

## **DESIGN AND ACCESS STATEMENT**

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material 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 or landscape of the wider locality. The local pattern of spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of the proposed development have been considered in relation to that of adjoining landscaping; 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 refer to Supplementary Information document.

### **Documentation Submitted with Application**

- Plans and elevations
- Supporting statement

## Design Component

- Use proposed – It is proposed to install equipment on the roof of the building to replace an existing site on Turnmill Street, which is due to be removed shortly. The proposal will be for the use of EE Ltd and H3G and would ensure continued coverage is provided for the two Operators in the area.
- Amount – The proposal involves the installation of 6 no. antennas, 4 no. transmission dishes and 5 no. radio equipment cabinets on the roof of the building.
- 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 has been designed to keep the impact of the development to a minimum. Only the minimum amount of equipment is proposed to provide adequate replacement coverage to the area.
- Landscaping – N/A as it is an existing installation 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 replacement coverage to the target area. Where practicable the equipment has been set back from the front elevations of the building. Equipment would be visible from certain viewpoints, however it is considered the impact would be minimal. It is considered the minimal impact of the development would be outweighed by the benefits of the proposal.
- Heritage assets – The building is located within the Hatton Garden Conservation Area. It is considered the heritage assets would be preserved due to the minor impact of the development. The site is located within a busy urban environment and the equipment would not appear incongruous within its surroundings.

## Access

EE Ltd and H3G Ltd operate electronic communications networks providing electronic communications services in accordance with the Communications Act 2003. The Communications Act 2003 contains the electronic communications code (“the Code”) and replaces the Telecommunications Act 1984.

Access to the development is by definition limited to the operator and their authorised agents. Users of the site will be trained telecommunications industry workers, in regard to both construction and maintenance visits. Access to the antennas will be severely restricted. Those who access the site will have been trained to access the site safely and will be wearing appropriate PPE. No access arrangements for the public are required to be in place due to the nature of the proposed development.

Access arrangements will not change following completion of the development. All operators have a site database, which is accessed prior to construction and prior to site maintenance visits. In terms of access, the database gives directions to the site, dictates where parking is to be undertaken, and outlines procedures to access the equipment.