

## **98117 TORRINGTON PLACE DESIGN AND ACCESS STATEMENT**

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

In accordance with the Code of Best Practice on Mobile Network Development 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;

### **SITE CONDITIONS, TECHNICAL CONSTRAINTS, LANDSCAPE FEATURES AND CAPACITY REQUIREMENTS**

#### **Introduction**

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

#### **Pre Application Discussions and Negotiations**

The Applicant's agent wrote to the local authority on 13/08/14 to advise of the requirement to upgrade telecommunications apparatus at 1-19 Torrington Place. The argument was put forward that the minor nature of the works and fact that there would be no material alteration to the appearance of the site meant that the proposal could be considered either to not constitute development as defined within the Town and Country Planning Act or a de minimis change. No response has been received from the local authority, thus no confirmation that this view is agreeable and, in view of this and the Conservation Area designation in place, the Applicant and agent have opted to progress an application for planning consent.

With regards to community consultation, the site was assessed against the Traffic Light model within the Code of Best Practice on Mobile Network Development in England (2013) and assigned a green rating, thus there was no requirement to undertake community consultations.

## **Documentation Submitted with Application**

- EE/98117/A3/GA/WT-01 A;
- EE/98117/A3/GA/WT-02 A;
- EE/98117/A3/GA/WT-03 A; &
- ICNIRP Compliance documentation.

## **Design Component**

- Use proposed: The application proposes the upgrade of apparatus at an existing mobile telecommunications radio base station to allow for improved operational effectiveness.
- Amount: The amount of apparatus proposed has been kept to the minimum required for the efficient operation of the site. It is proposed to replace 3no. existing antennas with new ones in the same locations, utilising the existing supports. 2no. RRUs measuring 300mm x 400mm x 120mm and associated small scale ancillary development is also proposed.
- Layout: The layout of the upgrade respects that of the exiting installation. There will be no alteration to the footprint of the site.
- Scale: The size of all components has been kept to the minimum required for the efficient operation of the site. The scale of telecoms apparatus on the roof would not be notably different from exiting.
- Landscaping; Landscaping is not proposed and is not considered appropriate given the existing nature and appearance of the site and its setting.
- Appearance: Established views of the site would not be materially altered from existing and there would be no harm to the local environment or wider area. The upgrade would maintain the existing character and appearance of the site and of the wider area, including the Conservation Area. It is submitted both that no harm would occur as a result of this proposal and also that the approach being taken by the applicant in upgrading existing apparatus to ensure operational efficiency accords with the precepts of the NPPF and of Policy DP25 of the Camden Development Policies document.

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## **Access Component**

Access to the development is by definition limited to the operator and its authorised agents. No alteration to existing access ways or new accesses are proposed. Maintenance visits would continue to occur only once or twice a year. They would not generate heavy traffic and details of preferred parking locations etc will be held within the operators database and accessed by workers prior to visiting the site.