Addendum Design & Access Statement

FITZWILLIAM INN, 24 SACKVILLE STREET BARNSLEY S70 2DB



Alan Power Architects LTD
12 Needham Road
London
W11 2RP

AUGUST 2019

Alan Power Architects Ltd

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FITZWILLIAM INN 24 SACKVILLE STREET BARNSLEY S70 2DB

Description of the development:

Demolition of the existing public house and the erection of an apartment building compromising 14 no. apartments together with erection of 2 no. town houses.

Amended planning application following with-drawal of planning application ref 2019/0293.

Client	Hind Property Co Ltd
Architect	Alan Power Architects Ltd
Daylight/Sunlight	EB7
Energy & Sustainability	JAW Sustainability Ltd
Viability Asessment	AspinallVerdi
Coal Lining Risk Assessment	Ashton Bennett

1 Revised Design Approach

A. Appendix A
B. Appendix B
C. Relationship of building with Coalby Walk
D. Reductioin of size of the Town-Houses
E. Schedule of Accommodation

2 Drawing Schedule

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580 - 02 Site Plan
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This Design and Access Statement should be read in conjunction with the original D&AS that was submitted with planning application 2019/0293, now withdrawn.

This D&AS describes the changes made to the original scheme as a result of feedback received from Barnsley Planning Department. This feedback is set out in the LPA's email to the application agent, dated 4 July 2019. It is attached here as Appendix A. This email was subsequently discussed on the telephone with the planning officer, and a confirmatory email was sent by the agent to the LPA, dated 10 July 2019. This email is attached here as Appendix B.

The Council commented on the proposals as follows:

"You will be aware, through the planning history of the site, some of the main concerns regarding a development on this site are the impacts on the residential amenity of the neighbouring residents given the levels of the land and their close proximity to the site. It is acknowledged that this application has gone to lengths to explore these constraints, and, to try to provide innovative solutions to minimise the overbearing/overshadowing impacts of the building and minimise overlooking of neighbouring properties."

The Coucil then went on to say:

"However, following careful consideration by myself and colleagues, it was concluded that there would be an unacceptable impact on the neighbouring residents, contrary to Local Plan Policy GD1 and Supplementary Planning Document 'Design of Housing Development'. As stated we took into account the justification set out in the Planning Statement and Daylight and Sunlight Assessment, as well as the innovate (SIC) solutions to reduce direct overlooking of the neighbouring habitable rooms windows, before that conclusion was reached."

Upon discussing them on the telephone with the planning officer concerned, the LPA's concerns were therefore four-fold:

1. A concern regarding potential over-looking of the properties along Coalby Walk on the south-west side of the site, but specifically relating to the rear first and second floors of the proposed building (the top floor, ground floor and lower ground floor were considered to be sufficiently screened from the properties in Coalby Walk in the proposals).

2. The external amenity space for the town houses would not be policy compliant, being of insufficient size for four-bedroom houses.

3. A reduction in the size of these houses would not only increase the external amenity space at the rear, it would also reduce their impact on the houses along Coalby Walk.

4. Either 10% affordable housing should be provided for, or a viability assessment should be submitted to say why this is not possible.

Viability assessment is attached.

1A.

Appendix A

Tuesday, August 6, 2019 at 2:47:03 PM British Summer Time

Subject: 2019/0293 - Fitzwilliam Inn, 24 Sackville Street
Date: Thursday, 4 July 2019 14:15:08 British Summer Time
From: Hyde , James
To: Alan Power

Alan,

I have assessed the submission with colleagues and also received the majority of consultee responses back. You will be aware, through the planning history of the site, some of the main concerns regarding a development on this site are the impacts on the residential amenity of the neighbouring residents given the levels of the land and their close proximity to the site. It is acknowledged that this application has gone to lengths to explore these constraints, and, to try to provide innovative solutions to minimise the overbearing/overshadowing impacts of the building and minimise overlooking of neighbouring properties.

However, following careful consideration by myself and colleagues, it was concluded that there would be an unacceptable impact on the neighbouring residents, contrary to Local Plan Policy GD1 and Supplementary Planning Document 'Design of Housing Development'. As stated we took into account the justification set out in the Planning Statement and Daylight and Sunlight Assessment, as well as the innovate solutions to reduce direct overlooking of the neighbouring habitable rooms windows, before that conclusion was reached.

It is acknowledged that the previously approved scheme was not ideal given the single aspect rooms with a Northern orientation, but, it did not contain any habitable room windows above the lower ground floor level on the rear elevation and, as such, maintained privacy levels for existing residents . However, the current proposal is larger in scale and introduces a number of openings on the Southern elevation which would result in overlooking of the neighbouring habitable room windows and their only area of outdoor amenity space.

The perforated Corten steel screen with the angled cut outs would reduce overlooking and direct views from the proposed habitable rooms but there would still be uninterrupted vies of the neighbouring properties from the balcony's. The views would be angled but would still be short of the required minimum 21m separation distance which needs to be increased where there is a level difference such as this. It is recognised that the windows in the rear elevation of the townhouses would be angled and would have a higher sill level, however, they are large windows and the proposed sill level would not be high enough to prevent overlooking of the neighbouring properties.

The overall size of the proposed rear elevation and the number of windows would also appear intimidating when viewed from the neighbouring residential properties and it would give a greater perception of overlooking and domination, to the detriment of residential amenity.

Another couple of points to raise are that the scheme would be subject to 10% affordable housing provision in line with Policy H7 of the Local Plan. The existing floor space of the building could be considered under Vacant Building Credits but the floor space of the existing building is circa 3 times smaller than that of the proposed, as such, there is difference between the two which the affordable housing calculation would be based upon. This provision would be required would be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

Also the town houses, given they have 4 bedrooms, should have private amenity space of 60m2 or greater, however, the proposal falls considerably short of that.

I acknowledge that this response will be disappointing to you and your client but these comments are not

taken lightly and, as outlined above, we appreciate the efforts taken to design out the issues that arise from this constrained site.

For the reasons outlined above, unfortunately the application would be recommended for refusal. Would you like me to proceed with a determination by the determination date or would your client prefer to withdraw the scheme to give them time to discuss alternatives. A free re submission can be accommodated 12 months from either the refusal or a withdrawal date as long as it is within the same redline boundary and for a similarly described development.

Please do not hesitate to contact me if you require anything further.

Regards

James Hyde, BA(Hons), MA, MRTPI
Planning Officer

Planning and Building Control
Barnsley MBC
PO Box 634
BARNSLEY
S70 9GG

01226 772683
jameshyde@barnsley.gov.uk

Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application

*** Barnsley MBC Disclaimer:
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1B.

Appendix B

Thursday, July 25, 2019 at 4:34:44 PM British Summer Time

Subject: Re: 2019/0293 - Fitzwilliam Inn, 24 Sackville Street, Barnsley
Date: Wednesday, 10 July 2019 14:30:29 British Summer Time
From: Alan Power
To: Hyde , James

Dear James

Thank you for your email, which we subsequently discussed on the telephone. We appreciate the consideration the Council has clearly given to the proposals.

I understand the key over-looking concerns of the Council relate to the rear first and second floors of the proposed building (the top floor, ground floor and lower ground floor are considered to be sufficiently screened). We are to look again at these levels, and propose an alternative arrangement.

I also note that the proposed town houses are to be reduced in scale, in order to a) improve the relationship with Coalby Walk, and b) increase the provision of the external amenity space to each at the rear.

I also note that either 10% affordable housing should be provided, or a viability assessment should be provided to say why this is not possible.

I have discussed all this with the applicant Hind Property Ltd, and I can confirm here on their behalf that the current application is hereby withdrawn. A new planning application, with the amendments noted above, will be prepared, along with a viability assessment, and will be submitted to the Council in due course, under the terms of the standard 'free go'.

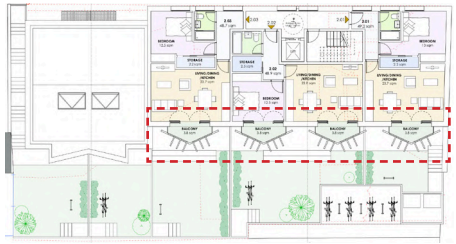
Thank you for your time in this matter.

Regards

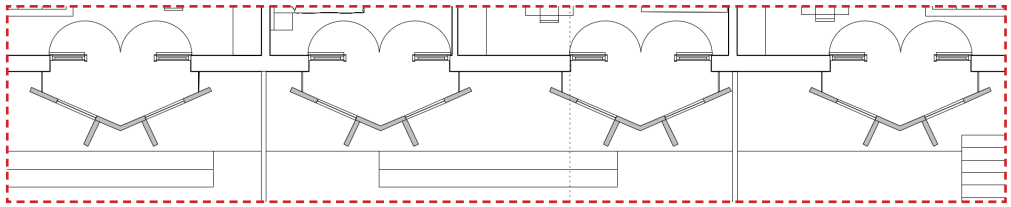
Alan Power AADipl RIBA
Alan Power Architects Ltd
13 Needham Road
London W11 2RP
Tel: 020 7229 9375
Email: alan@alanpowerarchitects.co.uk

From: "Hyde , James" <JamesHyde@barnsley.gov.uk>
Date: Thursday, 4 July 2019 14:15
To: Alan Power <alan@alanpowerarchitects.co.uk>
Subject: 2019/0293 - Fitzwilliam Inn, 24 Sackville Street

Second Floor Plan

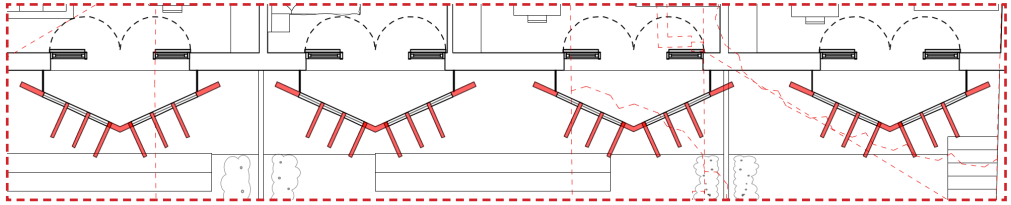


Existing Proposal Second Floor Plan
Ref 0293/2019
Showing the first proposed perforated corten steel

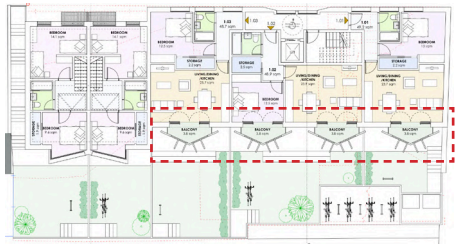


New Proposed Second Floor Plan

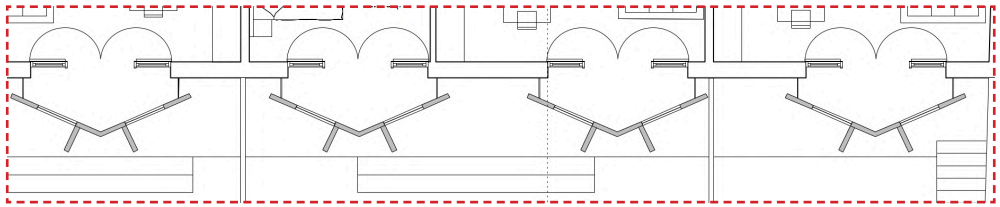
Showing proposed perforated corten steel with four extra fins



First Floor Plan

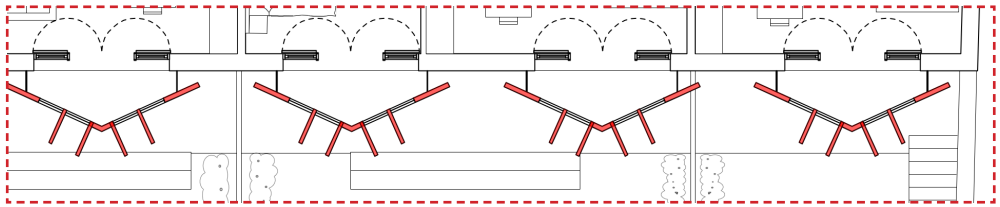


Existing Proposal First Floor Plan
Ref 0293/2019
Showing the first proposed perforated corten steel



New Proposed First Floor Plan

Showing proposed perforated corten steel with two extra fins



1C.

RELATIONSHIP OF MAIN BUILDING WITH COALBY WALK

As a result of this discussion, it was resolved that the following changes to the scheme should be made:

The openings at the rear at first and second floor have been widened slightly, and an additional screen has been added to the each of the openings at first floor, and two additional screens have been added to the openings at the second floor. The effect of these amendments is to further obscure the views towards Coalby Walk from these levels, and to direct the views out from the new balconies at these levels away from Coalby Walk.



Ref 0293/2019 Existing Proposal

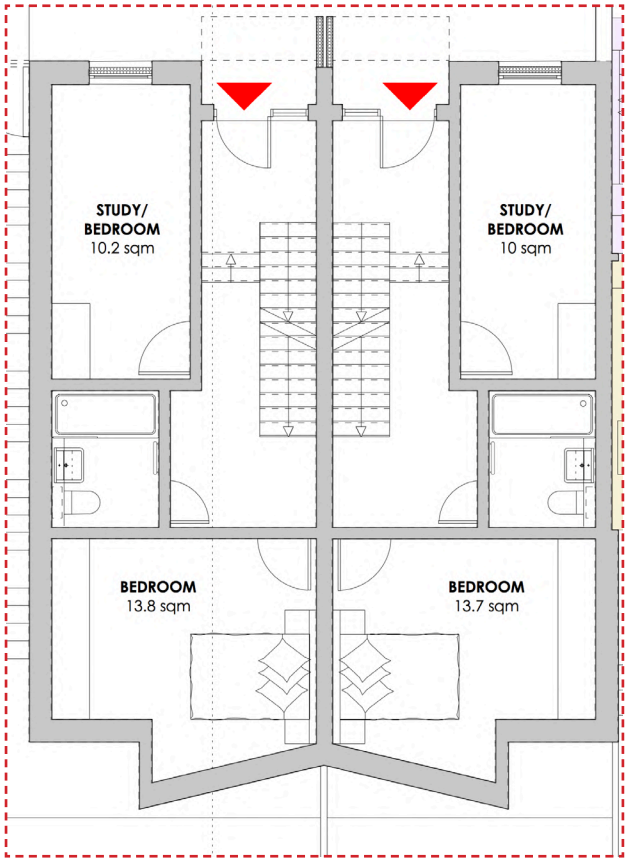
NEW Proposal

1D.

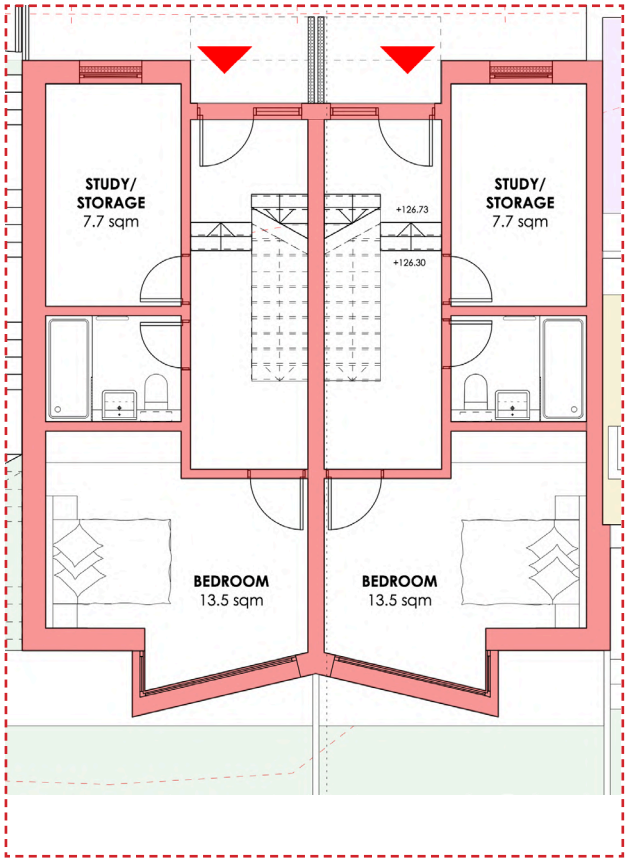
REDUCTION IN SIZE OF THE TOWN-HOUSES

1.

The town houses are reduced in size from 313.8 sq m GEA, to 262.8 sq m GEA, with the reduction in area being taken from the rear of the houses; the originally proposed front line of the houses along Sackville Street remains.

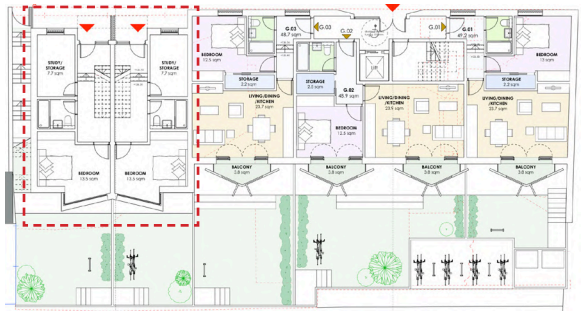


Existing Proposal Ground Floor Plan
Ref 0293/2019
313.8 sq m GEA



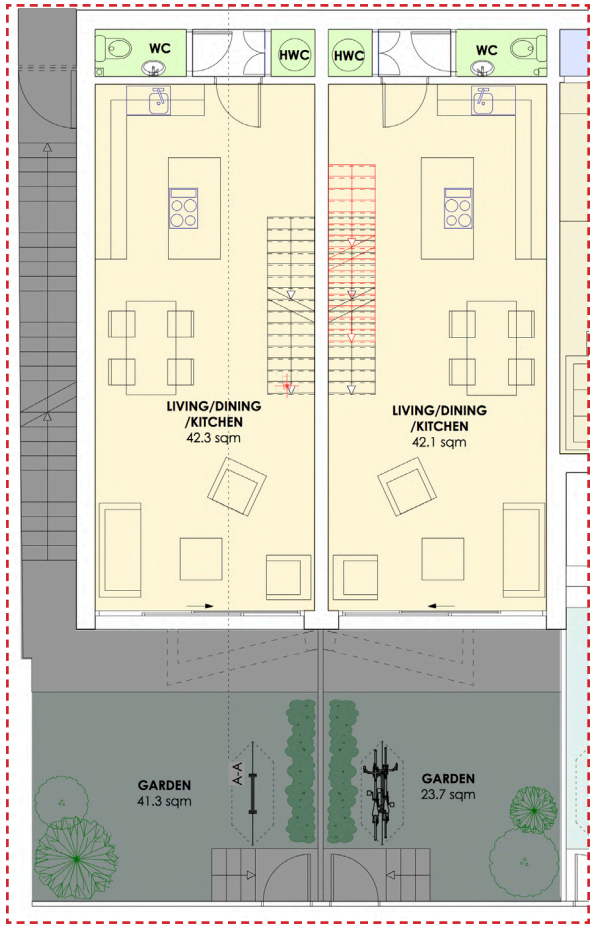
New Proposed Ground Floor Plan

262.8 sq m GEA

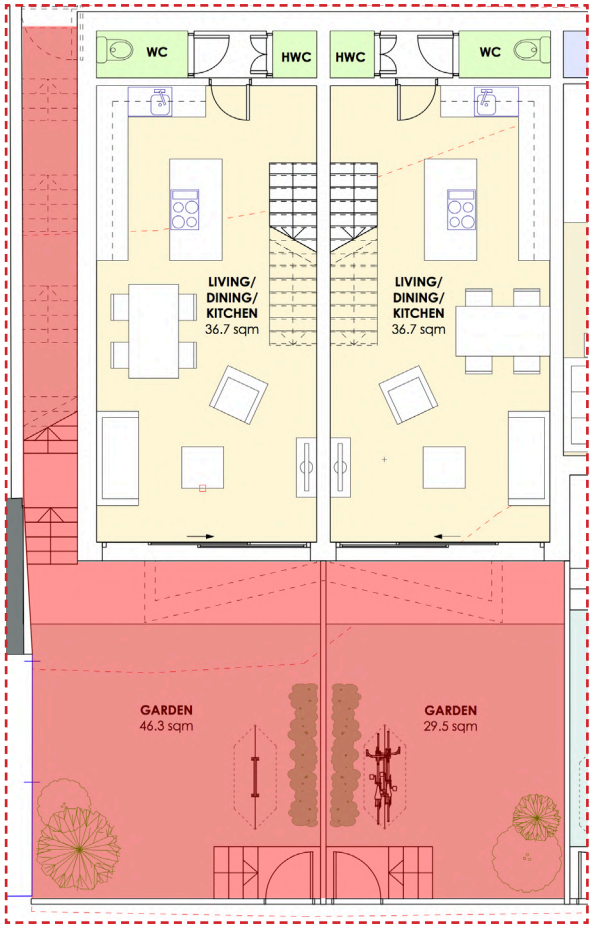


Ref 0293/2019 Existing Proposal

NEW Proposal



Existing Proposal Lower Ground Floor Plan
Ref 0293/2019
64.9 sq m GEA



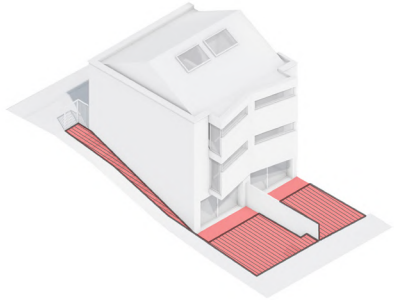
New Proposed Lower Ground Floor Plan

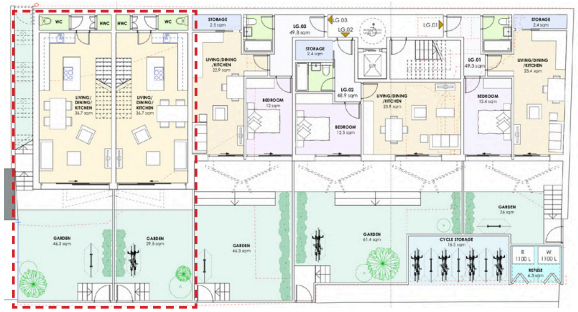
75.8 sq m GEA

2.

The effect of this reduction in size not only increases the external amenity space from 64.9 sq m to 75.8 sq m, but the reduced bulk at the rear improves the relationship between the two new houses and the adjacent properties along Coalby Walk.

The town houses are now three-bedroom.

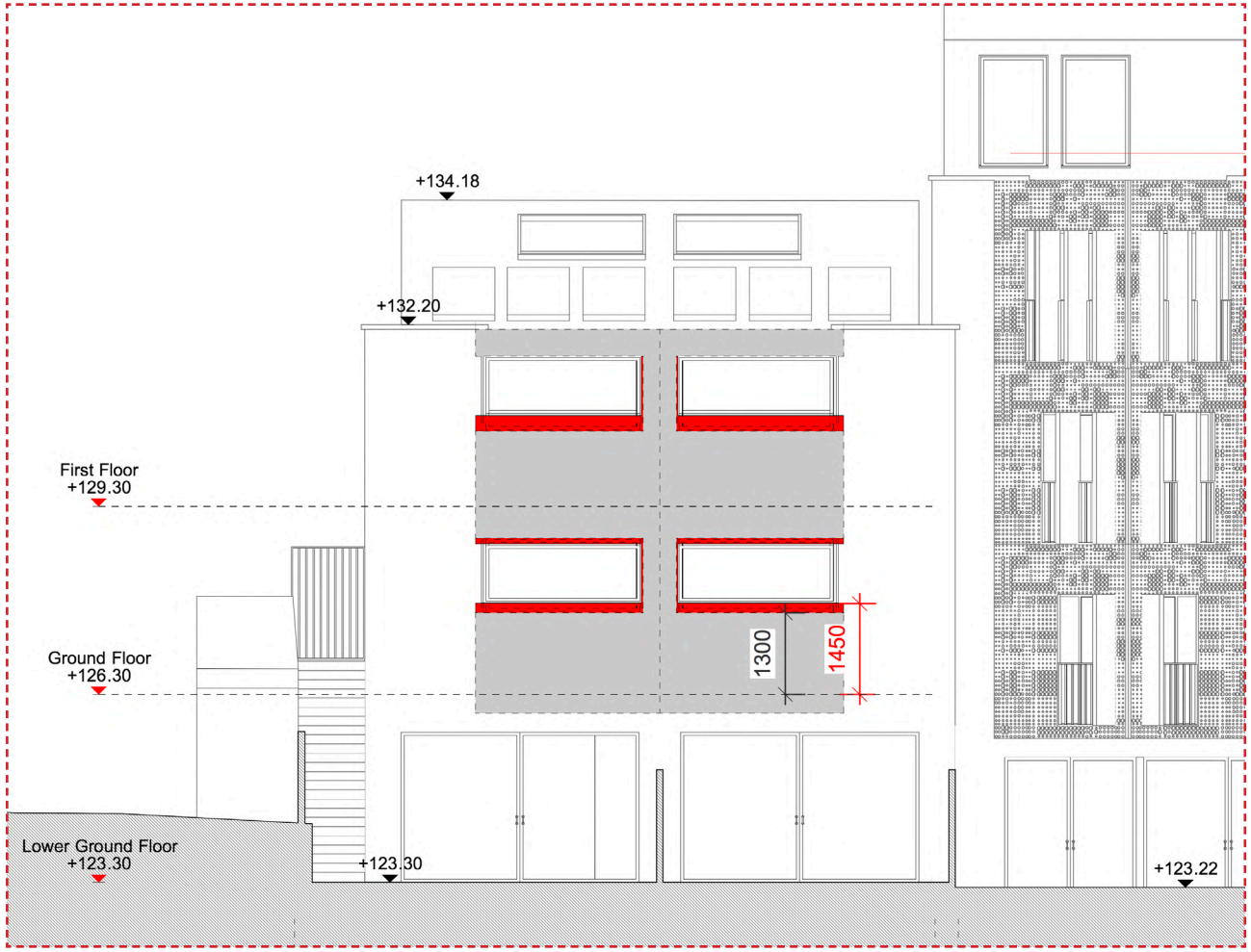




Lower Ground Floor Plan

Ref 0293/2019 Existing Proposal

NEW Proposal

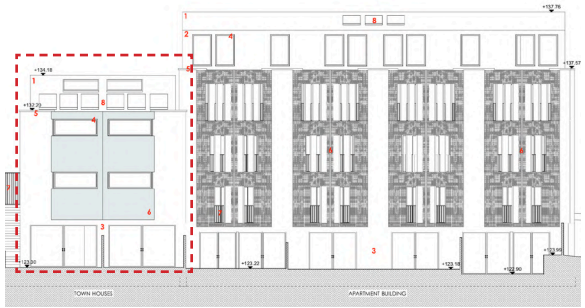


New Proposed Rear Elevation of the Town Houses

Higher sill level at 1.45 m from FFL

3.

In addition, the internal cill heights of the high-level windows at the rear of the town houses has now been increased from 1.3 m off FFL, to 1.45 m off FFL, to address the Council's concerns regarding any potential over-looking of the properties in Coalby Walk.



South Elevation

Ref 0293/2019 Existing Proposal

NEW Proposal

1E.

Schedule of Accommodation

Project Name:	**FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB**
Project No.:	**580**

Schedule of Accommodation

	APARTMENT (GIA/NIA)			
	GIA		NIA	
	sq m	sq ft	sq m	sq ft
Lower Ground Floor	176.5	1899	148	1592
Ground Floor	176.5	1899	146.8	1580
First Floor	176.5	1899	146.8	1580
Second Floor	176.5	1899	146.8	1580
Third Floor	143	1539	116.1	1249
Total	**849**	**9135**	**704.5**	**7580**

	TOWN HOUSE 1 & 2 (GIA/NIA)			
	GIA		NIA	
	sq m	sq ft	sq m	sq ft
Lower Ground Floor	82.3	886	82.3	886
Ground Floor	74.5	802	49.9	537
First Floor	76.8	826	58.8	633
Total	**233.6**	**2514**	**191**	**2055**

WHOLE SCHEME	
TOTAL GIA sq m	**1082.6**
TOTAL NIA sq m	**895.5**

APARTMENT (NIA)					
LG F	NIA		**2 F**	NIA	
	sq m	sq ft		sq m	sq ft
1 Bed (LG.01)	49.3	530	**1 Bed (2.01)**	49.2	529
1 Bed (LG.02)	48.9	526	**1 Bed (2.02)**	48.9	526
1 Bed (LG.03)	49.8	536	**1 Bed (2.03)**	48.7	524
TOTAL	**148**	**1592**	**TOTAL**	**146.8**	**1580**

G F	NIA		**3 F**	NIA	
	sq m	sq ft		sq m	sq ft
1 Bed (G.01)	49.2	529	**2 Bed (3.01)**	65.4	704
1 Bed (G.02)	48.9	526	**1 Bed (3.02)**	50.7	546
1 Bed (G.03)	48.7	524	**TOTAL**	**116.1**	**1249**
TOTAL	**146.8**	**1580**			

1 F	NIA	
	sq m	sq ft
1 Bed (1.01)	49.2	529
1 Bed (1.02)	48.9	526
1 Bed (1.03)	48.7	524
TOTAL	**146.8**	**1580**

DRAWING SCHEDULE

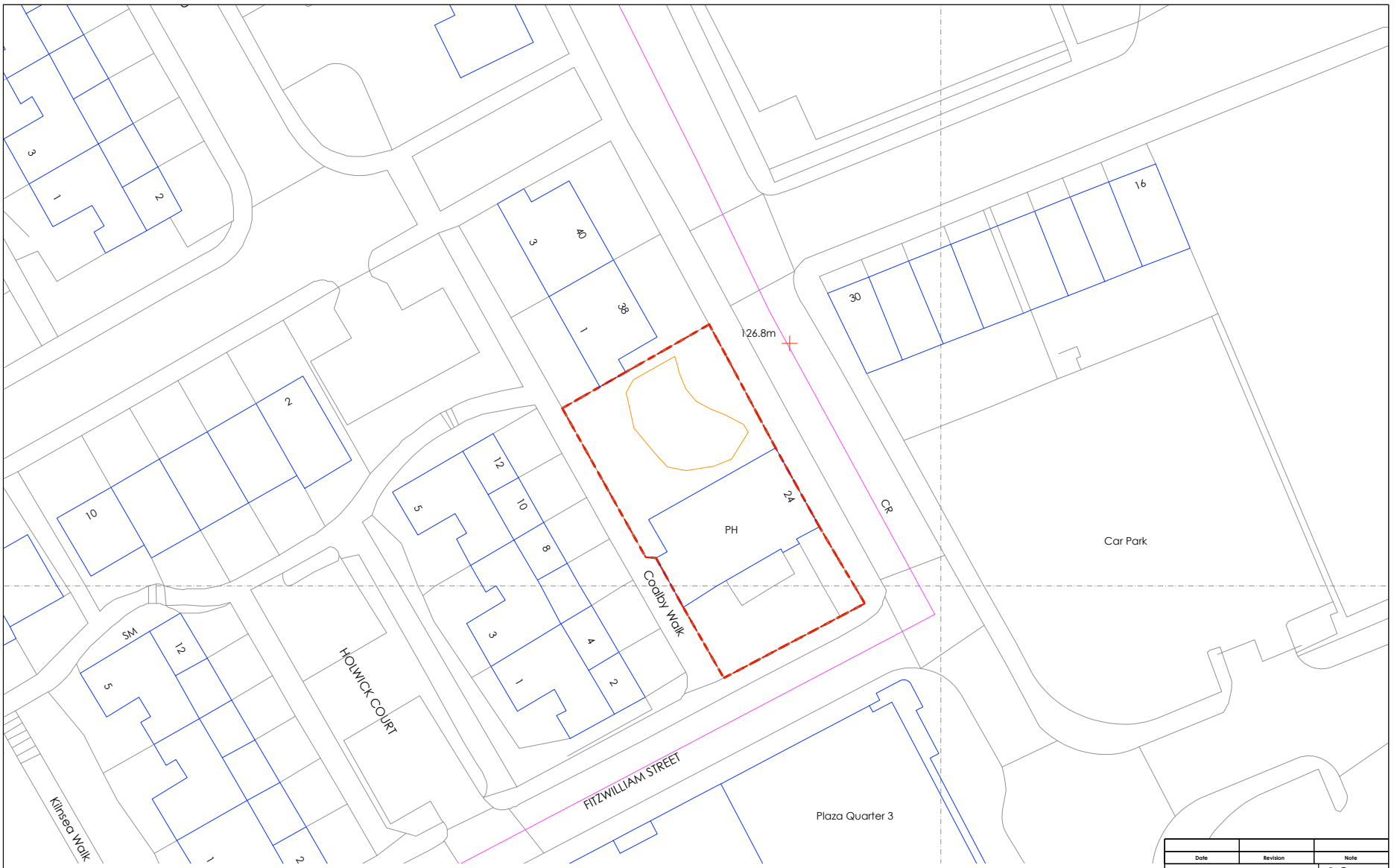
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580 - SK02 Proposed North View Along Sackville Street (2)
580 - SK03 Proposed East View Along Fitzwilliam Street



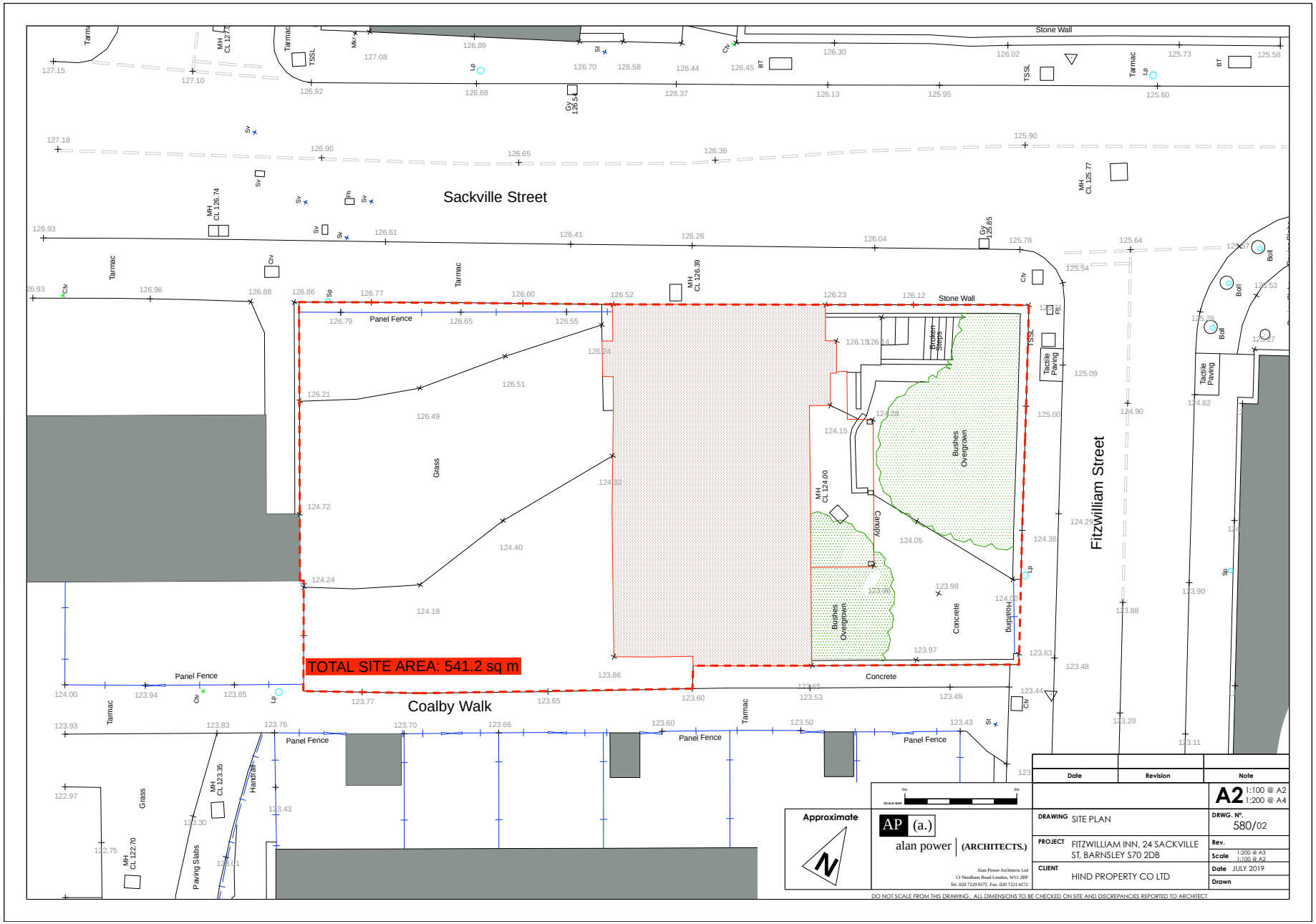
Date	Revision	Note
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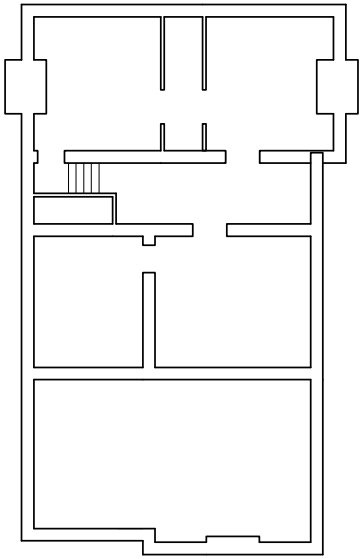
AP (a.) alan power | (ARCHITECTS.)

Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9575 Fax. 020 7221 6172

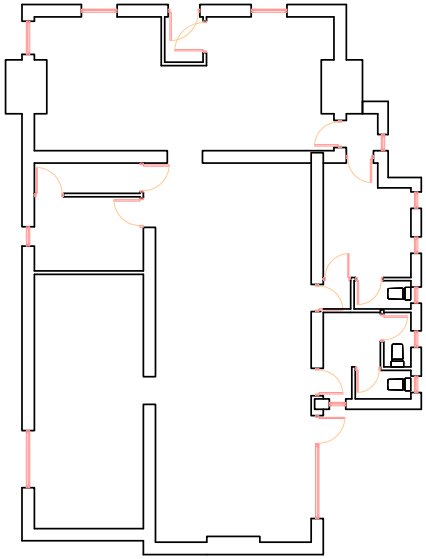
DRAWING LOCATION PLAN	DRWG. N°. 580/01
PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB	Rev.
	Scale 1:500 @ A4 1:250 @ A2
CLIENT HIND PROPERTY CO LTD	Date JULY 2019
	Drawn

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

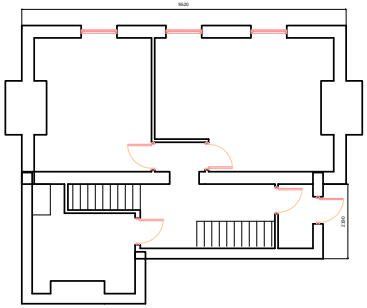

Sackville Street
Fitzwilliam Street
Coalby Walk
Stone Wall
Panel Fence
Tarmac
Grass
Concrete
Broken Steps
Tactile Paving
Bushes Overgrown
Canopy
Hoarding
Paving Slabs
Handrail
TOTAL SITE AREA: 541.2 sq m
Approximate
AP (a.)
alan power | (ARCHITECTS.)
Alan Power Architects Ltd
13 Needham Road London, W11 2RP
Tel. 020 7229 9375 Fax. 020 7221 4172
Date
Revision
Note
A2 1:100 @ A2
1:200 @ A4
DRAWING SITE PLAN
DRWG. N°. 580/02
PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB
Rev.
Scale 1:200 @ A3 1:100 @ A2
CLIENT HIND PROPERTY CO LTD
Date JULY 2019
Drawn
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



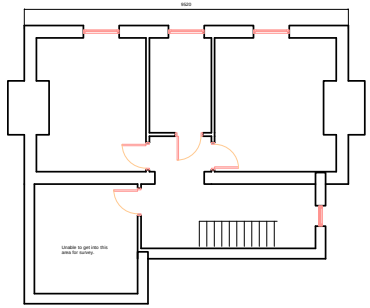
EXISTING BASEMENT FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

Date	Revision	Note

Approximate

N

SCALE BAR 0m 5m

AP (a.) alan power (ARCHITECTS.)

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

PLANNING APPLICATION 2

A2 1:100 @ A2 1:200 @ A4

DRAWING EXISTING PLANS

DRWG. N°. 580/03

PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB

Rev.

Scale 1:200 @ A3 1:100 @ A2

CLIENT HIND PROPERTY CO LTD

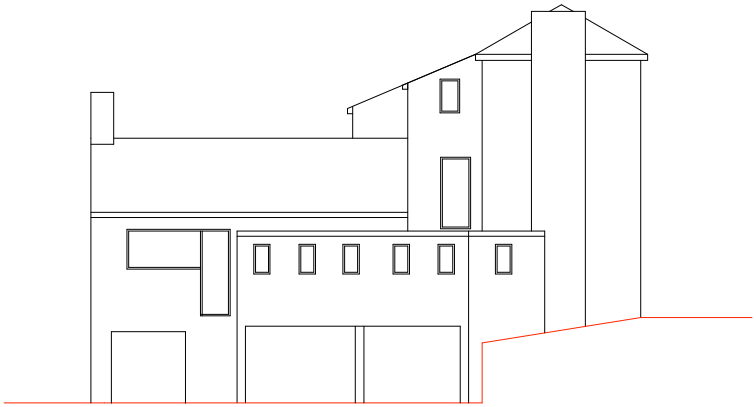
Date JULY 2019

Drawn

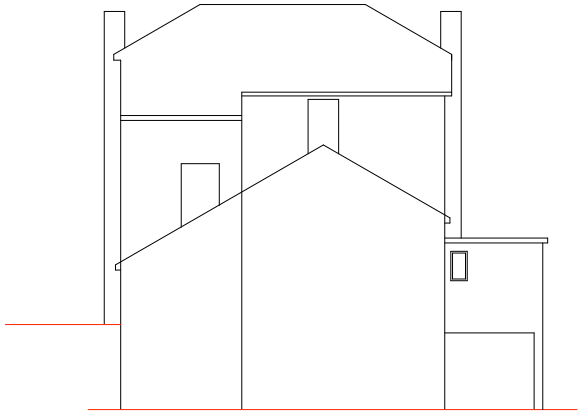
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT



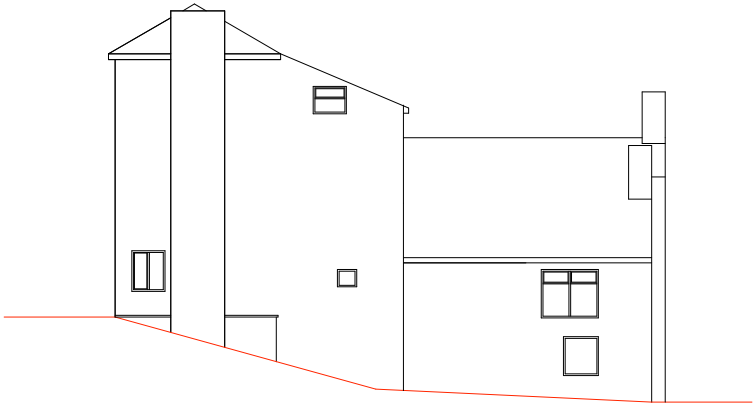
EXISTING NORTH ELEVATION
(SACKVILLE STREET)



EXISTING EAST ELEVATION
(FITZWILLIAM STREET)



EXISTING SOUTH ELEVATION
(COALBY WALK)



EXISTING WEST ELEVATION

Date	Revision	Note

SCALE BAR 0m 5m

PLANNING APPLICATION 2

A2 1:100 @ A2
1:200 @ A4

Approximate

AP (a.) alan power (ARCHITECTS.)

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DRAWING EXISTING ELEVATIONS

DRWG. N°. 580/04

PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB

Rev.

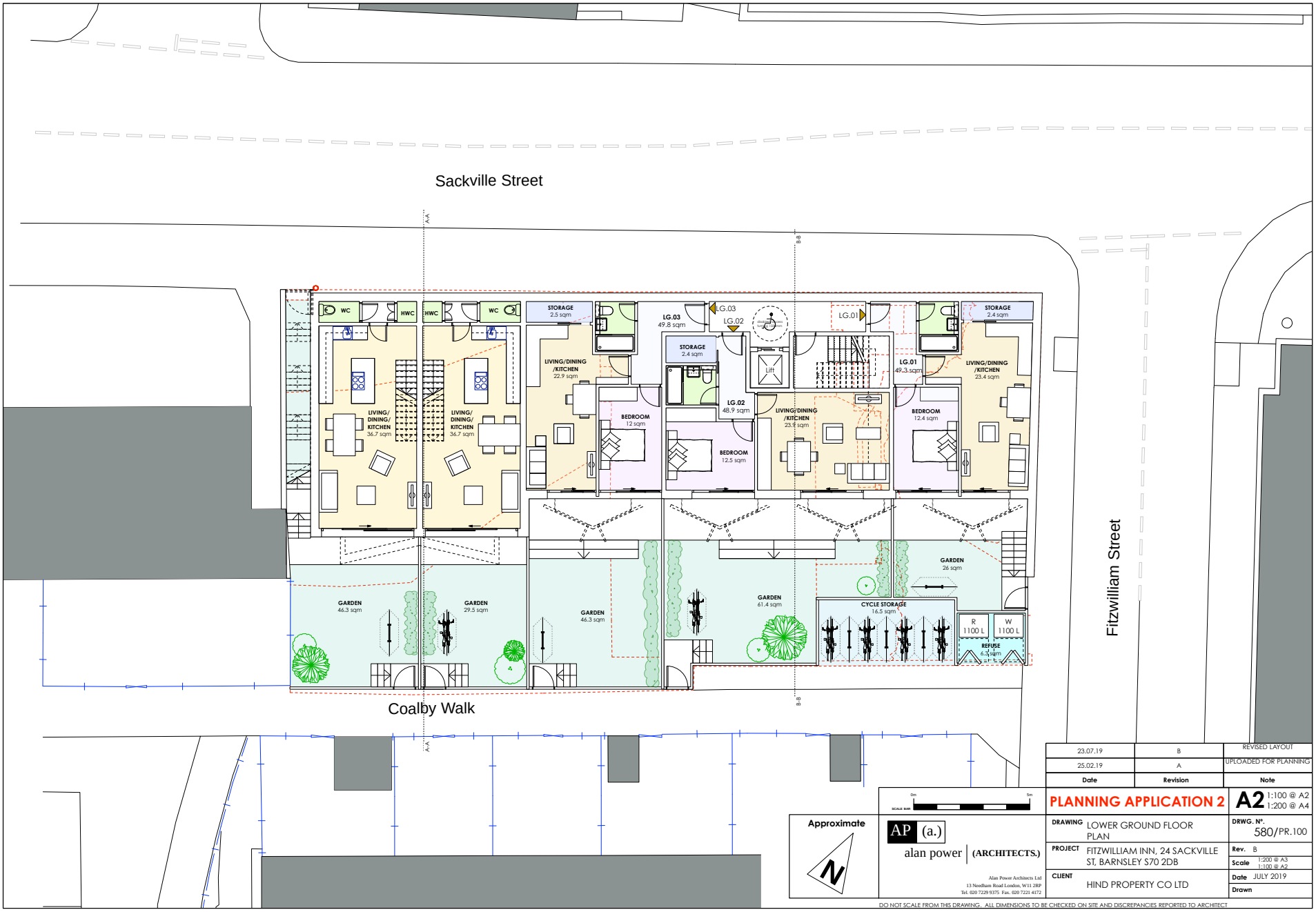
Scale 1:200 @ A3
1:100 @ A2

CLIENT HIND PROPERTY CO LTD

Date JULY 2019

Drawn

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Date	Revision	Note
23.07.19	B	REVISED LAYOUT
25.02.19	A	UPLOADED FOR PLANNING

PLANNING APPLICATION 2 — **A2** 1:100 @ A2, 1:200 @ A4

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DRAWING	LOWER GROUND FLOOR PLAN
DRWG. N°.	580/PR.100
PROJECT	FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB
Rev.	B
Scale	1:200 @ A3, 1:100 @ A2
CLIENT	HIND PROPERTY CO LTD
Date	JULY 2019
Drawn	

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



Date	Revision	Note
23.07.19	B	REVISED LAYOUT
25.02.19	A	UPLOADED FOR PLANNING

PLANNING APPLICATION 2

A2 1:100 @ A2 1:200 @ A4

Approximate

AP (a.) alan power (ARCHITECTS.)

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DRAWING GROUND FLOOR PLAN

DRWG. N°. 580/PR.101

PROJECT FITZWILLIAM INN, 24 SACKVILLE ST, BARNSLEY S70 2DB

Rev. B

Scale 1:200 @ A3 1:100 @ A2

CLIENT HIND PROPERTY CO LTD

Date JULY 2019

Drawn

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