

40-45 BURTON STREET

DESIGN AND ACCESS STATEMENT

Introduction

In the London area the switch from terrestrial to digital TV transmissions is scheduled to take place in the year 2012. To meet its obligations to its tenants, the London Borough of Camden has embarked on a programme of replacing the reception equipment on its residential properties.

The programme of work has been divided into three phases. In considering the buildings in the programmes it was noted that some of these lie within Conservation Areas and would, therefore, require a Planning Consent for work outside the scope of permitted development. A few, including this estate, are also Listed, requiring a Listed Building Consent.

The buildings to which the current applications relate are blocks where several dwellings share a communal aerial system. In accordance with advice from the duty Planning Officer we have made one application for each Estate where work is to take place.

We visited the buildings with LB Camden's Conservation officer and their comments were central to the development of the proposals.

Detail of Listing

The 40-45 Burton Street estate comprises of two blocks. The details are:

- 40-44 Burton Street, List Entry Number: 798-1-12989

This block, and its attached railings are Grade 2.

This is terrace of 5 houses and was built during c1810-13. They are 4 storeys high plus basement, and have now been converted into 1 bedroom flats. It is predominantly a flat elevation with yellow stock brick with some later refacing in the multi-coloured stocks. At Ground Level, a Stucco finish with plain 1st floor sill band and round-arched doorways with reeded pilaster jambs, fanlights and panelled doors. Mostly segmental brick arches to recessed sash windows.

The roof is concealed behind Parapets. At 1st floor level there is cast-iron railings with urn finials to areas

- 45 Burton Street, List Entry Number: 798-1-13089

This block, and its attached railings are also Grade 2.

This end of terrace house and was built c1811-13 with a shop at Ground Level being introduced later. The building consists of 4 storeys and cellars. Like the neighbouring blocks as noted above, the upper levels of the façade are finished in yellow stock brick, whilst at ground level a Mid C19 shop front with Corinthian pilasters carrying entablature and dentil cornice flanked by enriched consoles; altered shop window. House and shop doorways are square headed with overlights and panelled doors. Gauged red brick flat arched to recessed sash windows, with cast-iron balconies at 1st floor.

Siting of Equipment

The IRS (Integrated Reception System) includes one aerial and two satellite dishes per block. These have been sited discreetly, behind the chimney stack where they are not easily seen from the street, while meeting the technical requirement to get a clear line of sight to the satellites and transmitter avoiding obstructions such as mature trees and

taller adjacent buildings. The siting of the aerials and satellite dishes shown on the attached drawings and annotated photographs is a best compromise between the technical requirements and the need to minimise the visual appearance of the equipment and its impact on the building and its environment.

The installation also includes an external cabinet/junction box, which has also located on the rear of the chimney stack. This has again been sited to be as discreet as possible, to minimise visibility from ground level, while also reflecting the chosen cable routing as discussed below.

Routing of Cables

Each property is connected to the Junction Box by two cables, and the routing of these has been carefully considered in relation to each property. Each of the properties was visited to establish whether a viable internal route existing for the cable runs.

There was no viable internal route so the cables have been routed to ensure they are as discreet as possible. Horizontal runs are concealed behind the parapet at roof level. In principle, cables have not been shown on the street elevation of the properties wherever possible. However, the cables enter directly to the Living Rooms of each dwelling to avoid major works and disruption within the dwelling and so where Living Rooms are located on the street elevation of the property then the cables must also be run on this same elevation.

External cable runs are being run in brown cabling as this blends with the brickwork of the wall behind.

Cable runs have also been positioned to take account of the need to be a minimum arm's length from balconies to avoid tampering.

Cables are bunched together in 'looms' and the loom sizes depend on the number of properties being served. At the start of the run there 2 cables x number dwellings on run (e.g. 4 flats would start at 8 cables thick) but diminishes in size as the run passes each property, getting two cables less each time, until just two cables remain to serve the last property. The numbers of cables applicable to particular blocks are marked on the elevation drawings and indicative sizes are given in the table at the side of the elevation drawings, with the maximum dimension being approximately 20mm.

The cables have to be fixed to elevations that are very high or difficult to access safely, and so are fixed on to a 'catenary wire'. This is a discrete, stainless steel cable stretched between fixings at the top and bottom of the building, which provides a support for the aerial cables.

Existing Equipment

The new IRS installation will provide an opportunity to remove existing unsightly satellite dishes that have been haphazardly installed with little respect for the building or Conservation Areas in which they are located. It is understood that a separate contract will be let by London Borough of Camden to remove individual satellite dishes and return these to residents where these duplicate the service being offered by the IRS. This is likely to take place after the switchover in 2012.

Many of the blocks are also served by cable TV, originally installed by Cable London but now owned by Virgin Media and maintained by them. This equipment and cabling is providing an alternative service to residents and is not under the direct control of the London Borough of Camden. For these reasons it is not possible to remove the equipment and cabling and it will remain in-situ alongside the new IRS Installation.

Summary

These works are required due to the change to digital transmission. All reasonable steps have been explored to minimise the impact of these works on the building, while giving

due consideration to the health & safety risks of installing and maintaining the equipment, and reducing the disruption for the tenants.

The proposals contained in this application have the best balance between the competing requirements, while ensuring the building is preserved in use as originally designed, which will underpin its future viability and ensure its preservation.