

**Application for a provisional statement to be granted
under the Licensing Act 2003**

Thomas & Thomas
Partners LLP

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Lendlease (Elephant & Castle) Retail Ltd

(Insert name(s) of applicant)

apply for a provisional statement under section 29 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Unit R1 Block H6 Elephant Park			
Post town	London	Postcode	SE1

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£0

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick all that apply

- | | |
|--|---|
| a) an individual or individuals * | <input type="checkbox"/> please complete section (A) |
| b) a person other than an individual * | |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> please complete section (B) |
| c) a recognised club | <input type="checkbox"/> please complete section (B) |
| d) a charity | <input type="checkbox"/> please complete section (B) |
| e) the proprietor of an educational establishment | <input type="checkbox"/> please complete section (B) |

- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☐
- I am making the application pursuant to a
 - statutory function or ☐
 - a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		

I am 18 years old or over <input type="checkbox"/> Please tick yes			
Current postal address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned

Name Lendlease (Elephant & Castle) Retail Ltd
Address 20 Triton Street, Regent's Place, London, NW1 3BF
Registered number (where applicable) 03562452
Description of applicant (for example, partnership, company, unincorporated association) Private Limited Company
Telephone number (if any)
E-mail address (optional)

What is the nature of your interest in the premises?

Developer.

Part 3 – Schedule of works

Is the premises

Please tick as appropriate

about to be constructed

☒

being extended or altered

☐

Please give details of the work and please attach plans of the work being done or about to be done at the premises

Development Site following the grant of planning permission 14/AP/3439.

Retail/Leisure units to be delivered to shell specification as per the attached enclosed schedule of works and plans of the site and premises.

Please give particulars of the premises to which the application relates (please read guidance note 1)

Unit R1, Block H6, Elephant Park, including external area outlined in blue.

The proposed use is pursuant to planning permission 14/AP/3439.

Please also refer to the enclosed plans of the site and premises.

Which licensable activities will the premises be used for?

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

a) plays (optional, fill in box A)

☐

b) films (optional, fill in box B)

☐

c) indoor sporting events (optional, fill in box C)

☐

d) boxing or wrestling entertainment (optional, fill in box D)

☐

e) live music (optional, fill in box E)

☐

- f) recorded music (optional, fill in box F) ☐
- g) performances of dance (optional, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g) (optional, fill in box H) ☐

Provision of late night refreshment (optional, fill in box I) ☒

Supply of alcohol (optional, fill in box J) ☒

Complete boxes K, L and M (optional)

Part 4 – OPTIONAL – you may fill in this section if you choose to

General description of premises (please read guidance note 1)
 The application follows the grant of planning permission reference 14/AP/3439.
 The premises is proposed to operate as a local bar with external seating area.

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>																							
				Outdoors	<input type="checkbox"/>																							
<table border="1"> <thead> <tr> <th>Day</th> <th>Start</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>Mon</td> <td></td> <td></td> </tr> <tr> <td>Tue</td> <td></td> <td></td> </tr> <tr> <td>Wed</td> <td></td> <td></td> </tr> <tr> <td>Thur</td> <td></td> <td></td> </tr> <tr> <td>Fri</td> <td></td> <td></td> </tr> <tr> <td>Sat</td> <td></td> <td></td> </tr> <tr> <td>Sun</td> <td></td> <td></td> </tr> </tbody> </table>				Day	Start	Finish	Mon			Tue			Wed			Thur			Fri			Sat			Sun			Both
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<u>Please give further details here</u> (please read guidance note 4)																												
<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)																												
<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)																												

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

Late night refreshment Standard days and timings (please read guidance note 7)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6) On New Year's Eve these hours are to be from 23:00 to 02:00 on New Year's Day.		
Fri	2300	0000			
Sat	2300	0000			
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	1000	2300			
Tue	1000	2300			
Wed	1000	2300			
Thur	1000	2300	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6) On New Year's Eve these hours are to be extended from the end of the permitted hours to 02:00 on New Year's Day.		
Fri	1000	0000			
Sat	1000	0000			
Sun	1000	2300			

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).</p> <p>None</p>

L

Hours premises are open to the public Standard timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	0800	2330	
Tue	0800	2330	
Wed	0800	2330	
Thur	0800	2330	
			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Fri	0800	0030	
Sat	0800	0030	
Sun	0800	2330	

On New Year's Eve these hours are to be extended from the end of the permitted hours to 02:00 on New Year's Day.

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c ,d and e) (please read guidance note 10)

Please refer to the attached schedule of conditions for the promotion of all four licensing objectives.

b) The prevention of crime and disorder

Please refer to box a) above

c) Public safety

Please refer to box a) above

d) The prevention of public nuisance

Please refer to box a) above

e) The protection of children from harm

Please refer to box a) above

Checklist:**Please tick to indicate agreement**

- I have made or enclosed payment of the fee. ☒
- I have enclosed the plans of the works to be done at the premises. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. **Electronic Submission - LA to serve RA's** ☐
- I understand that I must now advertise my application. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures **(please read guidance note 11)**

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	<i>Thomas and Thomas</i>
Date	23/08/2018
Capacity	Thomas & Thomas Partners LLP as solicitors on behalf of the applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14). AT/AC/LEN.2.1 Thomas & Thomas Partners LLP 38a Monmouth Street			
Post town	London	Postcode	WC2H 9EP
Telephone number (if any)		<div style="background-color: black; width: 100px; height: 1.2em;"></div>	
If you would prefer us to correspond with you by e-mail, your e-mail address (optional). <div style="background-color: black; width: 100px; height: 1.2em;"></div>			

Notes for Guidance

1. Describe the premises, for example the type of premises, their general situation and layout and any other information which could be relevant to the licensing objectives. Where you are completing Part 4 and your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

Elephant Park Application Summary

Block H6 Unit R1

Non-standard timings:

- 31st January (New Year's) – to 2am 1st January

Proposed Conditions

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
2. All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.
4. That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
5. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
6. That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
7. That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received. Refresher training shall be provided to all staff every six months.
8. That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that

customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.

9. That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The DPS shall sign and date the register to that effect and where appropriate take corrective action in a timely manner if the register is not being completed correctly. The register shall be made immediately available for inspection at the premises to council or police officers on request.
10. The number of persons accommodated at the premises (excluding staff) shall not exceed (figure to be agreed).
11. Licensable activities will be terminated in the external area and all furniture rendered unusable by 22:00hrs.
12. A clear and legible notice outside the premises indicating the normal hours under the terms of the premises licence during which licensable activities are permitted.
13. Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.
14. In relation to dispersal we will operate the following procedures and systems, to ensure that our premises operates in a neighbourly manner as effective management of customer behaviour whilst in the premises is paramount, this is achieved through:
 - Strong management presence front-of-house at all times Management and staff training, in particular in specific area of customer management
 - A 30 minute drinking up time which is incorporated into the licence for the purposes of the Licensing Act 2003 which assists with gradual dispersal of all customers in the premises at the end of the evening.
 - Appropriate signage is placed at exit doors.
 - A strong management and staff presence in the customer area during the closing time period to ensure all customers leave quietly.
 - Providing appropriate information to customers who require a taxi.
 - Door & windows will be monitored and kept closed where appropriate during the evening to ensure that neighbours are not disturbed.
 - No external disposal of bottles/refuse after 11pm

Project Tenant Design Specification **Version 2**
Plot/Unit Number Elephant Park
Unit Address 2 Sayer Street, London, SE17 1FE
Area (GIA) 122 m2
Area (NIA) / m2
Drawing Number 371106AL(01)1501 Plan & RCP
371106AL(05)1600 Elevation & Section
Tenant TBC
Unit Category A1



	Building function and Services Category	Standard of services/details	Responsibility		Comments
			Tenant	Landlord	
1	Metrics				
1.1	Main Structure	300mm thick reinforced concrete slab with reinforced concrete columns. 90min fire resistance		✓	Refer to Structural Engineers drawings for full reinforcement details.
1.2	Structural Slab	Level: 3.450m		✓	Any penetrations to structural slab to be approved by Developer
		Superimposed Dead Load allowance: 3.60kN/m2		✓	Including partitions
		Design Live Load allowance: 5.0kN/m2		✓	
1.3	Finish Floor Level	Level: 3.500m		✓	
1.4	Clear Height (FFL-U/S Structure)	Ground floor to underside of L02 = 5.610m		✓	To be measured on site by the Retailer.
2	Envelope				
2.1	Façade	Description: Aluminium curtain walling.		✓	
		Colour: As installed		✓	Grey
		Glazing Performance: U-Value 1.4 and G-Value .4 & VLT70		✓	
		Glazing Frame: Aluminium		✓	
		Stall Riser:			Aluminium curtain wall Frame
		External Signage: Projecting blade		✓	Landlord to provide non illuminated projecting signage frame for branding to be installed by the Retailer. All signage to be approved by Developer prior to the Tenant submitting to the local authority for planning approval.
		Internal Signage Tenant to install own signage.	✓		Retailer to provide all own internal frame and structure for Retailers Signage. Including any illumination containment. All signage to be approved by Developer prior to the Tenant submitting to the local authority for planning approval.
		Louvres: Aluminium		✓	
		External Awning	✓		Four bays See Awning O&M manual.
2.2	Entry Doors	Operation		✓	
		Accessible operation	✓		
		Ironmongery		✓	
2.3	Rear Door				None

2.4	Internal Doors	FD30 solid core timber door painted set with satin stainless steel ironmongery to Store (no vision panel)		✓	
		FD30 solid core timber door painted set with satin stainless steel DDA ironmongery to WC		✓	
		FD30 solid core timber door painted set with satin stainless steel ironmongery to Kitchette		✓	
2.5	Walls to retail unit	Material: Blockwork or reinforced concrete or Stud partition. Paint finish to all existing walls.		✓	
2.6	Walls	Description: Drywall partitions, pattresses as required to walls. Paint finish with no skirting.		✓	
		Feature colour wall painted		✓	See Drawings for colour
2.7	Finished Floor	Material: Flowcrete		✓	
		Description: K screed with a coloured wearing screed		✓	
		Colour: Dark Grey		✓	
		Store - K screed with a coloured wearing screed		✓	
		WC - Vinyl with coved skirting		✓	
		Kitchette - Vinyl with coved skirting		✓	
	Entrance Matting	Description: Mattwell and frame 2mx2m in front of door position Material: Mattwell		✓ ✓	
2.8	Ceiling/Soffits	1.5m deep MF ceiling plasterboard bulkhead skimmed and painted to shopfront.		✓	Painted White
		Main retail area soffit and services to be exposed concrete		✓	
		Suspended lay in grid ceiling to WC area with fibre tiles		✓	
3	Tenant Utilities and Services				
3.1	Water	Each retail unit to be provided with cold water supply (28mm)		✓	
		Meter		✓	Located within the tenants demise as indicated on the drawings.
3.2	Heating	Flow and return connection (50mm)		✓	Heating connections provided into unit.
		Plate heat exchanger			A Heat Interface Unit can be provided by EON to meet the tenants requirements for heating and/or hot water. The tenant's fitout designer is to provide the load requirements.
		Any cooling requirement to be by tenant	✓		Condensers to be ceiling mounted ducted to façade louvres
3.2	Electricity	100 amps 3 phase (70 KVA)		✓	
		Isolator Location		✓	Terminated within the retailers demise
		Meter		✓	Within the retailers demise
		Distribution Board		✓	Within the retailers demise
3.3	Gas	50mm Gas pipe with valve		✓	Termination point within the tenants demise
3.4	Telecommunications	Containment from Comms Room to Retailers demise		✓	Termination point within the tenants demise
		Main incoming feed to comms room		✓	
		Connection from tenancy to main incoming telecom supply	✓		
		Builders work in connection (BWIC) and fire protection to penetration	✓		
		Application for connection	✓		
3.5	Third party drainage	Residential Cast Iron drainage - dia 110mm.		✓	Refer to As built Drawings showing locations and access points that may require intermittent access for maintenance.

3.6	Foul Drainage	110mm diameter stub stack		✓	As per the drawings.
		Material: cast iron		✓	
		Location: refer to drawings		✓	As per the drawings.
		No. of Connections:		✓	1No
3.7	Grease Trap		✓		Tenant to provide their own grease trap's as part of their fit out. Grease trap information to be submitted by the tenant to local planning authority, Building Control and Thames Water for approval, in line with the building planning approval. Further information can be obtained from the Development Manager.
3.8	Fire Panel, Alarm System and Sprinklers	Fire Alarm (FA) interface		✓	Located within the tenants demise
		FA cable into tenancy		✓	Located within the tenants demise
		Fire alarm panel and final connection within tenancy	✓		
		Smoke Detectors	✓		
		Sprinkler connection			None Required as Defined in the basebuild Fire
3.9	Building Management System (BMS) interface				None
3.10	Plant areas	Location of plant	✓		All plant and equipment to be located within the tenant demise.
		Acoustic Criteria	✓		Retailer responsible within the unit.
3.11	Kitchen Exhaust, Kitchen Fan plant and equipment	By Tenant	✓		No extract to roof, retailer to use Louvres on shopfront.
3.12	Ventilation	Fresh air intake & extract	✓		Louvres provided
		WC mechanical extract		✓	vented to Louvres provided
3.13	Emergency & exit lighting, emergency Signage	As required	✓		
3.14	Security access control	None			
3.14	Lighting	WC Lighting switches & containment		✓	
		Kitchette Lighting switches & containment		✓	
		Store Lighting switches & containment		✓	
		Front of House Lighting switches & containment	✓		
		Emergency & exit lighting, emergency Signage		✓	As required in line with the base build and Landlords fit out specification.
3.15	Distribution Board and Small Power			✓	As per the drawings.
3.16	Disabled WC	Doc M plus pack disabled WC including mirror and alarm		✓	Connected to the SVP
		2 rows of tiled splash backs to WHB		✓	
3.17	Kitchette	1200mm base unit with stainless sit on steel sink and drainer with taps.		✓	
		2 rows of tiled splash backs to kitchen		✓	
3.18	Earth bonding			✓	As required in line with the base build and Landlords fit out specification.
4	Facilities and Waste				
4.1	Waste storage	Within demise	✓		Retailer is to design sufficient space within the demise to control/separate/store waste prior to disposal
4.2	Staff bike storage	Within demise	✓		
4.3	Deliveries provision	Via front door off Sayer Street	✓		Retailer is to design sufficient space within the demise to control/separate/store all deliveries
4.4	External Areas			✓	As per Drawings

