



Project : Rosslyn Hill, London, NW3 1NL

Date : December 2020

DESIGN & ACCESS STATEMENT – CHANGE OF USE OF 1NO. BT PHONEBOX TO 1NO. A1 RETAIL UNITS SERVING SNACKS AND COFFEE.

The proposed conversion of the phone box provides the opportunity to re-purpose an iconic British landmark and provide a sustainable form of employment in an outside environment. The last 10 months and unprecedented circumstances caused by the global pandemic has fundamentally changed the way traditional retail/hospitality works, finding new and innovative ways to create businesses and employment is the principle of the phone box conversion, it is a model that has worked across the country and has never been so relevant and appropriate. The conversion creates a small business utilising an existing space in a great location for footfall offering a convenient and safe trading space.

1. Use

1.1 The proposal involves a change of use.

2. Amount

2.1 The proposal does not involve any increase in the size of the development.

3. Layout

3.1 The proposal does not involve any changes to the layout of the site.

3.2 As per previous planning consents for similar developments in several locations around the UK, no external paraphernalia will be added to the site.

4. Scale

4.1 The footprint of the site remains unaltered by the proposal.

5. Landscaping

5.1 The landscaping remains unaltered by the proposal.

6. Appearance and Design

6.1 The K2 and K6 red phone boxes are iconic pieces of both engineering and architecture. The aim of this proposal is to redefine their usage to suit modern day needs and requirements without compromising their external appearance on the street scene.

6.2 The boxes are Listed, so careful consideration has been given to preserving both the boxes and their relationship to the surrounding area. No external alterations are proposed and so the relationship with, and effect on, appearance remains unchanged by the proposal.

6.3 Careful consideration has been given to update the use of the phone boxes but at the same time maintain its character. The external appearance of the phone box remains unaltered by the proposal, with the exception of the introduction of a piano-style hinge installed behind the existing "PULL" plate in order to allow access to the locking mechanism. The lock will be a five-lever mortice lock providing out-of-trading-hours security.

6.4 Externally, the phone box will remain painted in BT phone box red (BS381 539 "Currant Red"), and a rolling maintenance programme will see the kiosks fully refurbished every two years. The maintenance programme will entail a complete overhaul, to include all exterior and interior paint and associated works, carried out by Alpha Group Ltd, <http://www.alphagroup.com>, or by Decor Facilities Management Ltd,



www.decorfm.co.uk. 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.

6.5 The existing glass panels will be replaced with 4mm-thick thermally toughened soda lime silicate safety glass to BS EN 12150-1:2000 in order to provide security and longevity of use. The original glazing beads would be reinstated once the replacement glass has been fitted. The glass used is supplied by Piper Glass and has been fitted in phonebox restorations for the last 27 years by Unicorn Kiosk Restorations, Unicorn Estate, Nutfield Road, Merstham, Surrey, RH1 3ER; www.unicornkiosks.com. Case study reference: <http://www.piperglass.co.uk/case-study-unicorn-kiosk-restorations.php>

6.6 Internally, the existing telephones and associated equipment will be removed back to the original shell. The new fully self-contained modular kiosk unit in the retail kiosk 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. The door of the kiosk will remain closed unless a customer is being served.

6.7 The kiosks will be run as a coffee and snacks A1 vendor. The kiosks will be serviced every day in respect of saleable goods. In conjunction with the delivery of goods, waste removal will be part of the same daily process, whereby the operators will remove any waste at the end of each day.

6.8 The unit 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.

7. Access

7.1 The existing access to the phone box is almost level, with one low step up, and remains unaltered by the scheme.

7.2 The site is close to public transport links and shopping areas, and parking is not required.



8. Appraisal

8.1 The concept of a public telephone box is now outdated as the majority of people own a mobile phone. The proposed new use maintains their iconic appearance but re-invents their use to suit the 21st century. The concept of adapting phone boxes to different uses has been adopted throughout the country with over 2000 to date adapted to varied uses.

8.2 This is a scheme to convert a number of disused iconic BT Kiosks into small retail outlets, selling ice cream, coffee, repair services and other products suited to street sale. Planning Consent has been granted in many cities to date

8.3 The units will be run within normal business hours and in accordance with all Health and Safety at Work and licensing requirements. Opening hours are detailed on the application form.

8.4 There will be no seating, parasols or other paraphernalia outside the box at any times.

8.5 Consent was granted under delegated powers on 10th September 2013 by Brighton and Hove City Council (BH2013/01316) for a change of use for a pair of telephone boxes on New Road, Brighton. The only conditions were the standard ones about implementation of the consent within three years; implementation in accordance with the approved drawings; hours of operation to be between 08.00 and 21.00 Mondays to Sundays, Bank Holidays and Public Holidays; and no tables, seating or other paraphernalia to be located outside the boxes.

8.6 Consent and Listed consent was granted under delegated powers on 28th April 2014 by Plymouth City Council (14/00402/FUL and 14/00485/LBC) for a change of use for a pair of telephone boxes on Quay Road, Plymouth, PL1 2JZ. The only conditions were the standard ones about implementation of the consent within three years; implementation in accordance with the approved drawings; no alcohol to be supplied or sold from the units; prohibition of use of the area outside the box for seating, congregation etc.; hours of operation to be between 08.00 and 18.00 Mondays to Fridays, between 08.00 and 19.00 on Saturdays, and between 09.00 and 18.00 on Sundays and Bank Holidays; and no food to be handled or prepared on the premises, other than ice cream and hot beverages.

8.7 Consent and Listed consent was granted under delegated powers on 19th May 2014 by Nottingham City Council (14/00746/LLIS1 and 14/00540/PFUL3) for a change of use of one box on Low Pavement, Nottingham. The only condition was that no advertising or goods are to be displayed on the exterior of the box or in its vicinity.

8.8 Planning consent and Listed consent was granted on 28th August 2020 by London Borough of Richmond Council (20/1821/FUL and 20/1822/LBC) for a change of use of one box on Water Lane to a retail unit.

8.9 In various parts of the UK, change-of-use consent has been granted to telephone boxes for various alternative uses. One such use is in Hexham, where a phonebox has been converted into an art gallery: <http://www.thejournal.co.uk/news/north-east-news/robson-green-opensregions-smallest-6437349>. In Cheltenham, another organisation has converted four adjacent boxes on a pedestrianised area into an art gallery, which has both browsers and shoppers congregating around it. Similarly, in Lewisham, an



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organisation has converted a phonebox into a library <http://www.standard.co.uk/news/london/lewisham-phone-box-turned-in-to-londons-smallest-library-9218293.html>. This is a Listed box and sited on the A20 into London, which is a major thoroughfare.

9. Stock Deliveries and Waste Disposal

9.1 Due to the size of the stock and the small stock levels required, deliveries would be by bicycle or foot in pedestrianised areas, and by car or small van in non-pedestrianised areas. All stock would be sourced from local suppliers.

9.2 Two waste bins will be kept in the kiosk – one for recycling and one for nonrecyclable waste – each fitted with tie-up bags. The waste will be collected on a daily basis from the kiosk. The operation of the kiosk will comply with Duty of Care (DoC), the Environmental Protection Act 1990 (Section 34), and the Environmental Protection Act (Duty of Care) Regulations 1991. The operator will be made aware and advised to take note and comply with practical advice on meeting Duty of Care obligations at “Right Place, Right Waste” website.