

DESIGN AND ACCESS STATEMENT

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.

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 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

Pre-application consultation was carried out with the Local Planning Authority, Councillor Cooper, Councillor Currie, Councillor Stark, the Headteacher and Chair of School Governors at Hampstead CofE Primary School, and the Headteacher and Chair of School Governors at New End Primary School.

The Local Planning Authority responded to agree that the new scheme is more acceptable than the previously refused scheme.

No other responses were received.

Documentation Submitted with Application

- Plans and elevations
- Photomontage
- Coverage plots
- Supporting statement
- ICNIRP Certificate

Design Component

- Use proposed - The design allows for the operator to provide upgraded 3G coverage and introduce 4G technology in the area. In addition with the advancement of technology and the increase of 4G speeds, this area in Hampstead will need to catch up with the surrounding areas, otherwise it will be at an economic disadvantage contrary to the spirit of the NPPF.
- Amount – The amount of equipment proposed is the minimum to allow the site to work to the level required. It is proposed to install 4 antennas and 1 cabinet.
- Layout - The antennas will be pole mounted and fixed to the existing handrailing on the rooftop. The cabinets will be located at lower roof level.
- Scale – The antennas will be located at 13.18 metres above ground level. The cabinet will be located on the roof at 9.9 metres above ground level. The antennas are considered to be at a size which is appropriate to the building, and they will not protrude above the roof level.

- Appearance – The antennas will be fixed to the existing handrailing and the cabinet will be located alongside existing TFL cabinets. It is considered that the design is sensitive and that the appearance of the existing building will be preserved as much as possible.

Access

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