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EQUINIX

Additional relevant information:

Siting:

The proposed apparatus will be located upon the roof of the Tower, which is situated at the 45 Maple Street, London, W1T 4BG. It is recognised from the outset that the site is situated upon a Grade II Listed Building. Therefore preserving the character and setting of the Listed Building is important; the siting of the proposed apparatus is dictated by the orientations required by the operator's dish antennas in order to meet the operational requirements of Equinix.

It is of note that the proposed dishes cannot be positioned in the location of previously installed dishes due to technical reasons. A clear line of site is required between the proposed dishes and their interlinking equivalents. This can only be achieved by locating at a specific height which clears all of the clutter between point A the Tower and points B, C and D the Telefónica UK Limited site at Bath Road in Slough, Equinix site at 2 Buckingham Avenue in Slough and an existing telecommunications mast managed by Arqiva in Basildon respectively. These links would not be achievable at heights and locations lower than those proposed. Simply positioning apparatus in locations which historically have accommodated dishes is not an option for Equinix.

Due to the height of the surrounding buildings, at this location and the locations at which the proposed dishes link into, there is a need for the microwave signal to clear these obstacles and to allow the microwave signal a clear line of site to the interlinking network. This means that an installation at the proposed height is necessary in order to meet the technical restraints of the interlinking network.

It is acknowledged that the proposed location may never have been intended to house telecommunications equipment. However as is evident from the apparatus already installed above the signage it is obvious that the changing nature of telecommunications has resulted in demand for heights not previously thought to be required. As technology has advanced and evolved it has presented new challenges to networks. As a result the Tower has also adapted to the changing nature of telecommunications and allowed apparatus to be installed above the prominent locations further down the Tower, many of which have recently been granted permission to be removed. Removing the iconic and historic large dishes was a matter of public safety and seeing as though the dishes had become redundant it can only have been the right decision. Replacing these dishes with the proposed apparatus would not enable the building to retain its historical form but rather it would emphasise the changes due to the scale of those which have or are to be removed and those which are proposed here. The proposed dishes are of a much smaller scale than those which have been granted permission to be removed.

Visual appearance:

The proposed development at this location relates to the 3 no. 1.8m diameter dish aerials and 2 no. 0.6m diameter dish aerials located at roof level and development ancillary thereto. The proposed installation will consist of 1.no roof mounted 1.8m dish antenna facing west on a bearing of 269° measuring 1.8 metres in diameter, 1.no roof mounted 1.8m dish antenna facing east on a bearing of 84.6° measuring 1.8 metres, 1.no roof mounted 1.8m dish antenna facing south east on a bearing of 115.26° measuring 1.8 metres in diameter and 2.no roof mounted 0.6m dish antenna facing east on bearings of 87.61° 89.48° respectively measuring 0.6 metres in diameter all of which will be fixed to support poles which will be situated upon the roof of the Tower.

By roof mounting the dish antennas to the Tower, the design ensures that there will be a minimal amount of visual intrusion whilst meeting Equinix's requirements in the area as the apparatus will not overly protrude above the roofline of the building. The proposed apparatus has been confined to the minimum that is required to meet Equinix's requirements, and when viewed in relation to the other existing telecommunications equipment on the Tower at roof level it is argued that the proposals will have little if any real impact upon the appearance of the listed building.



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When taking into consideration the height of the Tower and the amount of existing other apparatus, the proposals will not be perceptible to the casual observer at street level, making them appear as unobtrusive feature on the Tower. The limited effect on the listed building, it is argues, could be classified as de-minimus. The Tower was specifically designed and built to host electronic communications infrastructure. This is more closely examined in more detail in the Heritage Statement submitted with the parallel application for listed building consent. In is therefore argued that the proposals are in accordance with the Council's Core Strategy Policy CS15 and Development policies DP24 and DT25.

It is acknowledged that the Tower is a prominent feature on the skyline in this location. However it is argued that the proposals would not alter the outline of the main Tower in such a way as to be detrimental to the external appearance of the listed building. The proposals would not alter the outline of the main Tower and only marginally add to the prominence of the telecommunications equipment already accommodated on the Tower. Thus the proposed installation of dishes and associated support poles will not significantly affect the objectives of the relevant Core Strategy objectives of policy CS14.

Tower height provides a clear path free from any obstructions to and from the connecting cells/links. As mentioned above Tower itself was originally designed to accommodate telecommunications equipment and its cylindrical form was purposefully designed in order to allow aerials to transmit microwaves in all directions. As the proposal here is for this exact same purpose, to transmit microwaves from point A the Tower to other such locations as listed in the technical justification supplied with the application in Appendix A. These include a Telefónica UK Limited site at Bath Road in Slough, Equinix site at 2 Buckingham Avenue in Slough and an existing telecommunications mast managed by Arqiva in Basildon.

It is considered that the proposal before you strikes a good balance between environmental impact and operational considerations. The proposed installation requires a minimal number of dish antennas and in light of Equinix's efforts to design the best solution for this particular site so as to minimise the impact of development on the environment, it is considered that the appearance of the dish antennas on an existing building, would not seriously impact upon the visual amenity of the building or the character and appearance of the Listed Building. Nor would it form an obtrusive feature in the area as it has been sited in area that has a commercial context.

It is therefore considered that the proposed development represents the best compromise between the visual impact of the proposal on the surrounding area and meeting the technical coverage requirement for the site. Taking all matters into account it is considered that the proposal would not appear out of place at the application site. It is considered that the proposal has been sited in a position which respects the character of the cell as a whole and the general setting of the immediate area.