

27/02/2019

Business - Application for a premises licence to be granted under the Licensing Act 2003

Ref No. 1188856

Name of Applicant

Please enter the name(s) who is applying for a premises licence under section 17 of the Licensing Act 2003 and am making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

	The Adventure Bar Co Ltd
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Premises Details

Non-domestic rateable value of premises in order to see your rateable value click here (opens in new window)

£	32500
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	Adventure Bar
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Postal address of premises or, if none, ordnance survey map reference or description

Address Line 1	RAILWAY ARCHES 2D AND 2E MONTAGUE CLOSE
Address Line 2	
Town	LONDON
County	
Post code	SE1 9DA
Ordnance survey map reference	
Description of the location	
Telephone number	0 [REDACTED]

Applicant Details

Please select whether you are applying for a premises licence as

	a person other than an individual (limited company, partnership etc)
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If you are applying as an individual or non-individual please select one of the following:-

	I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
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Other Applicants

Personal Details - First Entry

Name	The Adventure Bar Co Ltd
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Address - First Entry

Street number or building name	11
Street Description	Castle Hill
Town	Maidenhead
County	Berkshire
Post code	SL6 4AA
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc)	Private limited Company

Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

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If you wish the licence to be valid only for a limited period, when do you want it to end?

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General description of premises (see guidance note 1)

	Bar
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If 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number.

	Less than 5000
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Operating Schedule part 2

What licensable activities do you intend to carry on from the premises?

	(Please see sections 1 and 14 of the Licensing Act 2003 and schedule 1 and 2 of the Licensing Act 2003)
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Provision of regulated entertainment (Please read guidance note 2)

	e) live music
	f) recorded music

Provision of late night refreshment

	i) Late night refreshment
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Supply of alcohol

	j) Supply of alcohol
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E - Live Music

Will the performance of live music take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
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Please give further details here (Please read guidance note 4)

	Live Music
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Standard days and timings for Live Music (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	00:00
Tues	10:00	00:00
Wed	10:00	00:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

State any seasonal variations for the performance of live music (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed. (Please read guidance note 6)

	<ul style="list-style-type: none"> • 01:00 on Sundays before bank holidays • From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
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F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
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Please give further details here (Please read guidance note 4)

	Music
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Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	00:00
Tues	10:00	00:00
Wed	10:00	00:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

State any seasonal variations for playing recorded music (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed. (Please read guidance note 6)

	<ul style="list-style-type: none">• 01:00 on Sundays before bank holidays• From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
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I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Indoors
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Please give further details here (Please read guidance note 4)

	Hot food/drink
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Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

Day	Start	Finish
Mon	23:00	00:00
Tues	23:00	00:00
Wed	23:00	00:00
Thur	23:00	01:00
Fri	23:00	01:00
Sat	23:00	01:00
Sun	23:00	00:00

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	<ul style="list-style-type: none">• 01:00 on Sundays before bank holidays• From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
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J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 8)

	Both
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Standard days and timings for Supply of alcohol (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	00:00
Tues	10:00	00:00
Wed	10:00	00:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	00:00

State any seasonal variations for the supply of alcohol (Please read guidance 5)

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Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	<ul style="list-style-type: none">• 01:00 on Sundays before bank holidays• From the end of permitted hours on new years' eve to the start of permitted hours on new years' day
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Please download and then upload the consent form completed by the designated proposed premises supervisor


	
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Premises Supervisor

Full name of proposed designated premises supervisor

First names	Matthew
Surname	Chason

DOB

Date Of Birth	
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Address of proposed designated premises supervisor

Street number or Building name	█
Street Description	██████████
Town	██████
County	
Post code	██████

Personal licence number of proposed designated premises supervisor, if any,

Personal licence number (if known)	██████████
Issuing authority (if known)	Lewes DC

K

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)

	N/A
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L - Hours premises are open to public

Hours premises are open to the public (standard timings Please read guidance note 7)

Day	Start	Finish
Mon	10:00	00:30
Tues	10:00	00:30
Wed	10:00	00:30
Thur	10:00	01:30
Fri	10:00	01:30
Sat	10:00	01:30
Sun	10:00	00:30

State any seasonal variations (Please read guidance note 5)

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Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	<ul style="list-style-type: none"> • 01:30 on Sundays before bank holidays • From the end of permitted hours on new years' eve to the start of permitted hours on
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	new years' day
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M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) (Please read guidance note 10)

	Please see appended operating schedule of proposed conditions to address all four licensing objectives
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b) the prevention of crime and disorder

	See a) above
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c) public safety

	See a) above
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d) the prevention of public nuisance

	See a) above
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e) the protection of children from harm

	See a) above
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Please upload a plan of the premises

	
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Please upload any additional information i.e. risk assessments

	
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Checklist

	I have enclosed the plan of the premises. I understand that if I do not comply with the above requirements my application will be rejected. I understand that I must now advertise my application (In the local paper within 14 days of applying
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Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
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Declaration

I agree to the above statement

	Yes
PaymentDescription	
AuthCode	
LicenceReference	
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Thomas & Thomas Partners LLP
Date (DD/MM/YYYY)	27/02/2019
Capacity	Solicitors on behalf of applicant

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	27/02/2019
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 14)

Contact name and address for correspondence	Our ref: JS/THE.37.1 Thomas & Thomas Partners LLP 38a Monmouth Street London WC2H 9EP
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	@tandtp.com

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.

Adventure Bar

Arches D & E Montague Close London SE1 9DA

Application for a new Premises Licence

Proposed Licensable Activities:

	Sale of Alcohol (on & off sales) Live & Recorded Music Late Night Refreshment	Opening Hours
Sunday – Wednesday	10:00 – 00:00	10:00 – 00:30
Thursday – Saturday	10:00 – 01:00	10:00 – 01:30

Non standard timings:

- 01:00 on Sundays before bank holidays
- From the end of permitted hours on new years' eve to the start of permitted hours on new years' day

Proposed Conditions

1. No noise shall emanate from the premises, nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.
2. Clearly legible signage shall be displayed at all patron exits in such a manner so that it can easily be seen and read by customers requesting to the effect that patrons leave the premises in a quiet and orderly manner that is respectful to the neighbours.
3. Rubbish (including bottles) shall not be moved, removed or placed in outside areas of the premises between 2300 hours and 0700 hours.
4. The pavement in the immediate vicinity of the premises shall keep free from waste / refuse emanating from the premises while the premises are open.
5. All waste for collection shall properly be presented and placed no earlier than 30 minutes before the scheduled waste collection times.
6. All windows and external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
7. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open.

8. An incident log shall be kept at the premises, and made available on request to an authorised officer of the council or the police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any faults in the CCTV system (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
9. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises at all times.
10. A CCTV system be installed at the premises, be maintained in full working order and be continually recording at all times the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises.
11. All CCTV footage be kept for a period of 31 days and shall be made immediately available to officers of the police and the council on request. There will be at least one person on duty at all times that is familiar with the operation of the CCTV and able to download the footage upon reasonable request.
12. All staff shall be trained in their responsibilities under the Licensing Act 2003 and trained in respect of the terms and conditions of this licence. Records pertaining to such training shall be kept and updated every 6 months. The training records shall be made immediately available to officers of the police and the council on request.
13. 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.
14. 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.
15. 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.

16. 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 made immediately available for inspection at the premises to council or police officers on request.
17. Any '*off sales*' of alcohol shall be provided in sealed containers and taken away from the premises or restricted to a designated external area only.
18. The accommodation limit for the premises as defined on the plans shall not exceed [TBC] patrons.
19. A written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised officers.
20. All staff shall be trained in the use of the dispersal policy.

DISPERSAL POLICY

Arches 2B – 2E
Montague Close
London SE1 9DA

APPLICANT: The Adventure Bar Co Limited

Thomas & Thomas Partners LLP
Reference: AT/JS
Solicitors for the Applicant

1. INTRODUCTION

- 1.1 This document, ("**the Policy**"), sets out a number of controls and safeguards intended to be utilised to ensure the premises at Arches 2B – 2E, Montague Close, London SE1 9DA ("**the Premises**") promotes all 4 licensing objectives. In addition to the Policy, a comprehensive set of licensing conditions has been submitted with the Applications for a new Premises Licence ("**the Applications**").

2. OBJECTIVE

- 2.1 The objective of the Policy is to ensure a quiet, controlled and swift dispersal of customers from the Premises, particularly at night.
- 2.2 The Policy promotes a professional and responsible management of customers as they leave to ensure they make their journey home without any adverse impact on local residents.
- 2.3 The Policy addresses nuisance caused to local residents from the following risks:
- 2.3.1 Noisy or anti-social behaviour by customers leaving the Premises.
 - 2.3.2 Large numbers of people leaving the Premises at the same time.
- 2.4 The Policy also helps to ensure patrons make their journey home safely and do not become victims of crime.

3. LOCATION

- 3.1 The Premises are located on Montague Close, adjacent to Borough Market and in close proximity to London Bridge Station. The Premises are arranged over 4 arches in total, with units at ground floor and basement levels.
- 3.2 The area is a popular tourist location, with attractions such as Borough Market, HMS Belfast, and London Bridge, and a leisure hotspot with restaurants, bars and pubs in the vicinity. There is a high pedestrian footfall throughout the daytime and evening, seven days a week.



Current Premises occupation (bike shop)



Red colour-fill denotes location of the collective Premises (units 2B – 2E)



Red pin denotes location of the Premises

4. OPERATING HOURS

- 4.1 The operating hours will be Sunday to Wednesday 10:00 to 00:30 and Thursday to Saturday 10:00 to 01:30.
- 4.2 This Policy must be followed throughout the operating hours of the Premises, although particular attention should be paid to customers leaving at night.

5. DEDICATED TELEPHONE NUMBER

- 5.1 A dedicated telephone number for the Designated Premises Supervisor or the duty manager will be maintained for use by any person who may wish to speak to an appropriate member of staff for an issues arising, including dispersal of customers from the premises.

6. GENERAL ENTRY/EGRESS

- 6.1 Access to the Premises will be from the entrance on [Montague Close]. From this exit patrons can disperse directly to nearby transport links.
- 6.2 Clearly legible notices shall be displayed at all customer exits in such a manner so that they can be easily seen and read by customers requesting that they leave the Premises in a quiet and orderly manner that is respectful to all neighbours.

7. DISPERSAL

- 7.1 The primary point of dispersal is the main exit onto Montague Close. From this exit customers can disperse directly to the nearby transport links via [the A3 / London Bridge Street / Tooley Street] and beyond.
- 7.2 Towards closing time customers must be politely reminded the premises is about to close.
- 7.3 Members of staff must comply with the conditions of the Premises Licence to ensure customers are managed professionally and leave quickly and quietly. They will also politely request any customers loitering outside the premises to continue their journey home. The management will not tolerate unruly or anti-social behaviour from customers whether in the premises or when leaving the premises.
- 7.4 Customer shall be made aware of local transport links (see below).

8. TRANSPORT

- 8.1 Given the nature of the area and the high pedestrian footfall, it is anticipated that a lot of the customers will be local workers and tourists in the area and will arrive by foot.
- 8.2 The premises is also well serviced by public transport links, as set out below. All staff shall be familiar with these transport links so they can advise customers where required.

RAIL/TUBE

- 8.2.1 The Premises is very well situated near the following easily accessible tube and rail stations on foot:
- a) London Bridge tube station: <0.1 miles // 2 minute walk // Jubilee & Northern lines
 - b) London Bridge Rail station: 0.3 miles // 6 minute walk
- 8.2.2 And slightly further afield:
- a) Borough station: 0.4 miles // 8 minute walk // National Rail, Bakerloo & Northern lines
 - b) Monument station: 0.4 miles // 8 minute walk // Circle & District Lines
- 8.2.3 Staff will be familiar with the stations and will be able to direct customers accordingly.

BUSES

8.2.4 The immediate area surrounding the Premises is extremely well serviced by public buses. TFL bus services, including night buses, are accessible by several bus stops in the vicinity of the Premises. Routes include 17, 21, 40, 43, 47, 48, 141, 149, 521 N21, N133, N199 N343, which go to a variety of destinations throughout the area.

8.2.5 Where necessary, customers are given directions to the bus stops and are reminded to consider the local residents and businesses when travelling to the bus stops and waiting for buses, particularly at night.

8.2.6 Staff will be familiar with the local bus services and can advise customers accordingly.

TAXI

8.2.7 Black cabs are available right through the day and night in the area.

8.2.8 Staff will assist customers calling a taxi if required.

8.2.9 Customers will be encouraged to quickly and quietly flag and enter cabs to minimise any noise disruption.

8.2.10 Drivers shall be instructed to turn off engines when waiting for customers

8.2.11 Other forms of app-based taxis will be available to customers. It is anticipated that customers will be wait inside until their taxi has arrived to ensure a quick and quiet exit.

9. SIGNAGE

9.1 Clearly legible notices will be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.

10. SMOKING

10.1 Persons leaving the Premises temporarily to smoke will be managed to ensure they do not obstruct the highway nor cause a nuisance in the vicinity.

11. GENERAL MANAGER'S ROLE

11.1 It is ultimately the responsibility of the General Manager to:

- a) ensure that any door supervisors, other managers and staff act effectively and responsibly to comply with this policy;
- b) use all reasonable endeavours to dissuade customers from causing any disturbance or nuisance within the vicinity of the premises.
- c) prioritise and assist wherever possible in ensuring a quiet and orderly as possible.

12. CONDITIONALITY

12.1 The Applications contain a schedule of appropriate conditionality for the promoting of the Licensing Objectives. Conditionality applicable to dispersal and noise are set out below:

- 12.1.1 No noise shall emanate from the Premises, nor vibration be transmitted through the structure of the premises, which gives rise to a nuisance.
- 12.1.2 Clearly legible signage shall be displayed at all patron exits in such a manner so that it can easily be seen and read by customers requesting to the effect that patrons leave the premises in a quiet and orderly manner that is respectful to neighbours.
- 12.1.3 A direct telephone number for the manager at the premises shall be available at all times the premises is open.
- 12.1.4 A written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised officers.
- 12.1.5 All staff shall be trained in the use of the dispersal policy.

26 February 2019

DESIGN INTENT

FOR INFORMATION

GROUND FLOOR LICENSABLE AREA :
234sqm

LOWER GROUND FLOOR LICENSABLE
AREA : 96sqm

LEGEND

RED LINE DENOTES THE AREA OF
LICENSABLE ACTIVITIES

KEY

FIRE ALARM SYSTEM SMOKE
DETECTOR

FIRE ALARM SYSTEM HEAT
DETECTOR

FIRE ALARM SYSTEM SMOKE
DETECTOR/ SOUNDER BASE

FIRE ALARM SYSTEM HEAT
DETECTOR/ SOUNDER BASE

FIRE ALARM SYSTEM MANUAL
BREAK GLASS UNIT

FIRE ALARM SYSTEM FLASHING
BEACON

FIRE ALARM SYSTEM
INPUT/OUTPUT RELAY UNIT

EMERGENCY LIGHTING

ILLUMINATED EMERGENCY
EXIT SIGN

STATUTORY FIRE PROCEDURE
NOTICE

FIRE BLANKET

FIRE EXTINGUISHER - WATER

FIRE EXTINGUISHER - CO2

FIRE EXTINGUISHER - FFF

- LANDLORD'S LINK
(EXACT SPECIFICATION TBC)

- MUSIC

- MECHANICAL SHUTDOWN

- DIMMER RACKS

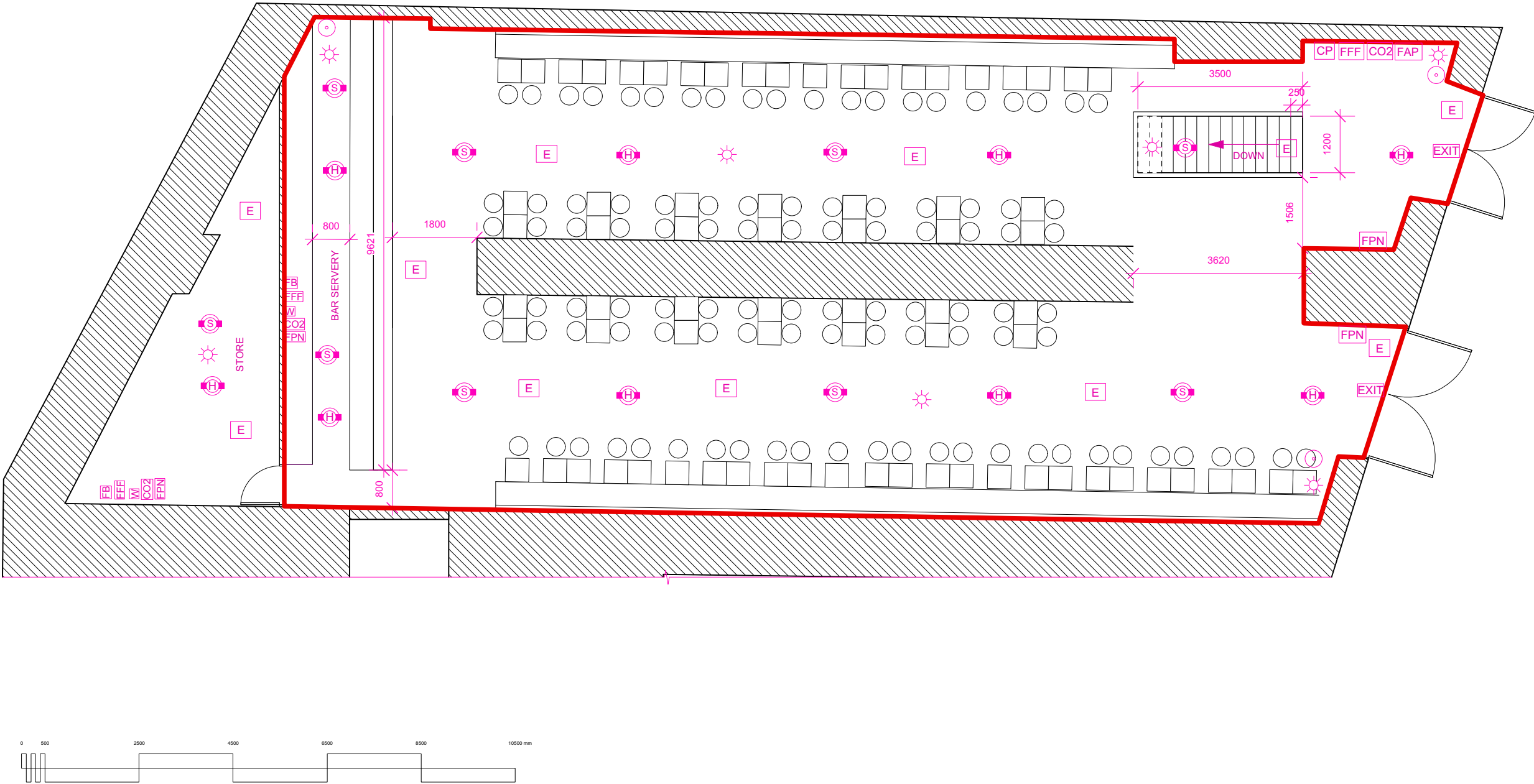
- RED CARE

- SPRINKLERS

- ANSUL UNIT

FIRE ALARM PANEL

CALL POINT

NOTE: 1. ALL ALARM
REQUIREMENTS TO BE
CONFIRMED BY CLIENT

GENERAL NOTES: 1. ALL FINISHES ARE TO CONFORM TO THE REQUIRED CURRENT BUILDING REGULATIONS IN THE APPLICABLE COUNTRY (IN RESTAURANTS ALL FINISHES ARE TO BE CLASS 1 OR EQUIVALENT. 2. CONTRACTOR MUST VERIFY ALL SITE DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK. 3. ALL SPECIFIED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. 4. CONTRACTOR TO PROVIDE A WORKING ENVIRONMENT WHICH CONFORMS TO THE CURRENT HEALTH AND SAFETY AT WORK CONDITIONS AND LOCAL AUTHORITY REGULATIONS. 5. ALL FINISHES ARE TO BE CARRIED OUT TO A HIGH STANDARD. 6. ANY DIMENSIONS ARE TO BE TAKEN FROM THE SETTING OUT PLAN ONLY AND ARE NOT TO BE SCALED FROM THE DRAWINGS.		7. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDER TAKE AND ENSURE THAT ANY BUILDING WORK IS CARRIED OUT UNDER THE LOCAL AUTHORITY REQUIREMENTS. 8. THE CONTRACTOR IS TO CHECK AND APPRAISE ALL DESIGN SHOP FITTINGS AND CONSTRUCTION DETAILS AND OFFER ALTERNATIVES TO THE DESIGNER FOR APPROVAL. 9. IN THE EVENT THAT DRAWING INFORMATION IS NOT THE SAME, AND IF THE DESIGNER AND OR SUPERVISING OFFICER ARE UNAVAILABLE FOR COMMENT, THE PROPOSED PLAN IS TO BE READ AS CORRECT. 10. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS. 11. COPYRIGHT OF FINCH INTERIORS. NOT TO BE REPRODUCED. 12. ALL REQUESTED DRAWINGS SHOWING FIXINGS AND CONSTRUCTION DETAILS ARE REQUIRED TO BE APPROVED BY DESIGNER PRIOR TO COMMENCEMENT OF WORK.		Revisions: Issue Codes: P = Preliminary; T = Tender; C = Construction. Rev: / Date: 08/02/19 Details: LICENSING PLAN				Client: ADVENTURE	
Project: MONTAGUE CLOSE ARCHES		Project ref No: 1910		Date: FEB 19		Dwg Title: PROPOSED PLAN - GROUND FLOOR		Dwg. No: LIC-01	
Dwg Type: PLAN		Rev: /		Scale: 1:100		Drawn By: FET		• A3	

