

From: Cardno, Steve

Sent: 26 February 2018 16:53

To: Young, Tony

Subject: Re 2018/0331/P - Land Adjacent to 145-149 Tottenham Court Road - Telephone kiosk application

Hi Tony

I have completed my assessment of the above application. This included conversations with colleagues in Highways and the West End Project delivery team.

The site is located on one of the busiest pedestrian corridors in the borough. Pedestrian volumes are extremely high and are forecast to increase significantly when Crossrail services become operational later this year along with ongoing economic growth in the borough. Existing footway space is a scarce resource and must be safeguarded for pedestrians both now and in the future to accommodate economic growth.

The telephone kiosk would be located outside of a narrow strip of defined street furniture zone on the footway, adjacent to the kerb. However, this street furniture zone is to be rationalised significantly as part of the West End Project, a £35M public realm improvement scheme which is about to be implemented by the Council. This will involve the removal of redundant items of street furniture including outdated telephone kiosks to provide additional footway space for pedestrians. The introduction of a new telephone kiosk would therefore work against the aims of the West End Project.

The telephone kiosk would obstruct and impede pedestrian movement (especially for blind and partially sighted pedestrians) and visibility on and along the footway. This would have a significant impact on pedestrian comfort levels, both now and in the future. It would obstruct inter-visibility between vehicular traffic and pedestrians wishing to cross the road at this location. The proposal therefore constitutes a hazard to public safety.

The telephone kiosk would be significantly wider than other items of street furniture including existing telephone kiosks in the general vicinity of the site. The proposal would therefore have a harmful and negative impact on the streetscape.

The telephone kiosk would obstruct and impede kerbside activity such as deliveries, taxi pick-ups and drop-offs, refuse and recycling collections, and other servicing.

I am also aware that the Metropolitan Police have raised concerns about this type of application. The telephone kiosk would facilitate crime and anti-social behaviour and would constitute a hazard to public safety. It would also obstruct CCTV visibility.

The proposal must be refused for the above reasons. Please let me know if you wish to discuss.

Regards

Steve

Steve Cardno
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