

Georgina Rose

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Design, Access & Heritage Statement

34a Greenland Road
Camden
London
NW1 0AY

Installation of a Satellite Dish upon the roof of 34 Greenland Road

The Building Setting



The property is in a urban location within Camden town though there is limited passing vehicular traffic the road is 1-way and thus not used for any traffic-avoiding motorists but only for access. There is reasonable foot traffic outside the property. 34a is an end-of terrace lower-ground and ground floor flat within a row of 5 similar terraced houses.

Historic & Architectural Importance / Justification of Designation as a Listed Building

I am unaware of the specific reasons why the building was awarded listed status – the building is a typical Victorian terrace style and of strong architectural appeal – as is much of the area.

Access Statement

No comment on access details to be made, as the application has no impact on current or future access to the building.

Design of the Installation

Factors considered:

- Operational effectiveness:
 - The position of the Satellite dish is dictated by the dish maintaining a 'line of sight' with the orbiting satellite which is approximately 28 degrees south east.
 - Minimising cable length (long cables may require a larger dish)
- Impact upon the building appearance to both passing traffic and overlooking properties
- Minimising view of cable
- Minimising view of the dish
 - The dish will not be visible from the pavement or public highway

Installation cost was not considered in the review

This provided a single best solution: The preferred option is to attach the new mini-dish onto the existing terrestrial antenna on the pitched roof of the property. This is preferred because:

- Not overlooked by adjacent properties
- Not visible from the road or public highway
- There are a number of other dishes in place like this in the road so this should be in keeping with all other previously allowed dishes
- This will allow for installation to be a simply attachment to a current existing antenna so there will be no interference or impact on the original building itself.



Signal wire will fall as per others on properties on the road – matching the brick wall colour closely and being tightly tacked onto current stucco frontage

ALTERNATIVES CONSIDERED

Front of the building, North facing, overlooking Greenland Road

- This was disregarded because maximum negative impact on the appearance of the property to passing traffic
- Dish on show

While a similar, Grade II listed, property has a satellite dish attached in this way, it is view as unsympathetic to the heritage of the building, and thus not being recommended (see picture below for illustration of this alternative that has been rejected)



Rear of the building – Southern most corner

- Rear of the building south facing overlooking Greenland Road's rear gardens
 - This was disregarded because maximum negative impact on the appearance of the property to rear properties with a view
 - Dish on show

With consideration of the 2 above alternatives, it is believed that the proposed solution is most suitable and sympathetic to the area.

HERITAGE STATEMENT

The proposed interventions contained in the planning application for 34A Greenland Road have been considered within the context of the Grade II Listing of the property. Care has been taken to ensure the proposed interventions respect the property and its surroundings by: -

- Retaining all existing original external features
- Specifying high quality materials, fixtures and fittings

LISTING DETAILS

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Location: NUMBERS 24 TO 34 AND ATTACHED RAILINGS, 24-34, GREENLAND ROAD County: Greater London Authority District: Camden

TQ2983NW GREENLAND ROAD 798-1/77/705 (South side) 14/05/74 Nos.24-34 (Even) and attached railings

GV II

District Type: London Borough

Terrace of 6 houses. Early C19, restored c1976 as a GLC renovation scheme. Yellow stock brick with rusticated stucco ground floor and plain stucco 1st floor band. 3 storeys and basements. 2 windows each. Round-arched doorways with patterned fanlights and panelled doors. Ground floor sashes segmental-arched. Architraved sashes to upper floors; 1st floor with console bracketed cornices and good cast-iron balconies having anthemion and scroll motifs. Cornice replaced by plain parapet band. INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with foliated spearhead finials. Listing NGR: TQ2910483936