

**DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PLANNING APPLICATION FOR A REPLACEMENT ELECTRICAL SUB –
STATION AT UNIT 10 MAPPLEWELL DRIVE, MAPPLEWELL, BARNSELY**

DESIGN

USE

The site consists of an existing industrial workshop for which planning permission has been granted to extend the existing premises to create further workshop space. The original approval retained the existing sub – station insitu although this was not an ideal arrangement for the applicants operational activities as the existing sub – station is located within the footprint of the proposed extension.

The proposed extension is currently under construction.

Our client has been negotiating with electrical utility services with a view to the replacement and relocation of the existing sub – station and an agreement has in fact been reached to relocate.

The site is a well established plot within a small industrial estate.

AMOUNT

The proposal is to erect a new sub – station building in line with the standard design required by the utility services. The building is approx 4m x 4m in plan.

LAYOUT

The new sub – station will be located against the northern gable of the existing workshop and will be located within land owned by the applicant. The building does however require to be accessible at all times to the utility services and as such fencing and gate arrangements will ensure this is achieved.

SCALE

The scale of the proposed building is single storey with a pitched roof and is of very modest proportions and will adjoin the wall of the existing unit with it's ridge height contained within the brickwork panel and not encroach into the wall cladding above. A pair of access doors will be located on the elevation facing the highway.

LANDSCAPING

The existing soft grassed verge will remain to the east of the proposed building.

APPEARANCE

The building will be constructed in facing brick to match the existing building and the roof will be constructed either in profiled metal cladding or alternatively concrete tiles at the applicants discretion.

ACCESS

Access to the site will be from Mapplewell Drive which remains unaltered.

The sub – station will be accessible by the utility services without the need to enter the applicants site and is located on the 'highway side' of the applicants security gates.

Turning facilities are provided within the existing highway and no excessive gradients will be created.