plaza development and the orientation of the building .

With that in mind we have prepared an outline planning application for the site and enclose 5 No copies of our drawing Nos BD2007/112/3 and 4, survey drawing AD/1 and ordnance survey site location plan, completed application forms and certificate A with a cheque for £265.00 - in support of our application.

Parking is provided at basement level with a 6m wide access /exit from Fitzwilliam Street. We have provided 15 No parking bays – I have spoken to Barbara Wilson in your highway department and she has indicated that she would not have a problem with the apartment to parking ratio given the edge of town location.

21 Ellis Street LONDON SW1X 9AL Tel 0207 730 7101 Fax 0207 901 9089 www.hindproperty.com

Refuse storage/Recycling is located at street level with internal access at ground floor level and collection being via a fully retractable door to the Sackville street elevation, incorporating a *night watchman* door.

The external footprint of the basement storey will remain as the original approved scheme. The rear facade of the remainder of the building will be pulled back to give a facing distance of 11M to the rear of the existing properties in Coalby walk – which is the same facing distance as that between the Gateway Plaza Development and the existing approved scheme.

The width of the building will be increased due to the fact that the windows in both flank walls are to bathroom or kitchen preparation areas and will have obscure glazing i.e. no windows to habitable rooms in flank walls. Windows to habitable rooms will be in the front and rear elevations only.

We have mirrored the floor levels of the plaza scheme to the sixth floor (seventh level) where the profile changes, with a final penthouse roof level set back from the main facade on all sides.

Should you require any further information do not hesitate to contact me

[redacted]

Hind Property Co. Ltd.

ACCESS STATEMENT

FORMER FITZWILLIAM INN, SACKVILLE STREET

Means of access into and within the building.

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.

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 or alternatively via a passenger lift to all floors in accordance with section 9 part 9.7 of part M of the building regulations.

In addition to the passenger lift all floors can be accessed via a fully protected common stairs in accordance with section 9 part 9. 5 of part M of the building regulations.

21 Ellis Street LONDON SW1X 9AL Tel 0207 730 7101 Fax 0207 901 9089 www.hindproperty.com