

## 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.

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

It is highlighted at this juncture that an application for :- *“the installation of 6 no. antenna, 2 no. microwave dishes, 6 no. equipment cabinets, related Glass Reinforced Plastic screening and shrouds, and associated ancillary development”*, was submitted to the LPA (LPA ref:- 2014/6766/P). However the application was refused for the following reasons:- *“The proposed antennas, microwave dishes, and associated screening by reason of its siting, height and prominence, would appear as an obtrusive feature on the host Grade II listed building and fail to preserve or enhance the character and appearance of the Regent’s Canal Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden’s heritage) of the London Borough of Camden Local Development Framework Development Policies, policies 7.4 (Local Character) and 7.8 (Heritage assets and archaeology) of the London Plan and paragraphs 56- 68 and 126-141 of the National Planning Policy Framework.”*

The applicant therefore sought to appeal this decision (PINs Ref:- APP/X5210/W/15/3035627), however the appeal was ultimately dismissed by the planning inspectorate due to the proposals impact upon the character and setting of the listed building. However, the inspector did acknowledge that there is already a large amount of existing apparatus located on the roof, very little of which is visible from the ground, even in distant views, as it is predominantly low level equipment and situated back from the Oval Road and Jamestown Road facades.

The operators researched the cell area, however there is no alternative site that meets the operator’s technical requirements or that is available, therefore it was deemed necessary to return to the site at Academic House. The operators have sought to amend the design in order to address the reasons for refusal by compromising upon their technical requirements at this site through the use of half height antennas and amending the antenna locations, devising three potential schemes for the authorities’ consideration.

### Option 1

Installation of 6no. multi-band antennas (4no. face mounted to the exterior of the buildings plant room and 2no. pole mounted upon the roof). There will also be 5no. radio equipment cabinets concealed behind a GRP screen.

### Option 2

Installation of 6no. multi-band antennas (4no. face mounted to the exterior of the buildings elevation and 2no. pole mounted upon the roof). There will also be 5no. radio equipment cabinets concealed behind a GRP screen.

### Option 3

Installation of 6no. multi-band antennas pole mounted upon the roof concealed behind 3no. GRP screens. There will also be 5no. radio equipment cabinets concealed behind a GRP screen.

A pre-application consultation email was sent to the LPA on the 12.01.16 which included site-specific draft drawings and outlined the need for the telecommunications base station. The applicant's agent met with the Council's case officer Tessa Craig on site to discuss the three scheme proposed. The agent considered that Option 1 would reduce the perceived prominence of the apparatus so that it does not rise above the building to a significant degree and therefore would be less visible from the ground so as limit the impact on the straight, clean lines of the building.

In response the Council provided formal pre application comments on 14.04.2016, in which it was concluded that:- *"The proposed face mounted antennas upon the plant room of the building with 1no. single pole mounted set of antennas (screened by GRP) shown in the mock-up viewpoints for Option 1 are considered to be acceptable given their limited visibility and that the setting of the listed building and the character and appearance of the conservation area would be preserved"*. A copy of the LPA's formal pre application response is enclosed.

### **Documentation Submitted with Application**

- Drawings Ref. No's: 100, 200, 201, 300 and 301 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 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 installation of 6no. antennas and 3no. RRHs (Remote Radio Head Units);
- The installation of 6no. equipment cabinets.
- The installation of a steel grillage;
- The installation of 2no. GRP screens;

#### Layout

- The proposed antennas, will be grouped in three areas of the roof, situated upon the north west and south west corners of the buildings plant room and south east corner of the roof;
- The equipment cabinets will also be located in the north west corner of the roof.

#### Scale

- The scale of the proposed development is relative to the height of the building, in which the antennas are mounted at 24.1 metres above ground level;
- The antennas shall measure 2 metres in length;
- The proposed RRH's shall measure 400x160x600mm;
- Each equipment cabinet shall measure less than 2.5 metres<sup>3</sup>;

#### Landscaping

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

### Appearance

- 4no. antennas shall be mounted in pairs upon support brackets, affixed to support brackets, all painted white;
- 2no. of the antennas will be mounted on free standing frames behind a 3.3 metre high GRP screen, painted white;
- The RRHs shall be located below the antennas;
- The equipment cabinets will be coloured grey and located on freestanding grillage platform;
- All equipment cabinets will be located behind a 2 metre high GRP screen, painted white.

### **Conservation Areas**

The application site is found within Regents Canal Conservation Area, therefore in this respect the proposal has been designed sensitively to respect the historic environment. Furthermore the extent of telecommunication development in this case has been kept to a minimum and has been progressed proportionate to the asset's importance. In this regards it should be appreciated that the proposal has been designed with no more development than is sufficiently needed to fulfil the technical requirements of this site.

The equipment would be camouflaged so as to not impact the architectural merit of the listed building or the character and appearance of the Conservation Area. In this regard, it is the applicant's opinion that the telecommunication development will not appear untoward within the context of the Conservation Areas. Therefore the applicant deems that the siting and appearance of the proposed new additions would preserve the character and appearance of the Conservation Areas.

### **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.