

Design & Access Statement

Telecommunications Proposal

Upgrade of existing installation

**35 Castle Street
Reading
RG1 7SB**

We are aware of changes to the development control system that has heralded the need for Design & Access Statements in relation to a variety of formal planning submissions.

As you will be aware, engineering operations are exempt from this requirement, and while there is no strict definition within planning legislation that classifies telecommunications as an engineering operation, it clearly has significant and substantial similarities.

In addition, our understanding of the spirit of these changes to the development control system is that it is largely aimed at mainstream development proposals, particularly in relation to issues of access.

Notwithstanding the above, and our view that telecommunications proposals are not directly affected by these changes, all formal applications and submissions undertaken for the telecommunications industry will always address the following:

- The siting and design of the scheme, and the principles and concepts that have been applied
- Where issues of access are pertinent (for example where a new access is being formed), the nature and detail of this will be described. It will be appreciated that general public access is not permitted in relation to telecommunications installations.

In order to assist the LPA in considering this particular submission in the context of the requirement for Design and Access Statements, we have collected in this document the various relevant sections contained in the accompanying supporting documentation and supplementary information.

Design and Access Statements

The following are the relevant headings that need to be considered in relation to design and access issues, for the purposes of Design and Access Statements

The Design Process

Existing base station installation at 35 Castle Street, Reading

EE is proposing to add to the existing installation by installing 2 no. small cabinets on the site, together with some minor ancillary works (1 no. small cabinet will be removed).

These works will allow EE to successfully update and extend the coverage and capacity from this site, while also providing for the expansion of services.

It is believed that impact on the building, area and locality will be minimal.

Use, Layout and Scale

The proposal is for a telecommunications installation.

Use of existing structures and installations for network development purposes is encouraged.

This scheme represents a simple upgrade of an existing site in order to provide improved capacity, coverage and to expand EE's services. This can be done by adding 2 no. new very small cabinets, and remove 1 no existing cabinet, at a location that is an established telecommunications site, together with some minor ancillary works. This is clearly preferable to the deployment of a new site or installation

Utilising the site of an existing installation is encouraged through National Guidance issued by central government, as contained within both the NPPF and the (revised) Code of Best Practice.

Appearance

Type of Structure (e.g. tower, mast, etc):	
Description:	
Existing equipment area, in rear small courtyard	
Overall Height: Existing antennas are not affected	
Height of existing building (where applicable)	N/A
Equipment Housing	

Length	1 x 400mm, 1 x 250mm
Width	1 x 230mm, 1 x 110mm
Height	1 x 600mm, 1 x 485mm
Materials (as applicable)	
Tower/mast etc – type of material and external colour	N/A
Equipment housing – type of material and external colour	Steel;Grey

Landscaping

Existing site, thus no additional landscaping has been proposed with the development.

Access

Access to the application site is from the highway and building for both maintenance and construction. Radio base stations are not designed to be accessible by the public. Therefore no specific access provisions are required to be incorporated into the design of the proposal.

The proposed site does not impede access along the highway.