

DESIGN AND ACCESS STATEMENT

This Design and Access Statement is provided in conjunction with the Site Specific Supplementary Information document, drawings and supporting material that was submitted with this planning application.

In accordance with the Code of Practice for Wireless Network Development in England and other 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 above principles have been taken into account in respect of this proposed telecommunications development, as well as the following general design principles, which have been adopted from the outset:

- 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

Access

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. Access by definition is limited to the operators and their authorised agents.

Due to the urban location of the host building, it is anticipated that a crane will be required for the apparatus to be hoisted into place on the roof, however, this is subject to the site pre-building meeting. Where applicable all the necessary road closure licences and permits will be applied for.

Once the site is built and operational, visits to site will be once or twice a year for maintenance purposes and in the unlikely event the site ceases to be operational. These would usually entail one to two people in a vehicle with little or no equipment.

Design

- **Use/purpose** - The purpose of the installation is to provide continuation of telecommunication services to this part of London when the existing site located along the Albert Embankment is removed. This shared base station will provide vital mobile phone and connectivity services on two networks within the city centre, serving all academic, commercial, leisure and residential areas in the vicinity. It forms a crucial

Waldon Telecom Ltd.

West Lodge, Station Approach,
West Byfleet, Surrey, KT14 6NG
Registered in England No. 3651880

T: +44 (0) 1932 411 011

E: ENQ@waldontelecom.com

www.waldontelecom.com

VAT Registration No. 709 2762 24

part of both operators' networks within an area where the provision of telecommunications infrastructure is made challenging by the abundance of historic interests and assets. The proposed telecommunications site will also bring 5G technology to this thriving part of London. A further consideration is the award to EE of the contract by the Home Office to provide secure, dedicated communications services to the UK's emergency services including the Police, Fire and Rescue and Ambulance services via the planned Emergency Services Network (ESN), which requires infrastructure to be in place. It is, therefore, incumbent upon the mobile operators to secure a replacement site in the local area as a matter of urgency and in the public interest.

- **Amount** – There are 3no. sets of antennas deployed on a rooftop site, and they will provide 360 degree coverage to the surrounding area, these sets of antennas are known as 'sectors'. In this instance, the applicant recognises the necessity of preserving the character of the surrounding area and the historical assets within it and so the design is as minimal as operationally possible whilst still providing replacement coverage to the surrounding area.
- **Layout** – To avoid the signal clipping the roof and adjacent buildings the antennas are required to be located on the plantroom roof to gain the necessary height. If the antennas were to be located at a lower height on the main roof, the signal from the antennas would clip the adjacent buildings reducing the replacement coverage to the surrounding area. The equipment cabinets are located towards the eastern side of the roof, they are sufficiently low in height and bulk in relation to the host building that will not be visible from ground level. Furthermore, the presence of the plantroom on the roof, which is taller than the proposed cabinets, means they will not represent an incongruous addition within the existing skyline.
- **Scale** – The scale of the equipment has been kept as minimal as operationally possible whilst providing replacement coverage and bringing 5G technology to this thriving part of London. The antennas utilised are the smallest available whilst providing all the required technologies for two operators. As mentioned previously, the height of the antennas is as low as operationally possible to avoid clipping the signal and compromising replacement coverage. Although a stub tower would provide additional height to the antennas allowing the signal to disseminate further, it is considered that this represents a bulkier and more industrial feature than the simple support steel frames proposed, which are considered more appropriate and less intrusive given the historical nature of the surrounding area.
- **Landscaping** – It is considered that landscaping is not appropriate in this instance given the apparatus is located on the roof of a building.

Appearance – Taking into account the flat nature of the roof and the heritage importance of the surrounding area, a minimal design has been employed entailing antennas mounted on simple support frames. The eyeline of pedestrians and vehicles travelling along the surrounding road network will be drawn to the road in front of them and not upwards. Nevertheless, the antennas would be seen within the context of the newly built building to the rear of the host building, which is significantly taller than the host building, and so the appearance of the apparatus will be softened and not incongruously stand out if pedestrians were to look up. It should be noted that GRP shrouding presents difficulties in this instance due to the higher 5G frequency bandwidth that EE have utilised which means that the signal is unable to penetrate the GRP shrouding sufficiently enough to bring the required level of 5G

coverage to the area. Although GRP shrouding cannot technically be deployed in this instance, as minimal design as is available has been proposed.