

# BROE & CO. LLP

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Our ref: 9232-16.13/MB/FB

November 2020

Revision B, March 2021

## **DESIGN & ACCESS / HERITAGE STATEMENT – CHANGE OF USE OF 1NO. BT PHONEBOX TO 1NO. RETAIL KIOSK @ OUTSIDE 3 HIGHGATE HIGH STREET, LONDON, N6 5JR.**

### 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 box is Listed and 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. Furthermore, the phonebox remains unaffected by the proposal as the modular unit is not fixed into the box.

6.3 Careful consideration has been given to update the use of the phone boxes but at the same time maintain their character. The external appearance of the phone box(es) remains unaltered by the proposal, with the exception of the introduction of a five-lever mortice deadlock providing out-of-trading-hours security. The lever is fitted into the existing door jamb, with the escutcheon drilled into the front of the door. The box receiving the lever is fitted into the existing metal frame of the box.

6.4 Externally, the phone box(es) 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.alphaukgroup.com>, or by Decor Facilities Management Ltd, [www.decorfm.co.uk](http://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 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](http://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 open during operation of the kiosk, with the staff member standing within the area of the door swing, so no more than 1m away from the front of the door when closed.

6.7 The modular kiosks will be serviced every day in respect of dry stock, water and / or saleable goods. Stock will be held at the operator's self-storage unit in Alexandra Palace and delivered every morning on foot by the member of staff. Waste will be stored in a bin underneath the serving area and will be removed on a daily basis by the staff member, or collected by a licensed waste contractor. Waste will be minimal as the kiosk will be selling pre-packed coffee bean packets and coffee-based canned drinks.

6.8 The unit will be staffed at all times. During such times as a member of staff may have to leave a unit unattended for a comfort break 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. Sales will be paperless and digital where possible, using the SumUp POS system.

## 7. Access

7.1 The existing access to the phone box(es) is almost level, with one low step up, and remains unaltered by the scheme. The door will be maintained locked.

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 21<sup>st</sup> 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 and other products suited to street sale. Planning Consent has been granted in many cities to date

8.3 The formula is simple and Broe & Co LLP bring their planning experience to bear on rolling out these proposals nationwide.

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

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

8.6 Consent was granted under delegated powers on 10<sup>th</sup> 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.

8.7 Consent and Listed consent was granted under delegated powers on 28<sup>th</sup> 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.

8.8 Consent and Listed consent was granted under delegated powers on 19<sup>th</sup> 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.

8.9 Planning consent and Listed consent was granted on 28<sup>th</sup> 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.

8.10 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-opens-regions-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 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.

8.11 The telephone box is Grade II Listed, with list number 1378936. The box is Type K6, designed in 1935 by Sir Giles Gilbert Scott. Made by various contractors, all such boxes are cast-iron square kiosks with domed roofs. This particular box was made by W. MacFarlane of Glasgow. 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. The box is located outside 3 Highgate High Street.

8.12 The proposed refurbishment involves redecoration in colours to match existing and specialist replacement of the glazing within the existing frames and re-using the existing beading. Views into and through the boxes would be retained, with the new shelving adding little more obstruction than exists with the telephony equipment. The existing form, architectural design and decorative detail would remain unaltered, and the previous use as a telephone box would remain apparent as the "TELEPHONE" signage would be retained.

## 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 foot.

9.2 A waste bin will be kept in the kiosk, with waste separated into recyclable and non-recyclable waste. Waste companies working with collection from similar kiosks in London are Simply Waste Solutions and Veolia Environmental Services. 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.



BT KIOSKS IN NEW ROAD BRIGHTON - Conversion to retail outlets

Miles Broe RIBA

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