

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;

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:	N/A	
Was there pre-application contact:	Yes	No
Date of pre-application contact:	N/A	
Name of contact:	N/A	
Summary of outcome/Main issues raised: Due to the minor nature of the proposed upgrade works no pre-consultation was carried with the local authority.		

Documentation Submitted with Application

- Plans and elevations
- Supporting statement

Design Component

- Use proposed - Redevelopment of existing Telecommunications base station
- Amount - Removal of two existing antenna and replacement with two new shared O2/Vodafone antenna and installation of ancillary development thereto
- Layout - No change to existing antenna positions-
- Scale - The redevelopment will not increase the scale of the development.
- Landscaping - N/A Equipment is located on rooftop of an existing building therefore landscaping not appropriate
- Appearance - The proposed replacement antenna and of the same size and appearance as the existing antenna, therefore there will not increase the visual impact upon the building.

Access

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

Access to the compound containing the base station will be obtained via internal stairs within the building