

*Design, Access and
Supporting Statement*

in respect of full planning application

On behalf of O2 (UK) Ltd

*Re: Grays Inn Road North: Holborn
Hall 100 Grays Inn Road*

Our ref: 38206

Date: 30th November 2006

*Mason D Telecoms
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1.0 Introduction

This statement forms part of an application submitted on behalf of O2 (UK) Limited. 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 applications.

2.0 Proposed Development/ Design

2.1 The Site

The application site is located on the south east of the junction of Grays Inn Road and Theobalds Road.

The site is located on the rooftop of Holborn Hall on the Grays Inn Road. The area along this part of the Grays Inn Road is made up of predominately commercial office buildings.

The application site comprises the rooftop space required for the proposed telecommunications installation including the equipment housing. Provision has also been allowed for vehicular access in the existing site.

The site is within a Conservation Area.

2.2 The Proposal

Consideration has had regard too technical, engineering, environmental and land use-planning considerations within the design of the proposed telecommunications installation.

The principal components of the proposed development are outlined on the planning application form and covering letter, and the general layout illustrated on the attached site layout plan and elevations (Drawing Numbers: P/38206 – 001A/002E/003C/004C/005C/006C/007A/008A/009A/010A/011A).

The proposed development consists of a 6 pole mounted antenna. Associated equipment cabins (x6) on a steel grillage base (measuring approximately 3 @ 770x750x1940h, 1 @ 770x790x1940, 1 @ 1200x790x1300h) is to be sited on the rooftop adjacent to existing plant.

O2 is aware of local feelings towards telecommunications and has made every effort to allow for local concern with this application, as evidenced by the unique nature of the proposed design to minimise environmental impact. From the outset, when Holborn Hall was first considered, the decision was made by O2 to try and assimilate any proposal as much as possible within the existing areas appearance.

The proposal is in line with the Governments best code of practice, by siting the equipment where there are other operators already in place.

Accordingly, In order to specifically minimise the visual impact as much as possible, the proposal is on Holborn Hall in which the area is predominately made up from commercial office. The proposed antennas are mounted with existing telecommunication equipment so as not to break the existing line of the rooftop. Additionally, the site lines from this location minimise the impact of the installation due to the high building clutter along the Grays Inn Road/ Theobalds Road in all directions.

3.0 Access

3.1 Construction and Maintenance Access

Access to the site is via the service area within Holborn Hall. Maintenance is only required every 4/5 months and only one small vehicle is proposed this will be parked within the grounds of the site. Consequently it is not envisaged that access will present a problem to the ongoing working of the property and compliance with any clauses within the lease agreement will address any subsequent issues. During the construction process all build and maintenance regulations will be complied with and this can be confirmed closer to the time of construction if required. Details of the access route are indicated in the drawings submitted in the application.

3.2 Public Access

Radio base stations are not designed to be accessible by the public. Therefore no specific public access provisions are required to be incorporated into the design of the proposal.

15.0 Conclusion

The telecommunications installation proposed as set out in this application has been designed and sited, having regard to technical, engineering and land use planning considerations, in order to minimise its impact on the local environment. Accordingly, the proposed development is considered to conform with national and local planning policies.