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

17th April 2013

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.

2.00 LOCATION

2.01 The site is located on the edge of town, on the west side of Sackville Street, on the junction of Fitzwilliam Street and Sackville within easy walking distance of the town centre.

3.00 SITE

3.01 The existing old public house is detached and was built in approximately 1880 with a rear addition added in 1950. The public house formed part of a terrace of buildings as shown on Crown Copyright and Landmark Information Group Ltd map dated 1961-62 some of these buildings have subsequently been demolished just leaving the public house. 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 building is currently boarded up and in a poor state of repair and is suffering from historic subsidence damage.

3.02 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.

3.03 The general street scene is varied. To the east of the site on the opposite side of Sackville Street is a large stone gable to a block of victorian terrace houses. To the north and west of the site there are rows of low rise residential terrace houses built in brick with shallow pitched tiled roofs. To the south of the site on the opposite side of Fitzwilliam Street is the 11 storey high Gateway Plaza Development which completely dominates the site and the surrounding area.

4.00 EXISTING USE

4.01 The building is currently vacant but was formerly a public house with residential accommodation over which ceased trading in 2005.

5.00 PROPOSAL

5.01 The proposal is to demolish the existing building and boundary walls.

5.02 The proposal is for a small 3 storey high row of 6 terraced houses with a mansard roof and dormer windows and basement car park. The end terrace gable is set back from the north boundary by some 850mm. The houses have been designed to the standards set out in the South Yorkshire Design Guide 2011. The ground floor is set back from the pavement facing Sackville Street with the main pedestrian entrance to the individual houses being off this area. There is a storage unit for rubbish at this level facing on to

Sackville Street. The ground floor entrance leads into a large open plan kitchen/dining /living space and then to a private garden/terrace. A staircase off the front hall provides access to the three bedrooms on the first and second floors. The basement car park is accessed off Fitzwilliam Street through a large metal shutter which is operated by a magic eye. The car park contains secure storage for each dwelling for bicycles and larger items. There are tall slits in the rear wall facing Coalby Walk which will allow some natural light and ventilation to penitrate the car park space without allowing intruders in. The main rooms of the house and the rear garden face south west. The walls are constructed in brick (sample card attached to this report,) with white precast concrete cills, heads and jambs to the windows and roof dormers to add contrast to the elevation. The mansard roof will be natural slate to the sloping sections with asphalt to the flat roof areas. The windows will be double glaze anodised aluminium in gunmetal grey colour. The top floor will be of a mansard construction which will be set back from the facade of the buildings front and rear faces. The garden terraces at the rear will form a large green space as seen from the apartment balconies in the Plaza development. The height of the houses will be very similar to the existing public house and the adjacent houses on Sackville Street further down the road. It should be pointed out that the existing windows in the rear elevation of 2-12 Colby Walk are north facing and only serve corridors, bathrooms and preparation kitchens none of which are deemed as habitable rooms. The light and views from many of these windows will be improved by the demolition of the pub.

6.00 Access

6.01 The site is situated on the edge of the town within easy walking distance of the town centre.

6.02 The main pedestrian access to the houses is off Sackville Street and will give a level approach to the ground floor.

6.03 The main vehicular access will be in Fitzwilliam Street with wide parking bays and ramped access using the present crossover configuration.

7.00 Landscaping

7.01 Each house will have its own private amenity space to the rear which is accessed from the ground floor and is south/west facing.