

2012/3398/P

DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material that was submitted with this planning application.

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended)

In accordance with the Code of Best Practice on Mobile Phone Network Development¹, and published Government guidance, this proposal was drawn up having regard to the need for good design.

In particular:

- Considerations of design and layout are informed by the context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of proposed development have been considered in relation to that of adjoining buildings; the topography, the general pattern of heights in the area; and views, vistas and landmarks.

The following general design principles have been taken into account in respect of this proposed telecommunications development:

- A proper assessment of the character of the area concerned.
- That the design shows an appreciation of context;


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¹ Paragraphs 120-126.

SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS

Introduction

It needs to be borne in mind that the proposed development is for a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

Pre Application Discussions and Negotiations

Date of written offer of pre-application consultation:	28/05/12 (by email)	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	07/06/12	
Name of contact:	David Peres da Costa	
Summary of outcome/Main issues raised:		
The LPA representative emailed to confirm that the LPA would require a pre-application fee to process the consultation and deliver feedback.		

Documentation Submitted with Application

- Drawings no: 100B, 200B, 300B.
- Predictive Coverage Plots.
- Supplementary Supporting Statement
- ICNIRP Certificate.
- General Background Information.
- Health and Safety Document.

Design Component

- Use proposed: Telecommunications Base Station.
- Amount: 1no 8 metre high street furniture design telecommunications monopole with 1no equipment cabinet at ground level and development ancillary thereto.
- Layout: The layout is standard for a telecommunications structure within highways verge and consists of a pole with cabinet at its base. The location is at the edge of a wide pavement verge to minimise impact on pedestrian use of the pavement.
- Scale: The monopole will be 8 metres in height and the cabinet will measure 1.580 metres long, 0.380 metres deep and 1.4 metres high.

- Landscaping: The location is a highways pavement verge within a busy street scene. No landscaping is possible or deemed necessary with the busy roadside setting and minimalistic street furniture design selected reducing any potential for visual impact.
- Appearance: The selected monopole is of the lowest height possible and most appropriate design to replicate existing street furniture elements within the surrounding area. The proposed cabinet is of a similar size and colour to other street furniture cabinets seen within the roadside environment surrounding the site and therefore wholly in keeping with the character of the area.

Access

Access to the development is by definition limited to the operator and its authorised agents.

The design is a standard design to be utilised within public highways and none of the equipment will be accessible without appropriate operator or authorised agent access.

Listed Building Consent Statement²

The application does not relate to a listed building.

² Only relevant in the event of a Listed Building Consent application. Otherwise this section should be deleted.