# 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 [and application for listed building consent]

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 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

A pre-application consultation email was sent to the LPA on the 30th of September 2019 which outlined the need to upgrade the existing base station in the area in order to facilitate site sharing, site-specific drawings of the draft proposal have been included.

To date no site specific comments were received and therefore, it was considered that the proposal subject to this application would be advanced in order to seek the formal determination of the Local Planning Authority.

## Documentation Submitted with Application

* Plans and elevations
* Any other relevant illustrations or photomontages
* Supporting statement

# Design Component

* Use proposed

The equipment is required to provide improved network coverage and capacity to the Richmond area for Telefonica, specially 3G, 4G and the future provision for 5G technologies from single site.

* Amount

The proposal will consist of 3no. new antennas, 15no. RRU’s and 4no. radio equipment cabinets.

* Layout

The proposed apparatus shall be installed on the north-west, south-west and south-east sections of the buildings roof. The building is seven storeys in height.

* Scale

The proposed apparatus shall consist of 2 metre long antennas, installed upon 2no. support poles that will project a maximum of 2.8 metres above the roofline of the building

* Landscaping

Not applicable

* Appearance

The minimal nature of the proposed works means that the proposed telecommunications development will have a neutral impact upon the character or setting of the listed building as it seeks to co-locate next to existing telecommunications apparatus in order to upgrade the site for a second operator. The existing operators equipment are long established features upon the building. It is emphasised that the minimal nature of the development proposal will lead to less than substantial harm to the significance of a designated heritage asset and that this should be weighed against the economic and social benefits associated with the operators upgrade proposal, which will address a defined coverage need to the Richmond area.

Indeed, the proposed development actually reduces the amount of apparatus required as technological advances have enabled the operator to deliver multiple technologies form a single antenna. The proposed apparatus is set back from the buildings edge so as to reduce its prominence within the streetscene, so that the equipment does not detract from the architectural qualities of the building which warranted its listed status. In this regard, it is considered that the applicant has made every reasonable effort to best preserve the designated heritage asset.

# Access

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

Access to the compound containing the base station will be obtained via Sheen Road through Litchfield Court itself.

## Listed Building Consent Statement

This Design and Access Statement is submitted to support an application for 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 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 applicant has sought to co-locate the antennas next to the existing Vodafone apparatus on the roof of the building in order to mast share, these positions have previously been accepted by the LPA. Furthermore it is considered that these specific rooftop locations remove the apparatus from the notable features of the building that warranted its listing, in particular the Art Deco styling of the principle elevations as well as the window and balcony details that are iconic of this era. As such the proposal respects its immediate and wider context so as to not appear visually prominent to the detriment of the setting of the listed building or Richmond Conservation Area.