

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) and Regulation of 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

In accordance with the Code of Best Practice on Mobile Phone 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 a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

Pre Application Discussions and Negotiations

A pre-application consultation email was sent to the LPA on the 31.01.2014 which included site-specific draft drawings and outlined the need for the existing telecommunications base station to be upgraded and redeveloped. To date no comments have been received.

Although no LPA comments have been forthcoming, as the proposal relates to the upgrade of an existing base station and the principle of telecommunication development is established on-site, it was considered appropriate to progress this application and seek the LPA's formal determination.

Documentation Submitted with Application

- Drawings Ref. No's: 100, 201, 202, 301 and 302 with application site red edged;
- Site Specific Supplementary Information;
- General Background Information for Telecommunications Development;
- Health and Mobile Phone Base Stations document;
- ICNIRP declaration and clarification statement.

Design Component

Use proposed

- The proposed development will consist of the upgrade of the existing base station that will provide coverage for both Vodafone Limited and Telefónica UK Ltd, commonly known as O2.
- The proposal will offer improved services and capabilities to the local community, creating better connections that will have social and economic benefits for the area.
- Commercially companies of all sizes, from sole traders to multi-nationals will benefit from improved business efficiency that mobile communications bring. The added security for travellers is a benefit many people will recognise and most families have come to rely on the convenience and reassurance of instant mobile communications.

Amount

- The number of antennas will remain the same, at four.
- One existing antenna will remain unaltered. The other three existing antennas will be removed and replaced with two new antennas, one being fixed to an existing support pole, while the other new antenna with one existing antenna being fixed on new support pole in new location.
- The installation of 6no. ancillary remote radio units (RRUs);
- The installation of equipment within an existing rooftop equipment cabin;

Layout

- The proposed layout to the existing rooftop installation slightly changes as 2no. antennas would be moved to a different position on the roof. Rather than having two separate antennas on separate pole mounts, the two antennas would share a single pole mount.

Scale

- The scale of the proposed development is relative to the height of the building, in which the antennas are mounted at 21.3metres to the top, the same as the height of the existing antennas. The number of antennas remain the same.

Landscaping

- The proposed development is found on the roof of an existing building, in which in this respect there is no landscaping proposed as part of this application.

Appearance

- The antennas would be mounted to the existing and new pole mount supports which are fixed to the walls of the rooftop plant room walls and set back from the edge of the building.
- The number of antennas would remain the same, although 2no. pole mounted antennas would be relocated and there would be 6no. ancillary remote radio units fix to the pole mounts by supports brackets.
- The antennas are mounted at 21.3metres to the top, the same as the height of the existing antennas. ,
- There would be negligible change to the external appearance of the buildings rooftop, skyline and streetscape by the 2no. antennas being relocated to a different position on the roof.
- As like the existing antennas they seek to replace the proposed antennas will be left in their manufactured form;

Access

Given the siting of the proposal on the roof of a tall building, the site will only be accessed by those personnel associated with the applicant. In light of the siting of the antennas on a building and the intended use to provide mobile phone coverage, the public should have no interest or need to access the base station. Therefore it should be recognised that access to the proposal is set well away from recognised public rights of way and is remote from recognised pedestrian and vehicular movements within the public realm.

The applicant will make use of on-site and existing internal routes during construction. It is likely that once built, the site will be visited infrequently for maintenance purposes only. Right of entry to the site will be primarily by foot in which the applicant will make use of on-site and internal access arrangements so as to gain access to the antennas and ancillary equipment. In the event of the antennas that form part of the scheme needing to be maintained this will be achieved by rooftop access or if feasible the siting of a ground based cherry picker with a hydraulic platform alongside the building.

Community Safety

The radio base station will be operated in accordance with the radio frequency or electromagnetic field exposure guidelines suggested by the European Union.

This recommendation is based on the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for limiting public exposure to electromagnetic fields. This means that in areas where the general public may spend time, exposure levels will be fully within guidelines which the UK Government and the European Union have recommended and has formal backing of the World Health Organisation.

A declaration of ICNIRP compliance is provided as part of this planning submission.