

## DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Supporting Planning Statement, drawings and other material that has been submitted with this full planning application. For the avoidance of reputation the following case is presented to explain the design principles and concepts that have been applied to the proposed development. It also demonstrates the applicant's approach to access and how relevant Local Plan policies have been taken into account. In this respect given the extent of development and its use for telecommunications, the level of detail in this Design and Access Statement is proportionate to the complexity of the application.

### **Amount**

The installation of 6no. dish antennas;  
The installation of 1no. equipment cabinet.

### **Layout**

The proposal is confined to the useable areas of the roof and takes into account existing dishes, safety measures and access arrangements.

### **Scale**

The scale of the proposed development is relative to the height of the building which is approximately 190 metres above ground level to the top of the tower.

The dish antennas shall be positioned at a height of 119 metres and shall measure 35x23cm and 30x30cm respectively.

### **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. The dish antennas shall be read against the fabric of the tower itself, which will absorb them when viewed within the wider streetscene.

### **Appearance**

The proposed dishes will be left in their manufactured grey form;

### **Historic Environment & Heritage Assets**

The host property is a Grade II Listed Building and is found within Fitzroy Square 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 dishes on a privately owned building and the intended use, it is highlighted that 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 dishes and ancillary equipment. In the event of the dishes needing to be maintained this will be achieved by rooftop access.