

## **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.

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 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**

The site is located on the rooftop of Snowman House. This is a council owned residential tower block located off the Abbey Road in Hampstead. Snowman House was completed in 1967 and is situated at the centre of the local community it is a 20-storey building that houses 102 flats. Whilst the main use of the building is obviously that of an residential tower block there is a rooftop that has attracted a large number of telecommunications operators who have installed a variety of dishes, antennae and cabin/cabinets over the last few years

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

The London Borough of Camden were contacted on the 9<sup>th</sup> May 2018 with regard to the application. We were informed that a representative of the LPA would contact us with comment. At the time of application, no response has been received

### **Documentation Submitted with Application**

Plans and elevations 100,101,102,103,104 - 02  
Design and Access Statements  
Covering Letter  
LL notification letter.

### **Design Component**

Use proposed: The proposed development at this installation relates to the installation of a tripod housing 1 x 0.6m and 1 x 0.9m microwave dishes at a height of 57.40m and 1 x small equipment cabinet. The dishes will be fixed onto a tripod and the cabinet will be installed on a steel plinth on the rooftop; Savills Telecom are in the process of deploying a high performance system in the world of electronic finance. They are currently in the process of designing and implementing a wireless network as such they need several links and sites in order to establish a connection. The dishes at this site will allow them to use this location as an intermediate hop for the overall end to end connection.

Amount: The site will contain 1 x 0.6m and 1 x 0.9m microwave dishes with a small equipment cabinet and associated equipment. The proposed dishes will be installed on a small tripod on the roof. The rooftop already accommodates a large number of telecommunication operators with their various antennae, dishes and cabinets. The exact siting of the dishes and the cabinet are shown on the attached plans.

Layout: The location has existing telecommunications apparatus. With this proposal the utmost care has been taken to minimise further visual impact from the dishes. We feel this proposal achieves this balance between environmental and technical constraints.

The dish sizes have been restricted to the smallest technically possible, and mounted as low as possible on the roof. This puts the dishes below the majority of the existing antennae and dishes which are adjacent to our proposed installation. These existing dishes provide a backdrop against which our dishes can be viewed substantially limiting their visual impact. It should also be stressed that the height of the building combined with small scale of the dishes will significantly limit the visual impact of the installation.

The proposal involves the installation of 1 x 0.6m and 1 x 0.9m microwave dishes mounted on a tripod and 1 x small equipment cabinet to be mounted on a steel plinth  
Scale: Dishes– White 1 x 0.6m and 1 x 0.9m steel mounted on a steel tripod.  
Cabinets – Green steel – 0.70m x 0.70m x 1.65m to be installed on a steel plinth

Landscaping: There will be no landscaping in this project. Although please note that we have done our best to camouflage the installation by setting all the equipment at the lowest height possible.

Appearance: The telecommunications apparatus to be installed as part of this application consists of 2 microwave transmission dishes, to be located on Snowman House at a height of 57.40m. The development also includes the erection of 1 small equipment cabinet on a steel plinth. The proposed microwave dishes are to be mounted on a steel tripod. The size of the building along with the proliferation of existing telecoms apparatus on the roof mean that the proposed scheme will not have any kind of significant adverse impact on the visual amenity of the property.

External built form of the development

Materials – Steel.

Lighting – None

Colour – Dish white, cabinet green

### **Access**

The proposal would be located at 57.40m AGL on the rooftop of Snowman House. There is no public access to the site for obvious safety reasons. Vehicular access to the site is gained from Abbey Road

Access to the development is by definition limited to the operator and its authorised agents. Therefore, no specific public access provisions and incorporated into the design of the proposal.

Once constructed, the site will only require maintenance access, which can be undertaken on foot by a maintenance operative. No vehicles will need to be parked on the roadside for these operations and as such no obstruction of the footway or highway will be necessary.