

Full Planning Application for Openreach Broadband Telecommunications Cabinet

1. Site Details

PCP :	33	
Exchange:	Kentish Town	
NGR:	E 528845	N 185940
Site Address:	<p>York Rise O/S Faraday House, York Rise, London NW5 1DU</p>	

2. Planning Legislation

<p>a. This is a full planning application for the regularisation of a new Superfast Broadband telecommunications cabinet that has been installed at the above location. As the cabinet has been installed prior to a decision being made under Part 24 of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) (AS AMENDED) 1995 and also Regulation 6 of THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND REGULATIONS) 2003 a Full Planning Application is required</p>
<p>b. Included in this application are details pursuant to the proposed development, a site layout plan, a location plan, a photomontage and details of the dimensions of the proposed communications equipment.</p>
<p>c. Consideration has been given to the siting, design and visual impact of the proposed equipment cabinet and prior consultation has been carried out with the appropriate Local Planning Authority.</p>
<p>d. Consultation has been undertaken with the Highways Authority and also the Planning Department with consideration as to the siting of the cabinet and the requirement to regularise the installation pending any enforcement procedures.</p>

3. Pre-application consultation with the authority responsible for planning

Date of pre-application contact:	15 th March 2011
Name of contact:	Amanda Peck
Summary outcome of consultation:	
Discussed rollout of Openreach superfast broadband programme across the London Borough of Camden.	

4. Developer's Notice

Copy of Developer's Notice enclosed	<u>Yes</u>	No
Date served	16 th February 2012	

5. Proposed Development

The new cabinet (DSLAM) has been installed at the rear of the footway on York Rise, and connects with the existing PCP. The DSLAM converts the new fibre optic spine cabling which is being installed throughout the area to copper cabling which then links into the existing PCP. The PCP then provides a connection to all the properties in the surrounding area.

The intention is that new Superfast Broadband can be supplied to the surrounding properties without the need to connect fibre optic cabling directly to each of these properties. To do so would involve excavating a trench and ducting to every property in the area which is considered too disruptive and complex when there is an existing connection provided by the PCP.

The site for the DSLAM has been chosen so that it presents the least visually obtrusive location as far as is practicable whilst meeting certain criteria concerning power availability, existing Openreach ducts and space within the adopted highways away from existing utilities and obstructions. Every effort has been made to locate the cabinet so as not to impact detrimentally upon the surrounding environment.

6. Search Criteria

Openreach works to a minimum of 1.2m remaining footpath width which still allows pedestrian movement along the footpath but wherever possible the greatest amount of available space is chosen. Where this may impact upon underground cabling, gas mains, additional telecommunications ducting and cabling or footings of adjacent buildings, every effort has been made to ensure that the location of the cabinet does not impact upon the use of the highway.

The main concern when choosing a location for a new DSLAM cabinet is to locate it as close as possible to the existing PCP, preferably within 50m. This is so that the amount of copper cabling is reduced in the system allowing the greatest amount of fibre optic cabling thus providing the maximum broadband speed. With regards to this particular site the DSLAM cabinet is located at the rear of the footway on York Rise, and connects with the existing PCP. The DSLAM cabinet is located approximately 5.3m away from the PCP.

Within the footpath is also an Openreach footway junction box and this is used to feed the fibre optic cabling from the main spine work into the new DSLAM cabinet and then, once converted to copper cabling, into the PCP.

It is also important to maintain an acceptable footpath width after the cabinet has been installed. At the application site there is approximately 2.1m remaining footpath width for pedestrians to travel. The surrounding area is predominantly historic terraced dwelling houses, and the larger social housing blocks of the York Rise Estate.

It is considered that views taken along the length of the highway within the conservation area should not be harmed, similarly views taken from and towards residential properties should not be harmed.

It is important not to impact upon the visual amenity of the surrounding area either by reducing views from adjacent properties or presenting an incongruous feature in the streetscape. Consideration must also be given to the availability of a Low Voltage power connection and this has to be located as close as possible to the DSLAM cabinet.

The importance of each search criteria provides only a small availability of locations to install a new DSLAM, as such consideration should be given to the need to the wider community to the benefits of Superfast Broadband offsetting any subjective minimal visual impact.

7. Alternative Locations

Several alternative locations were considered during the survey stage. Below are listed the locations considered and discussed at the site meeting:

- 1) York Rise, S/O 2b Spencer Rise, at the rear of the footway flanking the side wall
- 2) York Rise, O/S Faraday House, at the kerb front of the footway
- 3) York Rise, O/S 21 York Rise, at the rear of the footway flanking the side wall (Faraday House side of the property)

Reasons for Discounting Alternative Locations:

- 1) This location is discounted as it is a more visually prominent location and would therefore have a greater detrimental impact on the character and appearance of the conservation area. The DSLAM cabinet would be in stark contrast to the white washed wall of the adjacent Victorian house. In addition low voltage electricity cabling runs beneath the footway at this location which would be disturbed by the installation. This location would also create greater community disruption, as it would require trenching across York Rise to connect the PCP and new DSLAM cabinet. This would require a road closure and the excavation of sections of the existing stone pavement on both sides of York Rise.
- 2) This location is discounted as it is a more visually obtrusive location and would have a greater detrimental impact on the character and appearance of the conservation area. In addition this location would create a narrowing of the footway outside Faraday House, causing an obstruction to pedestrian movement and access to vehicles parked in the adjacent parking bays. Gas mains piping also runs in close proximity to the kerb at this location which would be disturbed by the installation.
- 3) This location is discounted due to congestion of existing utilities beneath the footway. Gas mains piping and multiple electricity cabling runs beneath the footway at the rear of the footway at this location which would be disturbed by the installation. In addition, there is inadequate remaining footway width at the site due to the presence of an Openreach junction box in close proximity to the wall.

8. Justification

Enclosed is a plan indicating the location of the site and also a line drawing and a photomontage indicating the siting of the proposed cabinet.

The cabinet is sited at the back of the footway in order to minimise any effects on pedestrian movement and access. The siting of the cabinet away from prominent sight lines, adjacent to the existing PCP cabinet and backing steel railings, maximises symmetry with the existing streetscape, and reduces any effect on visual amenity.

The need to locate the DSLAM cabinet as close as possible to the existing PCP whilst minimising any visual impact upon the surrounding area was the main criteria during the survey stage. Power can be easily connected to the adjacent Low Voltage supply which runs along the footway.

The location could be considered to have the least visual impact in comparison to the alternative locations within the immediate vicinity. Although the application site does create a new feature within the streetscene it is considered that the alternative locations available do not provide a less visually intrusive alternative. Also it is considered that this location maintains a predominantly uncluttered view.

All the new DSLAM cabinets are to be painted in Olive Green stove enamelled anti-graffiti paint. The colour and finish is in keeping with the standard Openreach cabinets found throughout the suburban area. The cabinets are secure and have bolt locks as the equipment inside is sensitive. There is no access to the internals of the cabinets without prior consent and attendance from an Openreach employee.

Consideration has also been given to Secure by Design principles in conjunction with crime prevention officers. In the position where the DSLAM has been installed it is considered to present the least visually intrusive and safest location in order for the surrounding residential properties to

benefit from Superfast Broadband.

9. Equipment Proposed

Equipment Proposed:	
Description	
<p>The proposed cabinet includes 1x DSLAM green telecommunications cabinet located on a concrete plinth. Ducting is placed within the footpath or verge to an existing Openreach junction box and also ducting to the nearest low voltage power supply. The DSLAM cabinet is connected to both the existing copper telecoms spine and also the new fibre optic cable spine set within the existing Openreach ducting.</p>	
Equipment Housing	
Length	0.45 metres
Width	1.2 metres
Height	1.6 metres
Materials	Steel

10. Design and Access Statement

Reasons for choice of design
<p>The proposed development is for a 1.6m high green telecommunications cabinet (DSLAM). The cabinet provides a conversion from fibre optic cable to copper cable and then feeds the signal into the wider telephone network through the existing green Openreach cabinets (PCP). Included within the cabinet is effectively a mini exchange providing the switching for the equipment and also a small cooling system. The cooling fans are rated at 40dB during daytime and 35dB at night time. The fans will only function during periods of hot weather and it has been assessed that the noise emitted from these fans is equivalent to a standard fridge compressor at 0.5m distance.</p> <p>The size of the cabinet is dictated by the local capacity requirements. This is influenced largely by population size, business and other service requirements locally. Service demand in the area requires use of the larger cabinet. The design of the cabinet cannot be changed as it is functional in order to meet safety requirements for the housing of the electrical equipment inside.</p> <p>The new cabinet (DSLAM) has to be located close to the existing green Openreach cabinet (PCP) in order to reduce the amount of copper cabling within the system. The advantage of this Super Fast Broadband service is that it provides as much fibre optic cabling within the system to attain the speeds required. Being a single piece of telecommunications equipment there is no public access to the site.</p>

11. Additional relevant information

<p>The proposed DSLAM Cabinet installation forms a part of the government's wider Digital Britain project. The cabinet will provide Super Fast Broadband connectivity to the majority of the population boosting not only an individual's use of the internet and thus the wider world but also boost the local economy and benefit a wide range of SMEs.</p> <p>The proposed cabinet provides the surrounding properties that are currently connected to the telephone system by the existing PCP cabinet with a connection to the fibre optic cable spine and in that process new fibre optic cabling is currently being installed throughout the country. Although the DSLAM cabinet is specific to the location of the existing PCP and thus to the properties in the immediate area it is considered that the new service will benefit the wider community as a whole.</p> <p>The location of this DSLAM cabinet has been chosen in conjunction with discussions with the Highways Authority. It is imperative that the location does not present a road safety issue not just to vehicles but also to pedestrian access. The visual impact of the DSLAM cabinet within the conservation area has been lessened by the location of the cabinet utilising the symmetry of the</p>

existing streetscape including existing street furniture (the PCP cabinet) and backing steel railings.

It is always a compromise between the need for such new developments and the safeguarding of important designated areas such as conservation areas. The benefit to the wider community and the inclusion of additional street furniture at this location is a subjective view but it is our opinion that the proposed development is acceptable and doesn't impact upon the surrounding area to the detriment of visual amenity.

It is considered that the siting of the cabinet has been made using the optimum location taking into consideration both Town Planning and Highways requirements.

Contact Details

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Signed		Date	16th February 2012
Position	Head of Planning	Company (on behalf of the applicant)	Harlequin Group