

OVERVIEW

CLIENT

The Arch Company

SECTORS

Regeneration
Retail

LOCATION

London, SE1 8NN

PLANNING AUTHORITY

London Borough of
Southwark

HIGHWAY AUTHORITY

London Borough of
Southwark

PROJECT TEAM

Turley

PROJECT MANAGER

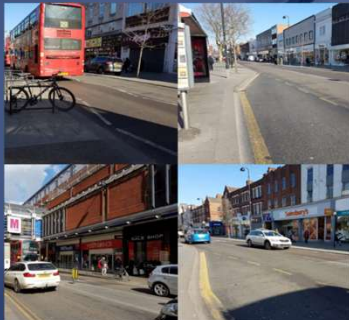
Sunraj Singh

PROJECT DIRECTOR

Daniel Ekstrand

RELATED PROJECTS

48-54, High Road, Wood
Green



Arches, Kiosks Blackfriars Road

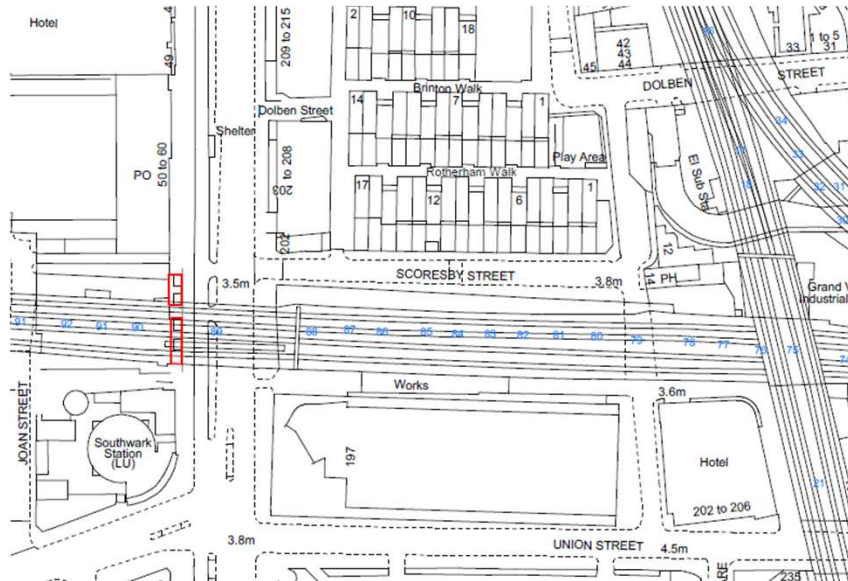


Image Source:

PROJECT

Retrospective planning application for four food kiosks beneath Blackfriars Road Railway Bridge, Southwark. The proposal seek to regularly use three existing kiosks as hot-food takeaways and obtain permission for operation of a fourth kiosk.

APPROACH

As part of the retrospective planning application, we initially prepared a Transport Statement which included a Delivery and Servicing Plan chapter to demonstrate that the operation of the kiosks would not give rise to any material transport or highways impacts.

While planning permission was granted, a condition required a more detailed Delivery and Servicing Management Plan to be submitted and approved within six months. The Plan was required to provide greater detail on the day to day operation of the kiosks, including servicing and delivery activity, Deliveroo and Uber Eats collections, customer and rider queue management, and waste collection arrangements. Failure to discharge the condition within the required timeframe could have resulted in the permission being rescinded.

Working closely with Arch Co, Turley and the individual kiosk operators, we undertook a first principles review of how the kiosks operate in practice. This enabled us to develop a detailed and proportionate management strategy which incorporated practical measures into the ongoing operation of the site and responded directly to the requirements of the London Borough of Southwark.

OUTCOME

Following liaison with the Council, the Delivery and Servicing Management Plan was accepted and the planning condition was successfully discharged.

