

Design and Access Statement

A Full Planning Application has been submitted to Barnsley MBC for the erection of an electrical sub-station on land adjacent to a development site which has the benefit of planning permission ref: 2025/0161 for mixed use development, in order to provide an electrical supply to that development.

Assessment

Use

The land is currently in industrial use. There is a small area of scrub planting adjacent to the northern boundary with the Trans Pennine Trail, the majority of the land is part of an unmade access and parking space.



The proposal to construct a small single storey sub-station to serve an adjacent mixed use industrial and commercial development is appropriate to the site use.

Amount

The total site area, including access to the adopted highway is 0.13 Hectares, although the sub-station site and a necessary parking space occupies an area of just 62sqm.

The floor gross floor area of the sub-station is 10sqm.

Layout

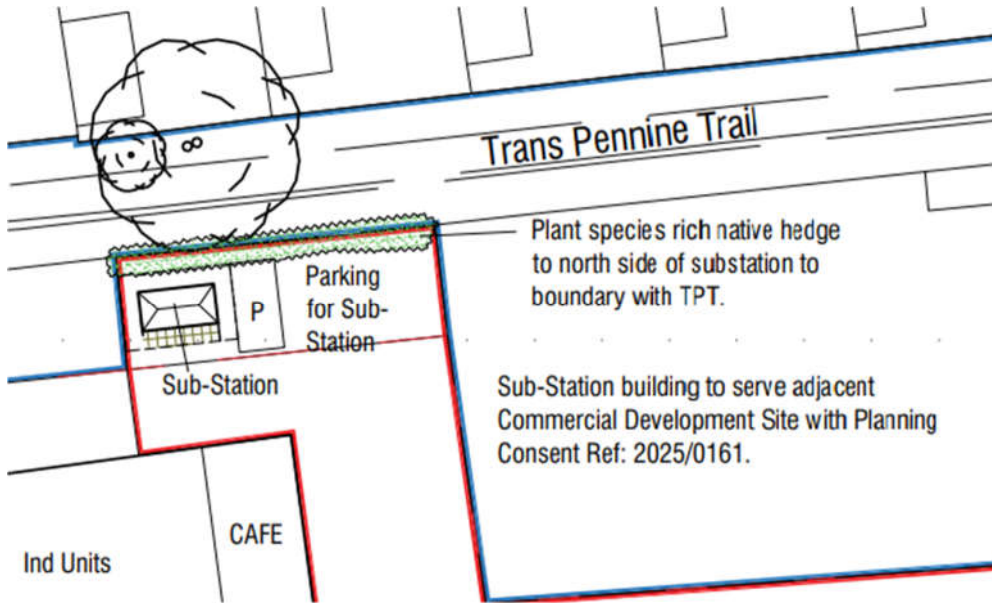
Access is taken from the existing private access roads serving the existing industrial development. Opening doors to access the substation face south away from the Trans Pennine Trail and there is a designated parking space required by Northern Power Grid who operate the sub-station.

Scale

The building is single storey with a height to eaves of 2.25m and a ridge height of 3.06 meters.

Landscaping

Proposals for Landscaping have been included. There is a small area of around 20sqm of scrub which will be removed to make way for the development, which will include the replanting of a native hedge along the northern boundary to the TPT.



Hard surfacing around the substation will be a mix of concrete flags forming a path in front of the sub-station and a tarmac parking space for a car to the side.

Appearance

Below is an extract of the proposed plan showing the front and side elevation of the sub-station which will be built of brick with a dark grey conc tiled roof. The design and materials are appropriate to the location.

