**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**

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: 100B, 201B, 202F, 301B and 302F 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 removal and replacement of 3no. existing antennas with 3no. new antennas on existing pole mounts.
* The installation of equipment within an existing equipment room with replacement cable tray.

Layout

* The upgrade proposal takes a similar layout to the existing rooftop installation, in which the proposed antennas shall be located upon the existing support poles situated at the top of the church spire. Whilst the proposed equipment cabinets shall be located internally within the existing equipment room.
* The replacement cable tray will trace the same route as the existing from the equipment room to the antennas at the top of the spire.

Scale

* The scale of the proposed development is relative to the height of the building, in which the antennas are mounted at 28.2 metres above ground level;
* The proposed antennas shall measure 2 metres in length;

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 will be mounted on existing support poles;
* As like the existing antennas they seek to replace, the proposed antennas will be left in their manufactured grey form;
* The proposed cable tray shall be manufactured in the same colour as the existing.

**Conservation Area**

The application site is found within Camden Square 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 seeks to re-use where best possible existing apparatus and is designed with no more development than is sufficiently needed to fulfil the technical requirements of this site.

The antennas would be positioned in the same location as the existing antennas that are to be replaced. The equipment cabinets will be located internally within an existing equipment room. In this regard, it is the applicant’s opinion that the telecommunication development not appear untoward within the context of the Conservation Area. Therefore the applicant deems that the siting and appearance of the proposed new additions would preserve the character and appearance of the Conservation Area.

**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.