

DESIGN AND ACCESS STATEMENT

SITE NAME: Canterbury Mansions

LOCATION: Lymington Road, London, NW6 1SE

PROPOSAL: Replacement of 3no. temporary antennas and supporting structures with permanent antennas and supporting structures; retention of existing 300mm dish antenna, equipment cabinets, cable trays and handrailing; installation of an equipment cabinet and development ancillary thereto.

DESIGN COMPONENT:

The amount and type of accommodation:

N/A – proposal is not related to accommodation.

The layout of the development (the way in which buildings, routes, and open spaces are provided, placed and orientated in relation to each other and those that surround the development):

The proposed scheme is not significantly different to the existing in terms of the replica flagpoles, and the relocation of the equipment cabinet adjacent to the O2 cabinet at ground level will not interfere with buildings and spaces. The layout of the proposed development is considered satisfactory.

The scale of the development (height, width and length of buildings in relation to surroundings):

Scale: The scale of the proposal does not result in an increase in scale on the existing temporary development. The small scale does not detract from the conservation area nor the host building. Relation to surroundings: The surroundings are urban. Given the minor nature of the proposal, it is considered that the scheme will result in minimal impact on surroundings, and will maintain the character and appearance of the conservation area, similar to the existing temporary development.

The proposed landscape design including maintenance arrangements:

N/A



The appearance of the buildings and spaces (architecture, materials, decoration, lighting, colour, texture):

The scheme will be quickly assimilated visually, and will maintain the character and appearance of the building and surrounding area.

Context of the development:

Urban. The site is located on the roof of a commercial/residential building in urban London.

Assessment of the site's immediate physical context and the wider social and economic context:

Physical context: The site is located on a building rooftop which already comprises existing temporary telecoms equipment installed using emergency powers. The design initiatives undertaken serve to minimise impact on the building and its setting within a conservation area, similar to the existing design.

Social context: As outlined above, the design initiatives undertaken will mitigate visual impact of the proposal, with little material change to existing views.

It is also noted that paragraph 46 of the NPPF 2012 states that *…Local planning authorities must determine applications on planning grounds. They should not seek to … determine health safeguards if the proposal meets International Commission guidelines for public exposure.*' An ICNIRP declaration certifying full compliance with the guidelines is attached.

Economic context: The proposal is to provide 2G and 3G coverage & capacity to the surrounding area. It will also be 4G capable. The 3G network will carry voice and text and have high data capabilities that will also enable the transmission and receipt of visual media including real time video calls and internet access. The 2G network will enable voice, text and limited data transference in the area, assisting businesses, commuters and home workers in their day to day business and reducing the incidence of dropped calls, one of the most frustrating elements of mobile phone usage.

How has the applicant involved community members and professionals in preparing proposals:

Please refer to Supplementary Information.

How arrived at this design:

The design was adopted to enable continued coverage to the surrounding area whilst having the minimum impact on the conservation area. Amending the existing temporary scheme was chosen as the best as it achieved these objectives, and continues the characteristics and benefits of the existing scheme.



Benefits of this design:

Mitigation of visual impact will be achieved by the design initiatives including the location of the antennas set back from the main building edge near chimneys and decorative gabling which assists in screening them from views, as do the surrounding buildings. The equipment cabinets are at the centre of the roof to minimise visibility. Impact on the application site and its setting will be minimal including the conservation area.

ACCESS COMPONENT

How access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network (the principles that have led to inclusive design):

Access to the site will be restricted. Users of the site will be trained telecommunications industry workers, in regard to both construction and maintenance visits. Access to the antennas will be severely restricted. Those who access the site will have been trained to access the site safely and will be wearing appropriate PPE. In addition, warning signage will be clearly attached. The signage will outline at the minimum that caution is required as radio transmitters are operating, and that no unauthorised persons are allowed beyond the point of signage.

The key accessibility issues of the particular site:

N/A

What consultation has been undertaken and how this has affected the proposals:

Please refer to Supplementary Information.

Access for emergency vehicles where relevant:

N/A – access will be via existing accesses.

How access arrangements will be maintained and managed in the longer term:

Once construction has been completed, maintenance visits will occur as required. Access arrangements will not change. All operators have a site database which is accessed prior to construction and prior to site maintenance visits. In terms of access, the database gives directions to the site, dictates where parking is to be undertaken, and outlines procedures to enter the site, such as procuring access keys and permission from site provider.