DESIGN AND ACCESS STATEMENT

Public Safety and Emergency Services installation
Airwave Solutions Ltd SYO057: Proposed Airwave Public Safety and Emergency Services Installation: Rooftop, Alexandra House, 2 Southcomb Walk, Hulme, Manchester, M15 5NX

NGR 383590, 395978

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.

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

In accordance with the Code of Best Practice on Mobile Phone Network Development[1], 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.

[1] Paragraphs 120-126.

Pre Application Discussions and Negotiations

Given the nature of the proposal, no formal prior consultation was required but this was however undertaken in any event on 22nd May 2013 with a response received on 17/06/13 with no special request in terms of a proposed design.

Documentation Submitted with Application

- Plans and elevations
- Supporting statement

Design Component

- Use proposed: Replacement telecommunications radio base station rooftop pole mounted antennae and dishes on an equipment cabin, for use by the emergency services and public safety organisations to maintain and improve coverage in the area. The proposal ensures the use of a single replacement site without the need to acquire two alternative sites elsewhere
- Amount - 1 proposed antenna. To minimise the visual impact of the proposal and avoid the need for a further, possibly ground based mast, the antenna are to be located on the rooftop and on the proposed cabin in order to minimise the visual impact and ensure it is in accordance with National and Local Planning policy.
- Layout: Please refer to the drawings with the application which indicate how the structures and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.
- Scale: The overall height of the additional antenna is lower than the existing antennae at Alexandra House by around 6 metres.
- Landscaping: Given the city centre location and existing tall building structure landscaping is not considered appropriate.
- Appearance: To minimise the visual impact of the proposal and assist in ensuring the installation is as discrete as is reasonably possible whilst also being technically suitable.

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 the existing access route from Southcomb Walk and through the common areas of Alexandra House. Access to the antenna will be as per the route to the existing other operators installations with no additional safety hand railing to be installed as safe access to the new installation can be provided as existing.