

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

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Prepared
by
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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 demolish the existing public house (The Fitzwillian Inn see photo number 4) and construct six three storey terraced houses in stone and brick with slate mansard roofs and basement car parking.

5.01 Context :-

We carried out a detailed investigation on residential schemes that had recently been built in the area and came to the conclusion that flats were unlikely to be commercially viable bearing in mind that the Gateway Plaza development, which is across the road from the site, had encountered problems in selling and renting flats over the last few years. We therefore concluded that a small terrace of three bedroom houses would be the more suitable for this site and the area. The light and views to some of the properties on Coalby Walk will be improved by our proposed development when compared with the situation with the existing public house. Locally there are several developments of small terraces of 3/4 storeys in height which are built of stone and brick with slate roofs. (See photo 7).

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 proposed scheme sits on part of the footprint of the buildings that have now disappeared. (See paragraph 3.01 above). The height of the proposed scheme is the same as the existing public house and the ground floors are set back from the edge of the existing rear pavement line on Sackville Street. We have used the slope of the site to accommodate a new basement garage which is accessed off Fitzwilliam Street. The houses at both ends of the terrace have been set back 2000 metres from the rest of the proposed terrace which at one end improves the site lines for vehicles at the junction of Fitzwilliam/ Sackville Street and at the other end the relationship of the end house to 38 Sackville.

The main orientation of the site is facing the south west with all principal rooms facing in this direction. The main entrances to the houses are off Sackville Street at the ground floor level. The front entrance door leads into a small entrance hall and then into a large open plan kitchen/dining /living space which opens onto a terrace to the rear. In each dwelling there is a main staircase to the two upper floors (which consist of two bedrooms and one bathroom on the first floor and one bedroom and bathroom on the second floor).

5.03 Refuse and Storage :-

There is a separate area per dwelling for rubbish at the ground floor level externally facing on to Sackville Street it has been placed there to allow easy pick up by the Council's refuse collection service. The basement car park contains one lockable bicycle storage per dwelling and a similar sized lockable general storage area per dwelling.

5.04 Car Parking :-

The basement car park is accessed off Fitzwilliam Street through a large metal shutter which is operated by a magic eye. The shutter has been recessed and the entrance set back to improve the vehicle site lines up and down Fitzwilliam Street. Five of the parking bays are 2500 metres in the width and the remaining seven are wider 3000 metres for ease of parking vehicles and to allow disabled access. There are tall slits cut into the car park wall facing Coalby Walk which will allow some natural light and ventilation to penetrate the car park space while preventing intruders gaining 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 be noted that this is a three storey terrace. We have used the local stone and brick in our proposed development which will help integrate the more contemporary design with the existing street scene. The proposed external walls of the ground and basement floors will be constructed in stone with the first floor in a contrasting brick. (We have attached photographs of the type of stone and brick we propose to use see photo numbers 1 and 2). The cills and heads to the windows, band courses in the brickwork, copings and trims to the roof dormers will all be in same stone as the ground floor external walls and this will link the elevation together and add visual interest. The mansard roof will be in natural grey slate with a sedum green roof to the flat areas. The windows which will be in anodised aluminium gunmetal grey colour which will be recessed 100mm back from the front face of the walls.

6.00 Landscaping :-

Each house has its own private terrace to the rear which is accessed from the ground floor living room area. There is a 1.5 metre wide raised planting bed to the rear of the terraces facing Coalby Walk which will provide a green separation between the properties and prevent occupiers of the proposed development from looking over the edge of the terrace into the nearby gardens.

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 access to the houses is off Sackville Street which gives a level approach to the ground floors.

8.00 Sunlight and Daylight

We have attached a report prepared by Herrington Consulting on the Sunlight and Daylight Assessment to support this planning application.



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 BARNSELY CANISTER FACTORY ALONG SACKVILLE STREET



7. LOCAL DEVELOPMENT