

**DESIGN AND ACCESS STATEMENT**  
**Proposed microcell installation**  
**CTIL 149070/Telefonica 70836 – 133-135 Pancras Road, London NW1 1UN**

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 and application for listed building consent.

This statement is submitted pursuant to Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended) and Regulation of 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended).

In accordance with the Code of Best Practice on Mobile Phone 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 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.

## **Pre Application Discussions and Negotiations**

A pre-application mail was sent to Camden Council on 11<sup>th</sup> June 2015. On 19<sup>th</sup> June, we were invited to participate in Camden's formal pre-application enquiry process. Our response was as follows:

*Thank you for your mail.*

*While I appreciate that you have a formal and chargeable process for pre-application enquiries, our clients clearly have to weigh up the time and cost involved, compared to what is considered to be a minor scheme to install a small microcell antenna on an existing building. In such case, it is considered commercially impractical to pursue a formal pre-application enquiry, particularly given the fact that it would appear that the cost of a pre-application enquiry in this case is £960, compared to an application fee of £385.*

*If there are any queries that arise during the currency of the notification, we can deal with them at that time.*

## **Documentation Submitted with Application**

- Plans and elevations
- Supporting statement
- Heritage Statement

## **Design Component**

- Use proposed - Installation of 1 no. microcell antenna on the building fascia, finished to match the background. The scheme is as a result of a requirement for Telefonica to provide improved network capacity and coverage for the area
- Amount - For the purposes of this application, installation of 1 no. microcell antenna (other equipment is located internally)
- Layout – See drawings, and Heritage Statement.
- Scale -. For the purposes of this application, installation of 1 no. microcell antenna. See detailed drawings
- Landscaping – N/A
- Appearance – antenna will match the surrounding elements and background.

## **Access**

Access to the development is by definition limited to the operator and its authorised agents.

## **Listed Building Consent Statement**

This Design & Access Statement is submitted to support an application for planning and listed building consent. In submitting this application specific regard has been had to the statutory tests contained in the Planning (Listed Building and Conservation Areas) Act 1990, published Government guidance and the Code of Best Practice on Mobile Phone Network Development.

In submitting this application, special attention has been paid to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Particular regard has been had to the historic and special architectural importance of the building and particular physical features of the building that justify its designation as a listed building and the buildings setting.

The following features are relevant to this:

- Discreet positioning of antenna
- Use of small antenna to ensure minimal visual impact
- Finishes and materials will match the background and the immediate environment

Further information is contained in an additional Heritage Statement