



# **TELECOMMUNICATIONS INSTALTION**

**FOR**

**'everything everywhere'**

**AT**

**1 Euston Road  
London  
NW1 2SA**

## **SUPPLEMENTARY INFORMATION FORM INCORPORATING DESIGN AND ACCESS STATEMENT**

**October 2013**

**Prepared by**

**Daly International**

**Ref. 50050, 1 Euston Raoad**

## SUPPLEMENTARY INFORMATION

### 1. Site Details

Site Name:	1 Euston Road	Site Address:	1 Euston Road
NGR:	E 530328 N 182934		London, SW1 2SA
Site Ref Number:	50050	Site Type: <sup>1</sup>	Macro

### 2. Pre Application Check List

#### Site Selection

Was an LPA mast register used to check for suitable sites by the operator or the LPA?	<b>Yes</b>	No
If no explain why:		
Was the industry site database checked for suitable sites by the operator:	<b>Yes</b>	No
If no explain why:		

#### Annual roll out consultation with LPA

Date of last annual rollout information/submission:	October 2012
Name of Contact:	Chief Planning Officer
Summary of outcome/Main issues raised:	As part of the 10 commitments initiative, 'everything everywhere' provided Camden Council with information regarding current, live and planned sites.

#### Pre-application consultation with LPA

Date of written offer of pre-application consultation:	13/08-18/09/2013	
Was there pre-application contact:	<b>Yes</b>	No
Date of pre-application contact:	As above	
Name of contact:	Ben Le Mare	

<sup>1</sup> Macro or Micro

**Summary of outcome/Main issues raised:**

It is a re-submission of an application ref. 2013/2770/P. A site meeting took place 04/09/2013 where two locations were considered: a dish attached to a new pole fixed to south east wall of the building; a dish fixed to the existing flagpole. If a dish was attached to a new support pole, it would add to the clutter on the wall. By attaching a new dish to the existing flagpole, visual impact would be reduced.

**Ten Commitments Consultation**

Rating of Site under Traffic Light Model:	<b>Green</b>	Amber	Red
Outline Consultation carried out: The proposal was rated GREEN, in accordance with the guidelines set within the code of best practice for telecommunications operators. Due to this rating, and the fact that the development is considered as a minor alteration to an existing site, no consultation was deemed necessary.			
Summary of outcome/Main issues raised: N/A			

**School/College**

Location of site in relation to school:  The proposed development will be located more than 200 metres from the nearest school.
Outline of consultation carried out with school:  As the proposed new works are minor in nature and located away from any of the surrounding schools it was deemed unnecessary to carry-out pre-application consultation prior to the submission of this application.
Summary of outcome/Main issues raised: N/A

**Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator consultation  
(only required for an application for prior approval)**

Will the structure be within 3km of an aerodrome or airfield?	Yes	<b>No</b>
Has the Civil Aviation Authority/Secretary of State for Defence/Aerodrome Operator been notified?	Yes	<b>No</b>
Details of response:  N/A		

**Developer's Notice**

Relevant Certificate Signed	Yes	No
Date Notice served:	21/10/2013	

### 3. Proposed Development

The proposed site:	
1 Euston Road, London, NW1 2SA	
Type of Structure: Rooftop installation	
Description: 'Installation of 1 no. 300mm diameter transmission dish fixed to existing flagpole (bracket be painted white to match existing flagpole) at 15.8m and 243.43°.'	
Overall Height:	19.5m to the top of the flagpole
Height of existing building:	15.4m
Equipment Housing:	Existing
Length:	N/A
Width:	N/A
Height:	N/A
Materials:	Plastic (white coloured) dish antenna; Steel painted white fixing bracket
Tower/mast etc – type of material and external colour:	N/A
Equipment housing – type of material and external colour:	N/A

Reasons for choice of design:
<p>'everything everywhere' and '3' have identified a requirement to upgrade the existing equipment at their existing telecommunications site at 1 Euston Road. The existing facility is a 15.4m building. The existing site currently hosts 1 no. flagpole antenna, antennas face mounted to the walls of the building and 1 no. dish antenna.</p> <p>To ensure the current level of service required by the residents and businesses of the wider surrounding area is maintained, it is necessary to upgrade the installation by installation a new 300mm dish. The dish will be attached to existing flagpole at a height of 15.8m and a bearing of 243.43°. The fixing bracket will be painted white to match existing flagpole and reduce any visual prominence.</p> <p>As an alternative, an option of locating a dish on a new support pole attached to the west of the flagpole was considered. The wall is already cluttered with cable trays, downpipes, vents and an additional pole will be an unnecessary addition to it. Due to line of sight requirements the dish would have been at the same height as when attached to the existing flagpole. For this reasons, this option has been ruled out.</p> <p>As the building upon which this equipment is located is within a conservation area, it was essential that any design solution proposed for this site did not affect the overall setting of the building or surrounding area in any way. Great care has been given to ensuring that the size</p>

of the dishes proposed is the absolute minimum that can be employed that will ensure satisfactory network coverage is achieved. The applicant considers that this necessary additional dish will not have any considerable detrimental impact upon the host building or surrounding area especially when viewed from ground level.

#### 4. Technical Information

ICNIRP Declaration attached	Yes	<b>No, as no antenna proposed</b>
No ICNIRP certificate is required for the proposed works as dish antennae do not impact on emissions regulated by this standard in any way.		

#### 5. Technical Justification

Reason(s) why site required e.g. coverage, upgrade, capacity:
<b>Purpose of Site</b>  <p>The telecommunication sites are linked together via dish antennas. The installation of a dish is required to optimise the efficiency of the network by improving the link between the application site and surrounding cell sites.</p> <p>For confirmation, it is advised that the proposed scheme will provide coverage for T-Mobile, Orange and '3'. T-Mobile and Orange have now developed the capabilities, under 'everything everywhere', to share frequencies. This allows customers of both operators to receive telecommunications coverage from each others broadcasting sites. In addition T-Mobile and '3' have joined to form a joint venture company, MBNL, and are now sharing a number of sites around the country (sharing antennas and equipment cabinets). This enables the providing of coverage for both operators through one visible telecommunications installation. These innovative solutions are reducing the overall number of telecommunications sites required throughout the country and have already seen a number of telecommunications sites being decommissioned.</p>

#### 6. Site Selection Process – alternative sites considered and not chosen

If no alternative site options have been investigated, please explain why:
No alternative site options have been investigated as the works proposed are the necessary upgrade of an existing site.
Additional relevant information:
N/A

## **SUPPORTING STATEMENT**

This statement forms part of an application on behalf of 'everything everywhere' and '3'. It has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 which requires the submission of a Design and Access Statement to accompany planning.

### **Application for Prior Approval**

As an electronic communications network operator, everything everywhere has the benefit of permitted development rights under Part 24 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

This is an application for prior approval of the siting and appearance. No full application is required as the proposed works involve the installation of 1no. 0.3m dish on the roof. Although the building is located within a conservation area, under the new regime that came into force on 21/08/2013, the proposal requires approval of siting and appearance only as the size of additional dish will not exceed 0.6m and the number of additional dishes would not exceed three (class A1 (ia)).

The site is located within Kings Cross St Pancras Conservation Area. Any conservation area is considered heritage asset and there is a need to manage changes to the historic environment. This document incorporates explanation and justification for the design approach.

### **The Application Site**

This application relates to the rooftop site of 1 Euston Road which is located on the western side of the junction of Euston Road and Birkenhead Street. The site is a commercial building opposite King's Cross St Pancras terminus. At present the roof of this 4 storey building is host to telecommunications apparatus utilised by 'everything everywhere'. Both the flagpole and dish are attached to the rear wall of the building. Other antennas are face mounted just below the parapet wall in the north east and south east corners.

This telecommunications site utilises a building of adequate height within the surrounding area from which a high quality service can be provided to local service users. The building is situated on a main road junction. The surrounding area is generally made of commercial type buildings in the form of hotels, conference buildings, train/tube stations etc. with other in retail use.

The site and its surrounding area are located within Kings Cross St Pancras Conservation Area.



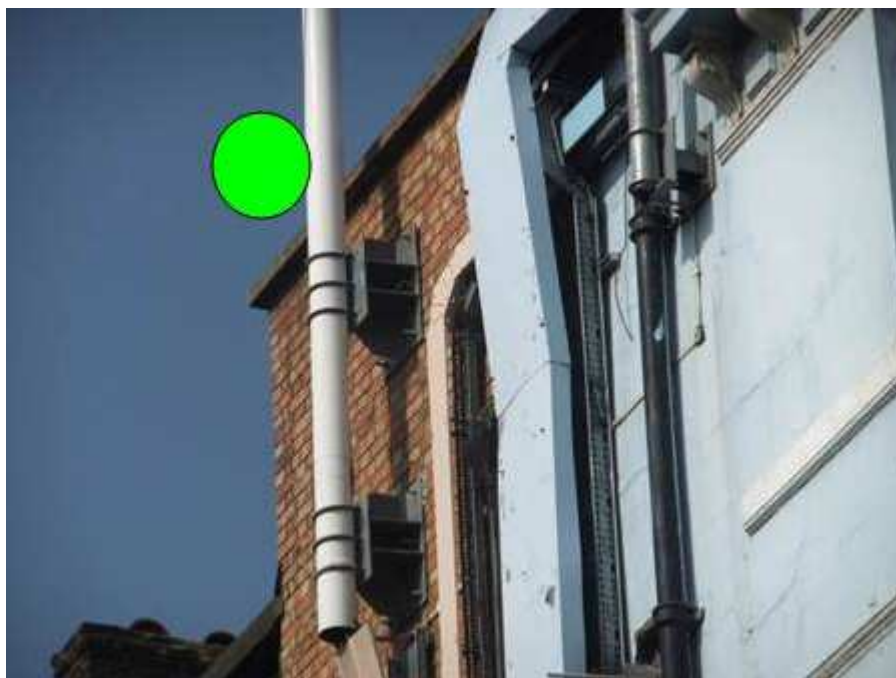
View from north side of Euston Road (King's Cross St Pancras side of road)



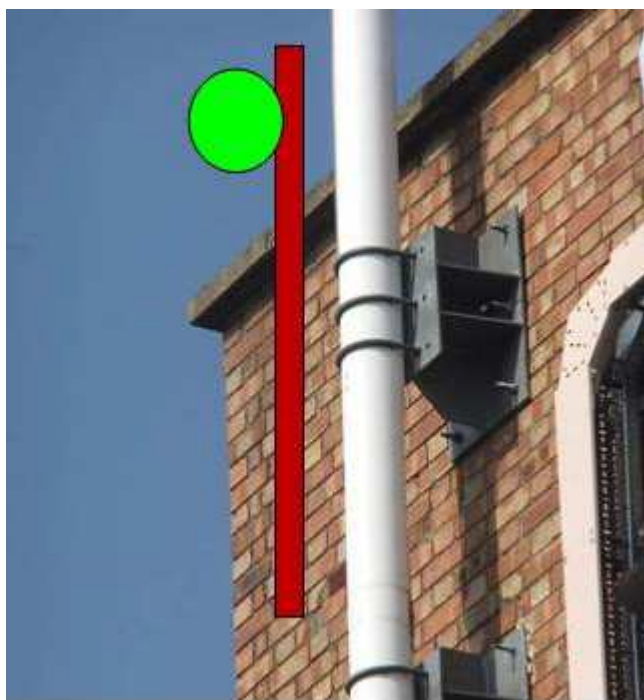
View from east side of Birkenhead Street

### **Site Design and Appearance**

The proposed dish is to be placed atop the building where the existing telecommunications equipment is located. The dish will be attached to the existing flagpole at a height of 15.8m and a bearing of 243.43°. It will protrude approx. 200mm above parapet wall. The fixing bracket will be painted white to match existing flagpole and reduce any visual prominence when viewed from Birkenhead Street. Due to great distance, the bracket will not be seen when viewed from north side of Euston Road.



As an alternative, an option of locating a dish on a new support pole attached to the west of the flagpole was considered. The wall is already cluttered with cable trays, downpipes, vents and an additional pole will be an unnecessary addition to it. Due to line of sight requirements the dish would have been at the same height (again approx. 200mm above parapet wall) as when attached to the existing flagpole. For this reasons, this option has been ruled out.





The applicant considers that the proposed installation of a new dish at this site represents a suitable option in terms of siting, design and appearance. The location of a telecommunications installation atop 1 Easton Road has in principle been established by the planning permission ref. 2003/2746/P. Siting of the proposed dish adjacent to the existing equipment, of similar material and form, will ensure the proposed dish is not an incongruent feature on the rooftop.

The works to be carried out at this site are minimal and will not alter the appearance of the building in any meaningful way. The new 300mm dish will appear as a very minor feature on this rooftop site. Although the dish will protrude above the parapet level, due to its limited size and being set back from the front elevation, its visual impact when viewed from both sides of Euston Road will be minimal. As such it will have a negligible effect on the setting of the building or the overall visual integrity of the surrounding area.

As the dish to be installed must link up with similar equipment on surrounding sites, it is necessary for a clear line of sight to be created for their optimum operation. However it has been established that by carefully selecting the position of the proposed dish, it will be readily accommodated within the local visual environment.

Great care has been given to ensuring that the size of the dish proposed is the absolute minimum that can be employed that will ensure satisfactory network coverage is achieved. It is also placed at the lowest height possible that will allow for an efficient network while having a negligible impact on the overall appearance of the host building and the area within which it is located. Given the proposed development will be attached with existing telecommunications apparatus it is considered that the equipment will not be prominent, incongruous or inappropriate.

### **Possible Electrical Interference**

We can advise on behalf of our client that the proposed installation should not cause any undue electrical interference for nearby residents. 'everything everywhere' operate within radio frequency bands which are licensed and specific to them, and this is regulated in the UK by the Office of Communications (Ofcom).

### **Health and Safety**

The latest government research conducted by the Independent Expert Group on Mobile Phone Technology titled "Mobile Phones and Health" (also known as the Stewart Report) concluded that "the balance of evidence indicates that there is no general risk to the health of people living near to base stations on the basis that exposures are expected to be small fractions of the guidelines".

However, the report also recommended, as a precautionary approach, that the ICNIRP guidelines for public exposure be adopted in the UK. In response to the report, the Government has stated that emissions from base stations should meet the ICNIRP guidelines and that if they do then local authorities need take no further action.

As no changes are to be made to the transmitting antennae at this site, with only microwave dishes being re-aligned, no new ICNIRP certificate is required for this application. The proposed development does not alter the existing ICNIRP status of the site and no certificate of ICNIRP compliance is required.

## Noise

There will be no additional noise produced as a result of the installation of the proposed apparatus.

## Planning Policy Framework / Development Plan Policy

### Local Planning Policy

The development plan currently guiding development in the Camden Council area is the Local Development Framework – Camden Development Plan Policies adopted in 2010. There is no specific policy relating to telecommunications proposals but the following policies should be taken into account when considering this application.

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

In response to the policy above the following points should be noted.

- a) Due to small scale of the proposed development, the applicant considers it would have a minimal effect on visual amenity of the surrounding area and character and appearance of the CA.
- b) Although the dish will protrude above the parapet level, due to its limited size and being set back from the front elevation, its visual impact when viewed from both sides of Euston Road will be minimal. By attaching a dish to the existing flagpole, the proposal will not add to wall clutter when viewed Birkenhead Street. As such the proposal would not significantly affect the appearance of the conservation area and it would not appear unduly prominent.
- c) The proposed dish is the least intrusive solution available that will allow linking the site with the cell to the south west. Great care has been given to ensuring that the size of the dish proposed is the absolute minimum that can be employed that will ensure satisfactory network coverage is achieved.

### National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF supports high quality communications infrastructure and recognises it as a strategic priority. At para. 42 it states that:

*“Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.”*

The NPPF continues at para. 43:

*“...They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.”*

The NPPF goes on to state at Para. 46 that:



*"Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure."*

*It is considered that the proposed development accords with these guidelines.*

## **Conclusions**

For the reasons set out above, we consider that this application for planning permission should be approved.

## **Contact Details**

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Signed:	<i>Marta Zieminska</i>	Date:	21/10/2013
Position:	Planning Consultant	Company:	Daly International
		(on behalf of the above operator)	