

**DESIGN AND ACCESS STATEMENT**  
**Proposed microcell installation**  
**CTIL 149069/Telefonica 70835 – 54-56 Phoenix Road NW1 1ES**

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 and application for listed building consent.

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**

Please see Supplementary Information form for details.

## **Documentation Submitted with Application**

- Plans and elevations
- Supporting statement
- Heritage Statement

## **Design Component**

- Use proposed – The proposal will be for the use of Telefónica UK Ltd (trading in the UK as O2). The installation would provide enhanced 3G coverage for Telefonica in the area surrounding the site.
- Amount – It is proposed to install 1 no. small microcell antenna on the front elevation of the building. Additional ancillary radio equipment is to be located within the building, therefore does not form part of this application. It is considered the proposed development would not have a detrimental impact on the visual amenities of the area.
- Layout – The layout of the development would be as shown on the drawings attached to the application. The layout is considered satisfactory for this site and the surrounds.
- Scale – The development would allow for the provision of additional network services for the Telefónica UK Ltd network with only a minimal additional impact.
- Landscaping – No landscaping is proposed due to its location on a building.
- Appearance - The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements to provide the required level of coverage to the target area for Telefonica. The proposed development would have a minimal impact. The area in the immediate vicinity of the site includes signage and significant levels of street furniture. It is considered that the installation of a very small antenna (painted to match the existing building), in this location, is of no consequence, and will not be noticed by anyone who passes by. It would have no material effect on the building or the wider area.

## **Access**

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

## Listed Building Consent Statement

This Design & Access Statement is submitted to support an application for planning and listed building consent. In submitting this application specific regard has been had to the statutory tests contained in the Planning (Listed Building and Conservation Areas) Act 1990, published Government guidance and the Code of Best Practice on Mobile Phone Network Development.

In submitting this application, special attention has been paid to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Particular regard has been had to the historic and special architectural importance of the building and particular physical features of the building that justify its designation as a listed building and the buildings setting.

The following features are relevant to this:

- Discreet positioning of antennas
- Use of small antenna to ensure minimal visual impact
- Finishes and materials will match the background and the immediate environment

Further information is contained in an additional Heritage Statement