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Dear Kieran McCallum,

## **Planning application 25/00494/FULEIA, Liverpool Street Station**

Railfuture is Britain's leading and longest-established national independent voluntary organisation campaigning exclusively for a better railway across a bigger network for passenger and freight users, to support economic (productivity and housing) growth, environmental improvement and better-connected communities. We seek to influence decision makers at local, regional and national levels to implement pro-rail policies in development and transport planning.

Our primary interest is in securing benefits for users of the station and of the railway which it serves. We acknowledge that the existing station needs upgrading in various respects, and it would clearly be preferable for those user benefits to be secured through, for example, an acceptable commercial development rather than through the certainty of fare rises or the uncertainty of central government funding, probably the only alternatives. We do not however take the view that any commercial development is acceptable just because it avoids a need for fare rises or central government funding, and do not offer a view on what does or does not constitute an acceptable commercial development in terms of for example heritage or cityscape impacts.

As an organisation representing some of the existing users of the station, and desirous of attracting both current non-users now and newcomers in the future, some examples of station improvements to be secured, cited by the proposer and with which we agree, include and as described in your 'Application details':

- ~ "introduction of new lifts, escalators and stairs and service spine at basement" – especially beneficial for London Underground users
- ~ "insertion of new ticket gates"
- ~ "creation of new station entrances from Hope Square and Bishopsgate Square" – and including greater visibility for the station's Bishopsgate entrance
- ~ "creation of new upper concourses and associated new public access from Exchange Square including new walkways"
- ~ "provision of cycle parking and associated access ramp."

It is also important to us that the station remains open during construction works, and that the hotel's external facades and the Victorian train sheds are retained, along with other familiar features, in order to secure both user satisfaction and wider public acceptability.

Yours faithfully,

Roger Blake BA, MRTPI (Rtd), MTPS  
London & South East regional branch  
Director for Infrastructure & Networks, national Board

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