

## **DESIGN, ACCESS AND HERITAGE STATEMENT**

This Design and Access Statement is provided in conjunction with the Supplementary Information Template, drawings and supporting material submitted with this planning application.

In accordance with the Code of Best Practice on Mobile Network Development 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 or landscape of the wider locality. The local pattern of spaces, building traditions, materials and ecology all help to determine the character and identity of the development.
- The scale, massing and height of the proposed development have been considered in relation to that of adjoining landscaping; 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 relates to a mobile telecommunications installation. Hence, access is deliberately restricted, where appropriate, for the security of the installation.

### **Pre Application Discussions and Negotiations**

Please refer to Supplementary Information document.

### **Documentation Submitted with Application**

- Plans and elevations
- Supporting statement

## Design Component

- Use proposed – The proposal will be for the use of Telefónica UK Ltd (trading in the UK as O2), Vodafone Ltd and UK Broadband Ltd (UKB). UKB is currently focused on providing 4G network deployment in London and other major cities in the UK to help with the rapidly growing wireless data demand. The development is required to provide improve coverage for both Telefónica and Vodafone, along with new coverage to the area for UKB. This installation would provide Telefónica UK Ltd and Vodafone Ltd with 2G, 3G and 4G coverage, and UKB with 4G coverage, from a single base station site.
- Amount – It is proposed to install two Glass Reinforced Plastic (GRP) chimneys on the upper roof level of the building. These chimneys would enclose 7 no. antennas and 4 no. microwave dishes. Four antennas. Radio equipment is proposed within cabinets located on a lower roof level. It is considered the proposed development would not have a detrimental impact on either the building or the visual amenities of the surrounding area.
- Layout – The layout of the development would be as shown on the drawings attached to the application. The layout is considered satisfactory for this site and the surrounds.
- Scale – The development would allow for the provision of additional network services for the Telefónica UK Ltd, Vodafone Ltd and UKB networks, with only a minimal impact.
- Landscaping – No landscaping is proposed due to the rooftop location.
- Appearance - The proposal has been designed with the aim of achieving a balance between minimising visual impact and achieving the technical requirements to provide the required level of coverage to the target area for both Telefonica, Vodafone and UKB. The installation would provide two operators with multiple technologies, and UKB with 4G coverage, from a single site. It is considered this equipment would only have a minimal impact on the building and the surrounding area, and it is considered the benefits of the proposal would outweigh this minimal impact, with antennas and dishes concealed within GRP chimneys set back from the front elevation of the building, and equipment cabinets on a lower roof level.

## Access

Telefónica UK Ltd, Vodafone Ltd and UKB operates electronic communications networks providing an electronic communications service in accordance with the Communications Act 2003. The Communications Act 2003 contains the electronic communications code (“the Code”) and replaces the Telecommunications Act 1984.

Access to the development is by definition limited to the operator and their authorised agents. Users of the site will be trained telecommunications industry workers, in regard to both construction and maintenance visits. Access to the antennas will be severely restricted. Those who access the site will have been trained to access the site safely and will be wearing appropriate PPE. No access arrangements for the public are required to be in place due to the nature of the proposed development.

Access arrangements will not change following completion of the development. All operators have a site database, which is accessed prior to construction and prior to site maintenance visits. In terms of access, the database gives directions to the site, dictates where parking is to be undertaken, and outlines procedures to access the equipment.

## **Heritage Assessment**

The site is located within the Hampstead Conservation Area. The host building is not listed, however there are a number of listed buildings in the surrounding area.

Although the development would have an impact on the Conservation Area, it is considered this impact would be minimal and not sufficient to cause harm to the designated area. The proposed antennas and dishes are proposed to be located inside GRP chimneys, which would have a white rendered finish to match the chimney stack on the adjacent building immediately to the north. The chimneys would be set back from the front elevation of the building. Radio equipment is proposed to be located within cabinets on a lower roof level.

The proposed chimneys would be seen widely in the area. Had these not been shrouded by GRP chimneys it is considered they would appear prominent, however within GRP chimneys their impact would be minimised and kept to an acceptable level. It is considered the impact of the development would be minimal and not sufficient to cause harm to the host building, its Conservation Area setting or to the listed buildings in the area surrounding the site.

As such it would preserve the character and appearance of the area. When set against the significant benefits of the proposal it is considered these benefits outweigh the minimal impact.