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PLANNING & HERITAGE STATEMENT – CHANGE OF USE OF 1NO. K6 PHONEBOX TO RETAIL USE @ KIOSK OUTSIDE 148 SOUTHAMPTON ROW, LONDON, WC1B 5AG

1.1 The K2 and K6 red phone boxes are iconic pieces of both engineering and architecture, but many phone boxes are now redundant, standing empty and in need of refurbishment. The aim of this proposal is to redefine the usage of a prominent kiosk to preserve the structure, whilst at the same time re-purposing the kiosk to an advertisement use, without compromising the external appearance on the street scene.

1.2 The box not Listed but is in a conservation area, so careful consideration has been given to preserving both the box and its relationship to the conservation area. No external alterations are proposed and so the relationship with, and effect on, the conservation area remains unchanged by the proposal.

1.3 Externally, the phone box will remain painted in BT phone box red (BS381 539 "Currant Red"), with a black skirt. The box is in a poor state of repair and requires replacement glazing, re-painting and deep cleaning. All paint used will be the same as that currently used by BT. The method statement for refurbishment will be as follows:

- 1) Sugar soap wash the boxes throughout after stripping the phone apparatus.
- 2) Strip back frame and lead fill and micro resin bond any cracks and imperfections on the frame and panels.
- 3) Apply one coat zinc oxide metal primer undercoat.
- 4) Apply one coat of BS referenced BT approved red paint, and then key surface to receive a final coat of topcoat over the entire kiosk.
- 5) Apply one coat Hammerite Metalshield paint, colour black, to the skirt.

1.4 Any broken / missing glass panels will be reinstated to match existing, using the original glazing beads.

1.5 Photovoltaic film panels will be fixed to the roof of the kiosk to provide power for the retail use. These panels will be a few millimetres thick so any protrusion above the roofline will be minimal.

1.6 Internally, the existing telephones and associated equipment will be removed back to the original shell. The new fully self-contained modular kiosk retail unit will

not have any fixings to the carcass or floor plate of the phone box and can easily be moved in and out manually within minutes.

1.7 The modular kiosk will be serviced every day in respect of dry stock, water and / or saleable goods. Waste removal will also be on a daily basis, by a licensed waste-removal contractor who is approved by the local authority.

1.8 The units will be staffed at all times, with staff working on a shift basis to allow for comfort breaks and lunch breaks. During such times as a member of staff may have to leave a unit unattended, the phonebox will be locked and all monies will be kept on the member of staff's person in a money belt, in the manner of other street traders. At no time will any cash be left on the premises. The kiosk will be kept locked out of hours.

1.9 The proposal is to seek a change of use to retail, with the kiosk then being let to a tenant. The tenant would then confirm what goods would be sold by means of their street trading licence. However, the likely use will be the sale of food and drink and / or small goods. The likely hours of opening would be 7am to 6pm, seven days a week.

1.10 The agents have previously obtained consent for retail uses at three separate kiosk locations in the immediate vicinity of the application site, on the South East, North West and North sides of Russell Square, respectively 2015/0664/P, 2015/0672/P and 2015/0987/P. A previous application for a retail use on this site was refused in 2015 due to the potential impact on the pavement traffic, but the kiosk remains empty, with unauthorised advertisement affixed to the glazing and rubbish dumped on the street adjacent (see photo below). By virtue of a change of use and a constant presence within the kiosk during working hours the area of the street immediately around the kiosk would no longer be a dumping ground for rubbish, therefore improving pavement access and pedestrian safety. An existing lamppost already impedes pedestrian access in front of the kiosk so there is little or no pedestrian traffic immediately in front of the kiosk, therefore customers accessing the kiosk will not be impeding the traffic flow along the pavement.



1.11 The telephone box is Type K6, designed in 1935 by Sir Giles Gilbert Scott for the General Post Office, on the occasion of George V's Silver Jubilee. The design was an evolution from his earlier neo-Classical K2 design. It was more streamlined aesthetically, more compact and more cost-effective to mass produce. Made by various contractors, all such boxes are cast-iron square kiosks with domed roofs. There are unperforated crowns to top panels and margin glazing to windows and doors. The glazed door and side panels are divided by glazing bars into eight horizontal glazed strips with narrow sidelights, surrounded by a thin moulding. The back panel also has the moulding, but is solid cast iron. The upper section underneath the roof has illuminated signage panels on all sides, inscribed "TELEPHONE", and the crown emblem sits above these panels.

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