

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 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 the topography, the general pattern of heights in the area; and views and vistas.

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 07/052020 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.

Documentation Submitted with Application

- Site Plans and elevations
- Any other relevant illustrations including location plan
- Supporting statement

Design Component

- Use proposed

The equipment is required to provide improved network coverage and capacity to the Holborn area for Vodafone, specially 4G, 5G technologies from a single site.

- Amount

The proposal will consist of:

- The proposed installation of 1 no. antenna to be removed and replaced with 1 no. new antenna on new wall mounted pole at a height of 31.10 metres.
- The proposed installation of 2 no. antennas to be removed and 2 no. new antennas to be relocated and mounted on proposed tripod fixed to existing steel platform at a height of 31.10 metres.
- The proposed addition of ancillary development thereto, including but not limited to, 1 no. GPS module and ERS units

- Layout

The proposed apparatus shall be installed to the north and south of the rooftop of The Dutch House; an existing telecoms base station

- Scale

The proposed apparatus shall consist of 2 metre long antennas, installed to a maximum height of 31.10 metres

- Landscaping

No formal landscaping is proposed as part of this development. Localised site clearance required for installation.

- Appearance

The nature of the proposed works means that the proposed telecommunications development will have some impact upon the character or setting of the area. However, when weighed against the economic and social benefits associated with the new proposal, which will address a defined coverage need to the Holborn Area. Discussed further in the site specific supplementary information.

Access

Access to the compound containing the base station will be obtained via The Dutch House

The applicant will make use of on-site and existing internal routes. 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.

Given the siting of the proposal, the site will only be accessed by those personnel associated with the applicant. In light of the intended use to provide mobile coverage and capacity, the public should have no interest or need to access the base station.