

Licensing Sub-Committee

Tuesday 27 September 2016
10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Membership

Councillor Renata Hamvas
Councillor Lorraine Lauder MBE
Councillor Sandra Rhule

Reserves

Councillor Sunny Lambe

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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Contact

Andrew Weir on 020 7525 7222 or email: andrew.weir@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 19 September 2016



Licensing Sub-Committee

Tuesday 27 September 2016
10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	LICENSING ACT 2003: PECKHAM LEVELS, LEVELS -1 TO 6, PECKHAM MULTI STOREY CAR PARK, 95A RYE LANE SE15 4ST	1 - 120
6.	LICENSING ACT 2003: 68 MORLEY STREET, LONDON SE1 7QZ	121 - 171

Item No.	Title	Page No.
7.	LICENSING ACT 2003: TILLING JACOMB DRIVER PARTNERS, 11A STATION WAY SE15 4RX	172 - 206

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 19 September 2016

Item No. 5.	Classification: Open	Date: 27 September 2016	Meeting Name: Licensing Sub-Committee
Report Title		Peckham Levels, Levels -1 to 6, Peckham Multi Storey Car Park, 95A Rye Lane SE15 4ST	
Ward(s) of group(s) affected		The Lane	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Peckham Levels Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Levels -1 to 6, Peckham Multi Storey Car Park, 95A Rye Lane SE15 4ST.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 12 to 19 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted by responsible authorities are attached to this report in Appendix B. Copies of representations submitted by other persons are attached as Appendix C. A map showing the location of the premises is attached to this report as Appendix D.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.

4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to
 - The Act itself
 - The guidance to the act issued under section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 5 May 2016 Peckham Levels Ltd. applied to this council for the grant of a premises licence in respect of Levels -1 to 6, Peckham Multi Storey Car Park, 95A Rye Lane SE15 4ST.
9. The application and is summarised as follows:

To allow the provision of plays, films, indoor sporting events, live music, recorded music, performances of dance, the sale of alcohol (for consumption both on and off the premises) and to allow the provision of late night refreshment between 08:00 and 06:00 the following day on Monday to Sunday.

N.B. The provision of late night refreshment is only permitted between 23:00 and 05:00 the following day. As the applicant has stated in the application hours that are longer than between 23:00 and 05:00 the following day, it is assumed that the maximum hours permitted in regards to late night refreshment are sought in this application; however the sub-committee may wish to have the applicant confirm this at the hearing to determine the application.

Opening hours - between 08:00 and 06:00 the following day on Monday to Sunday.

10. The premises licence application form provides the applicant's operating schedule. Parts A, B, C, E, F, G, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. Copies of the application, the fire strategy report submitted with the application and the environmental noise survey and noise impact report submitted with the application are attached to this report in Appendix A.

Amendments to the application

11. On 30 June 2016 a hearing was held to consider the application and all relevant representations submitted in regards to the application. At the hearing the applicant requested an adjournment of the hearing as the applicant stated that subsequent to discussions with the responsible authorities and local residents, and pending a planning application decision, the applicant wished to make significant alterations to the application. After considering this request and submissions made by the responsible authorities and local residents who submitted representations, the chair of the licensing sub-committee decided to adjourn the hearing until 27 September 2016, by which time it is expected that the applicant would have the final proposals in respect of the application and their planning application determined.
12. The applicant has significantly amended the application as follows:

The proposed permitted hours for all licensable activities are:

Sunday to Wednesday, 10:00 to 00:00 (midnight)

Thursday to Saturday, 08:00am to 01:00 the following day

The licensable activities sought remain the same as outline in paragraph 9 above.

The sale of alcohol shall finish 20 minutes prior to the above times.

Level -1 is now no longer part of the licensable area. The application applies to levels 5/6 only.

The licensable area on level 5/6 is formed of two areas as follows:

- a. A 'food court' style offering proposed to house a café, 2 bars, 3 food kiosks and 1 restaurant. Capacity 600. The food court is to have a minimum of 400 fixed seats as per the floor plan titled in Appendix D titled 'Schedule C – seating plan'

- b. A multi-use event space to be used for all of the licensable activities applied for. A moveable (i.e. non-fixed) bar is to be provided in this area. Capacity 650.

A new operating schedule has been provided with amended proposed conditions and amended floor plans have been provided in respect of the application.

The new operating schedule and documents which the applicant has titled schedules A, B1, B2, C and D which all further outline the amendment to the application are attached in Appendix D of this report.

Designated premises supervisor

13. The proposed designated premises supervisor (DPS) is Philippe Castaing who holds a personal licence issued by the London Borough of Lambeth.

Representations from responsible authorities

14. Representations have been submitted by this council's public health directorate (PHD), this council's planning service, this council's environmental protection team (EPT), the Metropolitan Police Service (MPS) and this council's licensing service.
15. The PHD's representation is submitted in respect of the prevention of crime and disorder, prevention of public nuisance and protection of public safety licensing objectives. The representation states that "...*The application provides insufficient detail upon which to fully appraise the nature and type and of activity intended...*" The representation notes that the premises are within the Peckham cumulative impact policy (CIP) and that the hours sought for licensable activities are inconsistent with hours of operation suggested in this council current statement of licensing policy. The PHD seek that the application is rejected outright.
16. The planning service's representation objects to the application in respect to the prevention of public nuisance licensing objective in relation to the proposed hours of operation in regards to the premises.
17. The EPT's representation relates to the prevention of public nuisance licensing objective. The EPT representation is concerned that "...*the proposed licensable activities from 08:00 - 06:00 hours could give rise to noise disturbance to local residents given the proximity of residential premises at the rear particularly in the early hours of the morning...*" and also notes that the applicant has not submitted an acoustic report to the suitability of the premises to carry out the licensable activities applied for without noise breakout from the premises.
18. MPS' representation notes that the premises are within the Peckham CIP and states that the MPS "*do not believe that any conditions placed on the licence could negate the effects of a late night operation due to the large amounts of extra people that this operation that would attracted to the area and no conditions placed on the premises would negate this as the problems would be caused in the area as people arrive and leave rather than at the premises, as such we have offered no conditions as we do think any are suitable...*" The MPS contend that the application "*would have a negative impact on the licensing objectives with in the Peckham CIZ...*"
19. The licensing service's representation is submitted in respect of all four licensing objectives. The representation notes that the premises are in the Peckham CIP and

that when an application is subject to a CIP and representations are submitted in regards to such an application, there is a presumption to reject the application. The representations states that *"...In this application the applicant has not provided sufficient information to rebut the presumption that the operation of the premises will give rise crime and disorder within the policy area..."* and suggests that the application is refused. The representation suggests that if a licence subject to the application is granted by the sub-committee that the operating hours for licensed premises suggested in this council's current Statement of Licencing Policy should apply to the licence, however the representation further states *"...The applicant's description of the premises in the application does not provide sufficient information to classify the premises by premises type, the applicants may wish to expand on this, however the latest times for the operation of a nightclub in this area, which may be the closest classification to the proposed premises operation..."*

20. The representations submitted by responsible authorities are attached as Appendix B.

Representations from other persons

21. Two representations have been submitted by local residents. Both of the representations have been submitted in respect of the prevention of public nuisance licensing objective and are concerned that the proposed hours of operation in respect of the premises will give rise to noise nuisance to local residents. Reduced hours of operation are sought in one of the representations and assurance that adequate facilities and security are in place to minimise public nuisance is sought in the other representation. Both of the representations are attached to this report as Appendix C.

Conciliation

22. The applicant has met with the responsible authorities at a conciliation meeting which took place on 31 August 2016. The applicant has informed the licensing authority that the applicant has been liaising with the local residents who submitted objections to the application. Subsequent to the conciliation meeting with the responsible authorities, and discussions with the local residents who submitted representations, the applicant amended the application as outlined in the documents attached in Appendix D. Notwithstanding this, at the time of the writing of this report all of the representations submitted remain outstanding and must therefore be considered by the sub-committee, taking into account the amendments to the application.

Premises history

23. No premises licence, or other licensing authorisation permitted under prior licensing legislation, has been held or is currently held in respect of the premises.

Temporary Event Notices (TENs)

24. No TENs have been submitted in respect of the premises.

Deregulation of entertainment

25. On 6 April 2015 entertainment became deregulated and as a result:

- Live unamplified music is deregulated between 08.00 and 23.00 on any premises
 - Live amplified music is deregulated between 08.00 and 23.00 provided the audience does not exceed 500 people.
26. However, live music can become licensable in on-licensed premises if the licensing authority removes the effect of the deregulation following a licence review ('licence review mechanism').

Map

27. A map showing the location of the premises is attached to this report as Appendix E. The premises are identified at the centre of the map by a black circle. The following licensed premises are also shown on the map and provides licensable activities as stated below:

- **PECKHAMPLEX, 95A Rye Lane SE15 4ST** licensed for:

The provision of films on Sunday to Thursday between 09:00 and 00:00, and on Friday and Saturday between 09:00 and 02:00.

Sale of alcohol to be consumed on the premises on Monday to Thursday between 14:00 and 22:00 and on Friday to Sunday between 12:00 and 23:00.

- **Frank's Café, Levels 9 & 10, Peckham Multi Story Car Park, 95A Rye Lane, London SE15 4ST** licensed for:

Sale of alcohol to be consumed on the premises on Monday to Sunday between 11:00 and 23:00.

- **The CLF Art Café, Units A1, A2, & A3, AG1 & Basement, The Bussey Building, Copeland Park 133 Copeland Road, London SE15 3SN** licensed for:

The sale of alcohol to be consumed on the premises and the provision of: plays, films, live music, recorded music, performances of dance, entertainment similar to live music, recorded music and performances of dance on Monday to Wednesday between 09:00 and 23:00, on Thursday between 09:00 and 02:30 the following day, on Friday and Saturday between 09:00 and 06:00 the following day and on Sunday between 09:00 and 23:00.

The provision of late night refreshment on Monday to Wednesday between 23:00 and 23:00, on Thursday between 23:00 and 02:30 the following day and on Friday and Saturday between 23:00 and 06:00 the following day.

- **Roof B (Bussey Building), 133 Copeland Road SE15 3SN** licensed for:

The sale of alcohol to be consumed on the premises on Monday to Friday between 17:00 and 22:30 and on Saturday between 12:00 and 22:30.

The provision of films on Monday to Sunday between 12:00 and 00:00 (midnight).

The provision of live music on Monday to Sunday between 12:00 and 22:00.

The provision of plays on Monday to Sunday between 12:00 and 23:00.

- **Forza Win Ltd, Unit 4.1, Copeland Industrial Park, 133 Copeland Road SE15 3SN** licensed for:

The sale of alcohol to be consumed on the premises on Wednesday to Saturday between 12:00 and 23:30 and on Saturday between 12:00 and 22:30.

- **The Last Refuge Arts, 133 Unit, 9a Copeland Road SE15 3SN** licensed for:

The provision of films on Monday to Friday between 18:00 and 00:00 and on Saturday and Sunday between 12:00 and 00:00 (midnight).

The sale of alcohol and the provision of live music and recorded music on Monday to Friday between 17:30 and 00:00 and on Saturday and Sunday between 14:30 and 00:00 (midnight).

The provision of plays on Monday to Friday between 19:30 and 22:30 and on Saturday and Sunday between 14:30 and 22:30 (midnight).

Southwark council saturation policy for Peckham

28. Council assembly approved the introduction of a special policy for Peckham on the cumulative impact of a concentration of licensed premises (saturation policy) on 12 October 2011. This was renewed in November 2015 when full council assembly approved the 2016 - 2020 statement of licensing policy.
29. The decision to introduce saturation policy was taken with regard to the committee's concern over rising trends of late-night alcohol related violence against the person and late night disorder and rowdiness associated with late night licensed premises in the area.
30. The effect of this special policy is that is to create a presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.
31. The applicant has been advised to address the committees concerns around cumulative impact at the meeting.

Southwark council statement of licensing policy

32. Council assembly approved Southwark's statement of licensing policy 2011 - 14 on 12 October 2011. Council assembly approved Southwark's statement of licensing

- **Nightclubs** Monday to Thursday 01:00 With 'sui generis'
Friday and Saturday 03:00 planning
Sunday 00:00 classification

Resource implications

35. A fee of £315 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band C.

Consultations

36. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

37. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

38. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.

The principles which sub-committee members must apply are set out below.

Principles for making the determination

39. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
40. Relevant representations are those which:
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.

41. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
- to grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence
 - to exclude from the scope of the licence any of the licensable activities to which the application relates
 - to refuse to specify a person in the licence as the premises supervisor
 - to reject the application.

Conditions

42. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
43. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
44. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
45. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
46. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

47. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

48. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
49. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

50. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible

respectively for environmental health, trading standards, health and safety and as the planning authority.

51. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
52. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
53. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
54. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.

The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.

55. Under the Human Rights Act 1998 the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
56. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

57. Members are required to have regard to the Home Office guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance and Governance

58. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office Guidance to the Act Secondary Regulations Southwark statement of licensing policy case file	Southwark Licensing c/o Community Safety and Enforcement 160 Tooley Street London SE1 2QH	Kirty Read 020 7525 5748

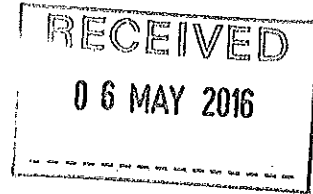
APPENDICES

Name	Title
Appendix A	Application for a premises licence and related documents
Appendix B	Representations submitted by responsible authorities
Appendix C	Representations submitted by other persons
Appendix D	Documents pertaining to the amendment of the application
Appendix E	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Wesley McArthur, Principal Licensing Officer	
Version	Final	
Dated	14 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	14 September 2016	

Borough of Southwark licensing



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

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 Peckham Levels Ltd [REDACTED]

(Insert name(s) of applicant)

apply for a premises licence under section 17 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
95a Multi Storey Car Park, [REDACTED] London SE15 4ST
Basement (level -1) through to level 6.

Post town

London

Postcode

SE154ST

(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

Peckham Levels Ltd

Description of applicant (for example, partnership, company, unincorporated association etc.) Limited company
Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

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

05/05/2016

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

Ref No. 613534

RECEIVED
05 MAY 2016

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

	Peckham Levels Ltd
--	--------------------

Premises Details

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

£	33808
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

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

Address Line 1	95A RYE LANE
Address Line 2	
Town	LONDON
County	
Post code	SE15 4ST
Ordnance survey map reference	TQ 34289 76313
Description of the location	Multi storey car park
Telephone number	

Applicant Details

Please select the capacity in which you are applying to convert your existing licence

	a person other than an individual (limited company, partnership, etc)
--	---

If you 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
--	---

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

Other Applicants

Personal Details - First Entry

Name	Peckham Levels Ltd
------	--------------------

Address - First Entry

Street number or building name	
Street Description	
Town	
County	
Post code	
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc)	

Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

	01/06/2016
--	------------

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

--	--

General description of premises (see guidance note 1)

	<p>Peckham Levels aims to support local talent and enterprise, and also to create a real community asset for Peckham. We want to bring our members together with local people, businesses, groups and schools to share the benefits of the space.</p> <p>All our members will be artists and independent businesses, mostly drawn from the local area, and all of them will participate in a structured programme of community .</p>
--	--

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

	projects. Our plans include a series of initiatives offering free events space, training, education and employment opportunities for Peckham's residents. 10% of all the project's profits will be used to create a Community Fund that invests in local businesses and social projects.
--	--

Please select the range of the number of people expected to attend the premises at any one time.

	Less than 5000
If 5,000 or more people are expected to attend the premises at any one time. Please state the number expected to attend	

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 to the Licensing Act 2003)
--	---

Provision of regulated entertainment

	a) plays
	b) films
	c) indoor sporting events
	e) live music
	f) recorded music
	g) performance of dance

Provision of late night refreshment

	i) Late night refreshment
--	---------------------------

Supply of alcohol

	j) Supply of alcohol
--	----------------------

A - Plays

Will the performance of a play take place indoors or outdoors or both? (Please read guidance note 2)

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

	Both
--	------

Please give further details here (Please read guidance note 3)

	Multiple arts studios located throughout the complex as per the plans attached
--	--

Standard days and timings for Plays (Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	00:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations for performing plays (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed. (Please read guidance note 5)

--	--

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	Multiple locations throughout the complex, including arts studios and event spaces as per the plan attached.
--	--

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

Standard days and timings for Films (Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations for the exhibition of films (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 5)

--	--

C - Indoor Sporting Event

Please give further details here (Please read guidance note 3)

	Event spaces outside the complex may host small events throughout the year. These spaces are identified and marked on the the plans
--	---

Standard days and timings for Indoor Sporting Events (Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00

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

	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations for indoor sporting events (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed. (Please read guidance note 5)

--	--

E - Live Music

Will the performance of live music take place indoors or outdoors or both? (Please read guidance note 2)

	Both
--	------

Please give further details here (Please read guidance note 3)

	Studios and event spaces across the complex as per the plan attached
--	--

Standard days and timings for Live Music (Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00

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

	08:00	06:00
--	-------	-------

State any seasonal variations for the performance of live music (Please read guidance note 4)

--	--

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 5)

--	--

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 2)

	Both
--	------

Please give further details here (Please read guidance note 3)

	Provision of background music across the complex.
--	---

Standard days and timings for Recorded Music (Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations for playing recorded music (Please read guidance note 4)

--	--

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

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 5)

--	--

G - Performances of Dance

Will the performances of dance take place indoors or outdoors or both? (Please read guidance note 2)

	Both
--	------

Please give further details here (Please read guidance note 3)

	Studios and event spaces across the complex
--	---

Standard days and timings for Performance of dance (Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations for the performance of dance (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed. (Please read guidance note 5)

--	--

I - Late Night Refreshment

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

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 2)

	Both
--	------

Please give further details here (Please read guidance note 3)

	To provide food and drink from Restaurants and Bars across the site as per the planning application
--	---

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations for the provision of late night refreshment (Please read guidance note 4)

--	--

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 5)

--	--

J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 7)

	Both
--	------

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

Standard days and timings for Supply of alcohol (Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations for the supply of alcohol (Please read guidance 4)

--	--

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 5)

--	--

Please upload the consent form completed by the proposed premises supervisor

	SKMBT-C22416041510060-DPS.pdf
--	-------------------------------

Premises Supervisor

Full name of proposed designated premises supervisor

First names	philippe
Surname	castaing

Address of proposed designated premises supervisor

Street number or Building name	
Street Description	

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

Town	
County	
Post code	

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

Personal licence number (if known)	
Issuing authority (if known)	

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 8)

n/a

L - Hours premises are open to public

Hours premises are open to the public (standard timings Please read guidance note 6)

Day	Start	Finish
Mon	08:00	06:00
	08:00	06:00
Tues	08:00	06:00
	08:00	06:00
Wed	08:00	06:00
	08:00	06:00
Thur	08:00	06:00
	08:00	06:00
Fri	08:00	06:00
	08:00	06:00
Sat	08:00	06:00
	08:00	06:00
Sun	08:00	06:00
	08:00	06:00

State any seasonal variations (Please read guidance note 4)

--

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 5)

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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 9)

	<ol style="list-style-type: none"> 1. The complex will operate as a facility for all forms of entertainment including, Arts, Films, Music and dance. The provision of which shall be closely regulated with regard to licensing objectives (b,c,d,e). 2. The Premises license conditions shall be outlined in all tenant contracts and a copy of the license and the conditions therein provided to all tenants. 3. All tenants that supply alcohol shall do so with a personal license holder on site and a copy of the conditions of the license on public display. 4. The Licensee shall ensure that all promoters, contractors and any other operators involved in the provision of licensable activities shall be made aware of all the conditions of the premises license and provided with a copy prior to carrying out any licensable activities on the site. 5. All reasonable steps shall be taken to ensure disabled people have access and facilities throughout the complex in line with the council regulations and guidelines. 6. Any serious breach of licensing objectives by any tenant shall result in the forfeiture of their ability to carry on a licensable activity. 7. The capacity of the entire complex shall be limited to 3600 during any licensable activity and shall be controlled by security staff using clickers. 8. That external waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00 and 20.00. 9. That access shall be made available for emergency services at all times.
--	--

b) the prevention of crime and disorder

	<ol style="list-style-type: none"> 1. To provide regular alcohol responsibility and drug awareness training and campaigns throughout the site. 2. Offer licensing BIIAB licensing courses through the local authority for all staff throughout the site who are involved in the sale of alcohol. 3. The DPS shall ensure that all tenants involved in the supply of alcohol under a tenancy agreement shall have a personal license holder responsible for supervising all licensable activities in compliance with the premises license and the licensing act 2003. 4. A CCTV system shall be installed and maintained in good working order and there shall be a trained operative on site at all times during the operation of licensable activities. 5. All CCTV recordings shall be kept on site for 31 days and made available for inspection by the relevant authorities. 6. Security personnel shall be mandatory for all licensable activities carried on after 9pm. 7. The security firms will all be SIA approved contractors. 8. The security will have in place procedures whereby they work with the Police and local Authorities to further their objectives with regard to prevention of crime and disorder and regular reviews will be conducted with the local police liaison officer ensure the site takes a pro-active approach to these objectives. 9. CCTV will be monitored and radio link used to assist security in preventing crime and disorder. 10. The Security firm that is used will be the same as the other tenants in the building and linked via radio to ensure continuity throughout the site and effective prevention of Crime and disorder throughout the building and along the route for the dispersal plan. 11. Rye Lane has a history of continual crime and drug use and our plan to lower the crime and disorder encompasses the comprehensive CCTV plan (outlined in the document plan attached), monitored 24 hour SIA security for the complex and the surrounds in line with point 10 above and a late night dispersal plan all of which is outlined in detail in the document attached. 12. The late night dispersal plan will encompass a fully managed plan as per document attached which encompasses security all the way from the entry and exit points of the complex out to Rye Lane 13. The Manager on Duty must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises. <p>(2) In this paragraph, an irresponsible promotion means any one or more of the</p>
--	--

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

	<p>following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises</p> <p>(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to –</p> <p>(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or</p> <p>(ii) drink as much alcohol as possible (whether within a time limit or otherwise);</p> <p>(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;</p> <p>(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;</p> <p>(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and</p> <p>(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).</p>
--	---

c) public safety

	<ol style="list-style-type: none"> 1. Regular patrols by SIA security patrols undertaken to ensure all entry and exit points are clean and clear of obstruction. 2. A provision will be made with a local taxi firm for all late night guests are ferried away from the venue in a swift and safe manner/ 3. Security will also monitor any ques for taxis and travel to ensure public safety and alacrity of process. 4. All ques for entry will also be monitored by security to ensure public safety. 5. Suitable and sufficient lighting will be provided for all entry and exits from the building. 6. Suitable sitemaps and signage will be provided to allow people to ascertain all entry and exit points along with security at all non-emergency points after midnight. 7. CCTV will also be used to monitor entry and exit points as well as the ques for transport and radio linkups used to assist security in identifying any potential public safety issues. 8. Suitable and sufficient fire plans will be placed throughout the complex to allow public to easily identify exits and mustering points in case of Fire. 9. That emergency exits shall be clearly marked with standard emergency exit signs (staircase and ramps). 10. There will always be a manager on duty who has basic first aid training. 11. no open containers of alcohol or any other drink shall be taken outside of the premises 12 A minimum of SIA door staff will be on duty from 8pm on Thursday-Sunday until all members of the public have left the premises at a ratio of no less than 1 SIA Security guard per 100 guests participating in an event where the sale of alcohol is conducted. 13. A comprehensive risk assessment to be carried out by a competent person. All findings of the risk assessments shall be made available to this authority or the police and London Fire and Emergency Planning Authority. 14. Security systems will be integrated so that the alarm, CCTV and lighting work together in an effective manner.
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d) the prevention of public nuisance

	<ol style="list-style-type: none"> 1. Staff and security will keep the premises and the vicinity clean and tidy, free of rubbish and debris. 2. Contracts for sustainable removal of waste shall be made and enforced throughout the complex to ensure prevention of any waste build up and removal of such waste in a sustainable and environmentally friendly manner. 3. Public will be asked to leave the area quietly and respect neighbours and local residents. Signage to this effect will be put up throughout the complex with a concentration at exit points. 4. Ques into the venue and for transport away from the venue will be monitored by security for both noise levels and anti social behaviour.
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	<p>5. Measures will be taken to limit any light pollution and residents shall be invited to provide feedback on any light related issues. This feedback will be utilised and addressed by the complex.</p> <p>6. That the volume control for background recorded music shall be closely monitored by the manager on duty at all times to ensure there is no public nuisance caused by noise pollution.</p> <p>7. A comprehensive dispersal policy shall be produced, maintained and updated, and all staff needs to be trained and made aware of any changes, a copy of the dispersal policy shall be made available to the council or police on request. (Please see document attached)</p> <p>9. In the event of failure of main lighting, emergency lighting shall be provided in all areas, customers shall be escorted out of the building safely.</p> <p>10. Floors and traffic routes needs to be kept free of obstacles, obstructions and any other article or substances that may cause person to slip, trip or fall.</p> <p>11. All gas appliances and installations to be used on the premises must be inspected and tested by a competent person who must be a GAS SAFE registered engineer a certificate to be kept on site.</p> <p>12. Emergency numbers shall be displayed for all members of staff where licensable activities are undertaken</p> <p>13. That all patrons will be instructed to leave via the Rye Lane exit and this exit will be monitored by staff and security as per the dispersal plan attached.</p> <p>14. A NICEIC approved electrical inspection report of the premises shall be provided and a copy kept on site.</p> <p>15. an evacuation plan shall be provided in regards to the premises and shall detail steps to be taken should all or any part of the premises need to be evacuated. The evacuation procedure needs to be in writing and made available to the council, police or fire officers on request.</p> <p>16. all premises staff need to be trained in evacuation procedures including wheelchair users and this needs to be documented: a dedicated telephone number shall be provided for local residents to contact the site manager whilst the premises is in operation.</p> <p>17. The alarm should be linked to a system that will notify the police if it is activated.</p> <p>18. Door staff should be easily identifiable by wearing a uniform, high visibility jackets or arm bands.</p> <p>19. Door staff should sign into a register detailing their full SIA licence number, their name, contact details and the time and date their duty commenced and concluded.</p> <p>20. Stewards and other staff at the premises should also be easily identifiable. Stewards must not be used for supervision of the door.</p>
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e) the protection of children from harm

	<p>1. An incident book will be kept at the operation of every licensable activity. This book shall record all the details of any attempts by underage persons to purchase alcohol and shall be available for inspection on demand.</p> <p>2. Signage will be placed throughout the complex and specifically at every point carrying on licensable activities stating that alcohol will not be served to those under 18. Staff shall be trained (records of training available for inspection) to prevent the sale of alcohol to those under 18.</p> <p>3. Security and staff shall be trained to question and demand relevant ID from anyone they suspect to be under 18 and consuming alcohol.</p> <p>4. Valid ID shall be required of anyone who is suspected of being under 18 prior to the sale of alcohol, staff to be trained on the challenge 25 drinkaware program and records to be kept for inspection by the relevant authorities.. Approved forms of identification under this scheme shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.</p> <p>5. All films to be exhibited on the premises shall be as per the BBF classification and entry shall be monitored according to these classifications.</p> <p>6. A comprehensive dispersal policy shall be produced, maintained and updated, and all staff needs to be trained and made aware of any changes, a copy of the dispersal policy shall be made available to the council or police on request. (Please see document attached)</p> <p>7. In the event of failure of main lighting, emergency lighting shall be provided in all areas, customers shall be escorted out of the building safely.</p> <p>8. Floors and traffic routes needs to be kept free of obstacles, obstructions and any other article or substances that may cause person to slip, trip or fall.</p> <p>9. All gas appliances and installations to be used on the premises must be inspected and tested by a competent person who must be a GAS SAFE registered engineer a certificate to be kept on site.</p>
--	--

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

	<p>10. Emergency numbers shall be displayed for all members of staff where licensable activities are undertaken</p> <p>11. That all patrons will be instructed to leave via the Rye Lane exit and this exit will be monitored by staff and security as per the dispersal plan attached.</p> <p>12. A NICEIC approved electrical inspection report of the premises shall be provided and a copy kept on site.</p> <p>13. an evacuation plan shall be provided in regards to the premises and shall detail steps to be taken should all or any part of the premises need to be evacuated. The evacuation procedure needs to be in writing and made available to the council, police or fire officers on request.</p> <p>14. all premises staff need to be trained in evacuation procedures including wheelchair users and this needs to be documented.</p> <p>15. Agecheck or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an agecheck 'Challenge 25' policy applies and proof of age may be required</p> <p>16. A register of refused sales of alcohol and if applicable, cigarette sales which is clearly marked with details of the premises, address and name of licence holder shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by the Council's authorised officers or the Police.</p>
--	--

Please upload a plan of the premises

	P302-Peckham-Levels-floor-plans-Rev-E.pdf
--	---

Please upload any additional information i.e. risk assessments

	Peckham-Levels-Combined-PDF-final.1.pdf
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Checklist

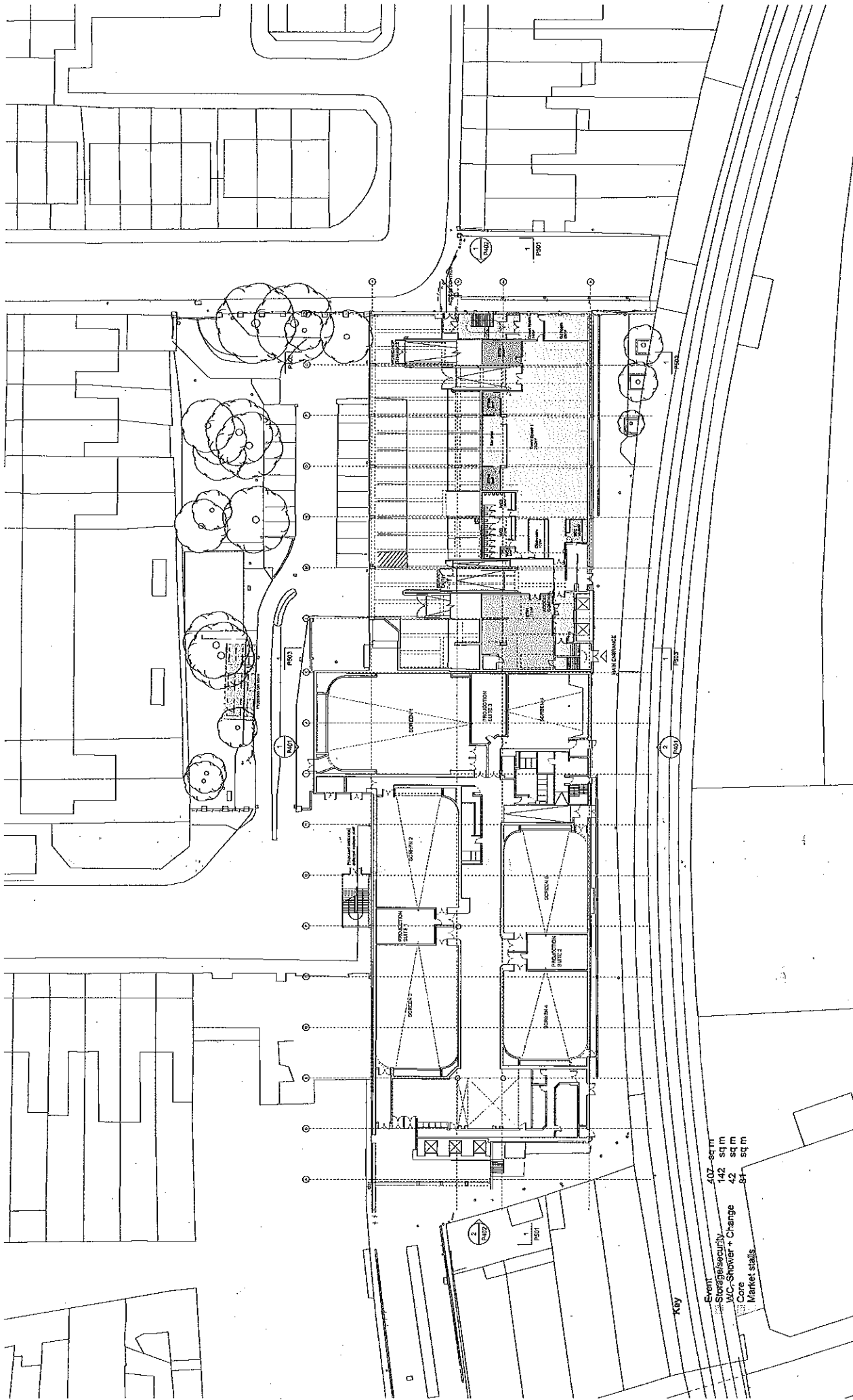
	<p>I have enclosed the plan of the premises. I understand that I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected.</p>
--	---

Declaration

I agree to the above statement

	I agree
PaymentDescription	200003394590, ,
AuthCode	150266
LicenceReference	LPA-94212-65
PaymentContactEmail	

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.



Key

Event	407	sq m
Storage/Security	142	sq m
WC-Shower + Change	42	sq m
Core	84	sq m
Market stalls		

Unit 41-43, 49 Brixton Station Road
 London SW9 8PQ
 +44 (0)203 846 1890
 info@ct-architects.co.uk
 ct-architects.co.uk

Revision History

Rev	Date	Description
A	12/01/16	Preparation
B	25/01/16	Design development
C	12/02/16	Design development
D	18/02/16	Issued for comment
E	23/03/16	Issued for comment

Orientation & Scale

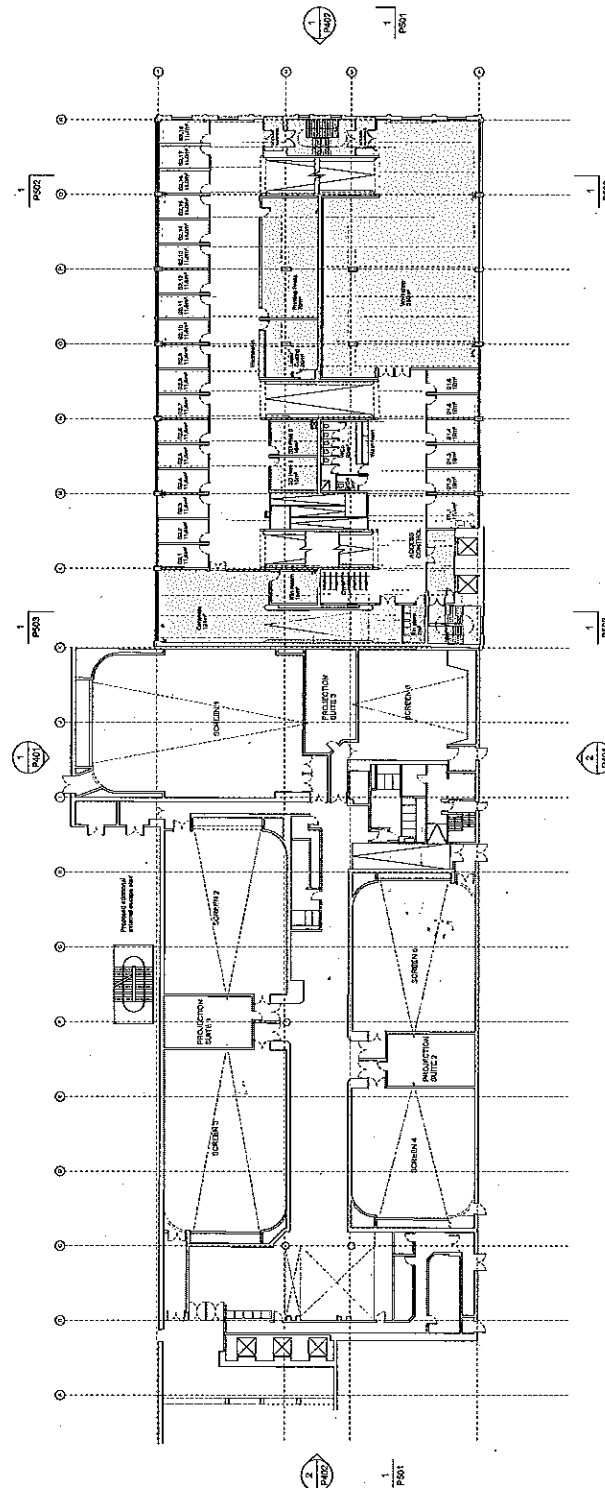
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0 2 4 6 8 10m

Project
 Peckham Levels
 Drawing Title
 Proposed Level -1 and 0
 Drawing No.
 P302

Drawn by
 EW
 Date
 03 12 2015
 Scale
 1:250 @ A1 / 1:500 @ A3

Carl
 Turner
 Architects



Key

- 268 sq m Studio space
- 633 sq m Shared work areas
- 23 sq m W/C, Shower + Change
- 82 sq m Core
- 7 sq m Bin store

Drawn by
EW
Date
03.12.2015
Scale
1:250 @ A1 / 1:500 @ A3

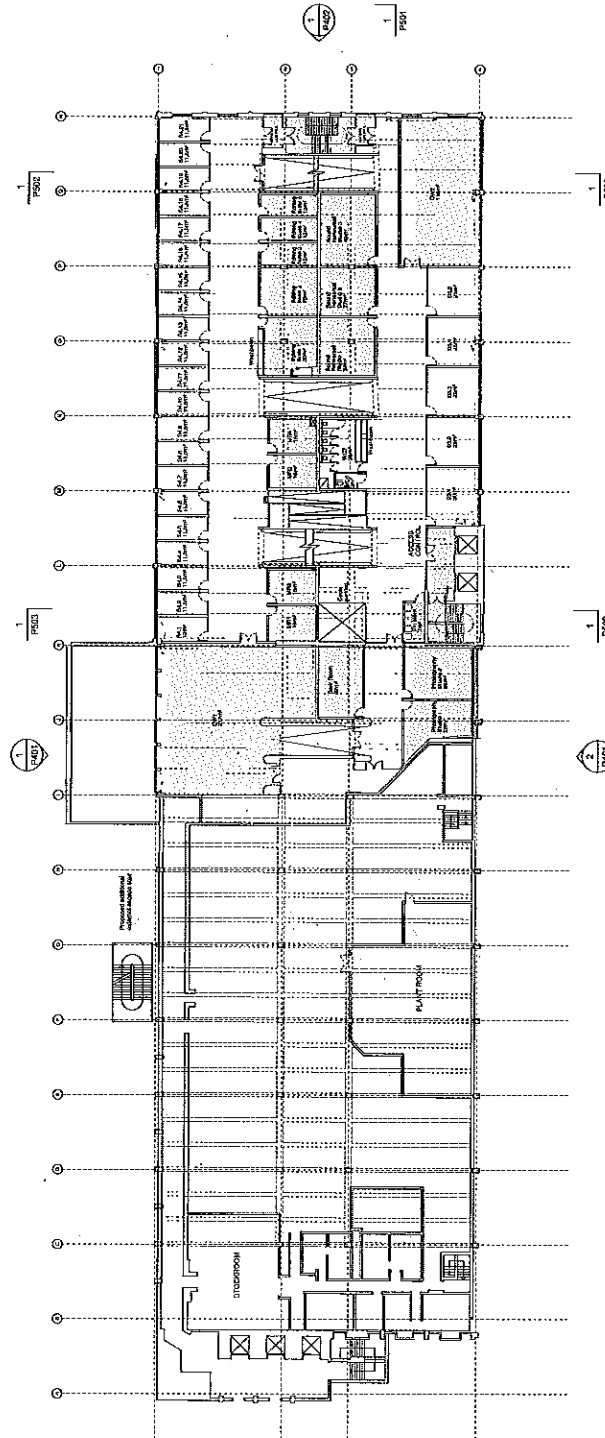
Project
Peckham Levels
Drawing Title
Proposed Level 1 and 2
Drawing No.
P303

Orientation & Scale
N
0 2 4 6 8 10m

Rev	Date	Description
A	15.01.15	Design development
B	15.02.15	Design development
C	12.02.15	Design development
D	15.02.15	Issued for comment
E	23.03.15	Issued for comment

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Carl
Turner
Architects



Key

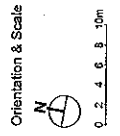
- Studio space 374 sq m
- Co-working space 325 sq m
- Shared workshops 360 sq m
- W.C. Shower + Change 29 sq m
- Core 61 sq m
- Bin store 7 sq m

**Carl
Turner
Architects**

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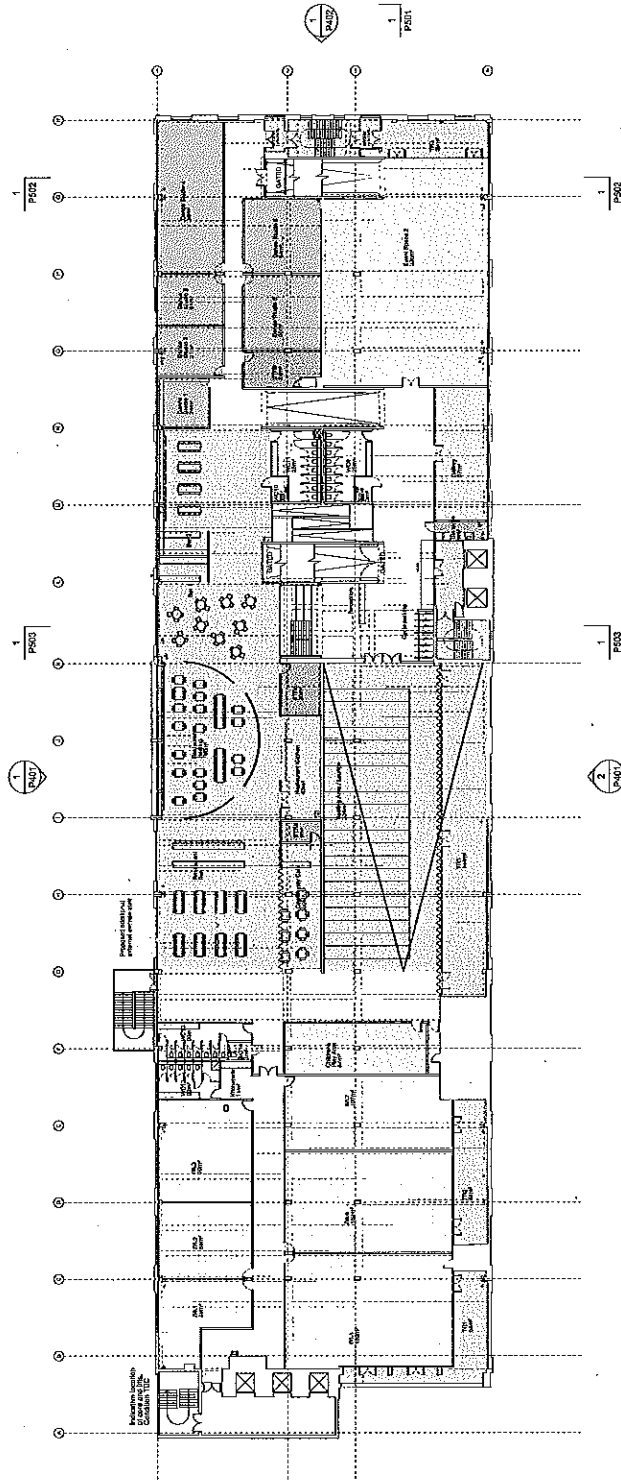
Revision History

Rev.	Date	Description
A	18 01 16	Design development
B	23 02 16	Design development
C	18 02 16	Issued for comment
D	23 03 16	Issued for comment
E		



Project
Peckham Levels
Drawing Title
Proposed Level 3 and 4
Drawing No.
P304

Drawn by
EW
Date
05 12 2015
Scale
1:250 @ A1 / 1:500 @ A3



Key

- Studio space 676 sq m
- Dance studio 243 sq m
- WC, Shower + Change 120 sq m
- Flexible event space 334 sq m
- Childrens play area 86 sq m
- Gallery 78 sq m
- Outdoor terrace 285 sq m
- Food & Beverage 1080 sq m
- Storage/Bin store 61 sq m
- Core 84 sq m

**Carl
Turner
Architects**

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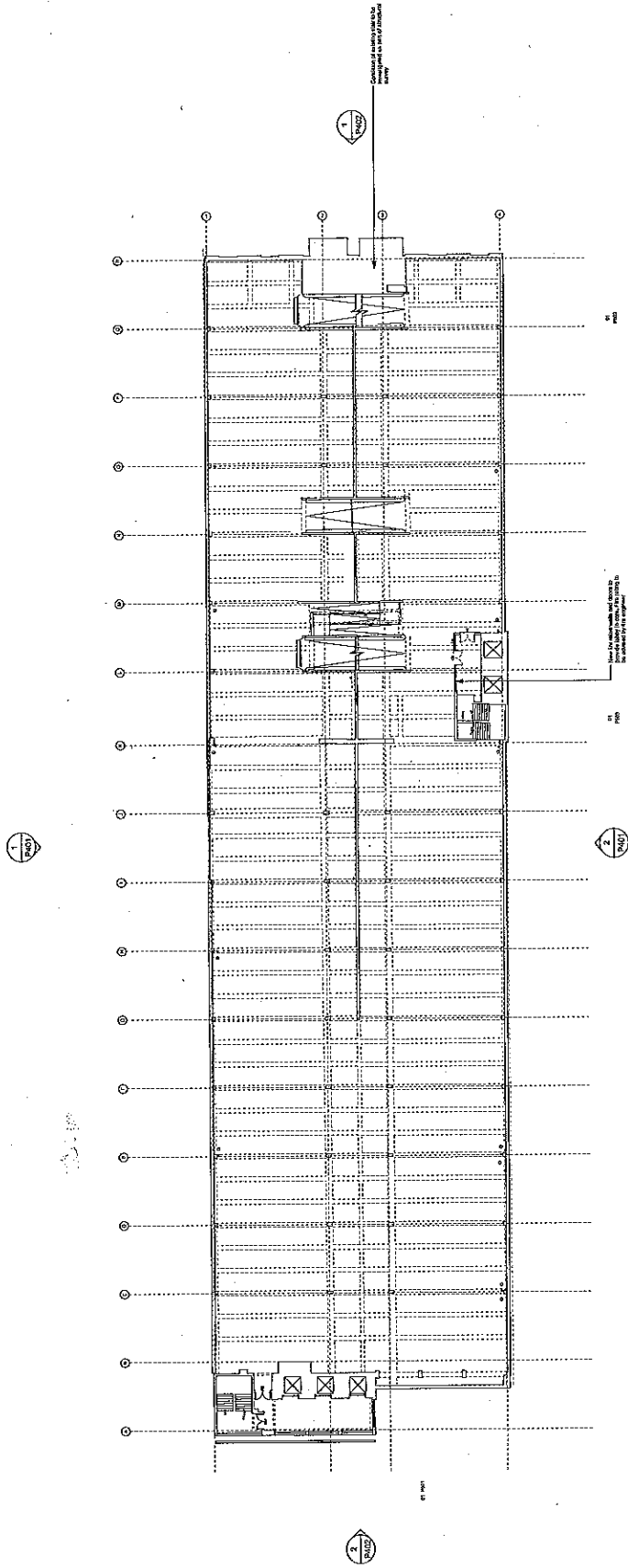
Revision History

Rev	Date	Description
A	18.01.16	Design development
B	25.01.16	Design development
C	18.02.16	Design development
D	18.02.16	Design development
E	23.03.16	Issued for comment

Orientation & Scale

Project Peckham Levels
Drawing Title Proposed Level 5 and 6
Drawing No. P305

Drawn by EW
Date 03.12.2015
Scale 1:250 @ A1 / 1:500 @ A3



Drawn by:
TW
Date:
22.02.2016
Scale:
1:250 @ A1 / 1:500 @ A3

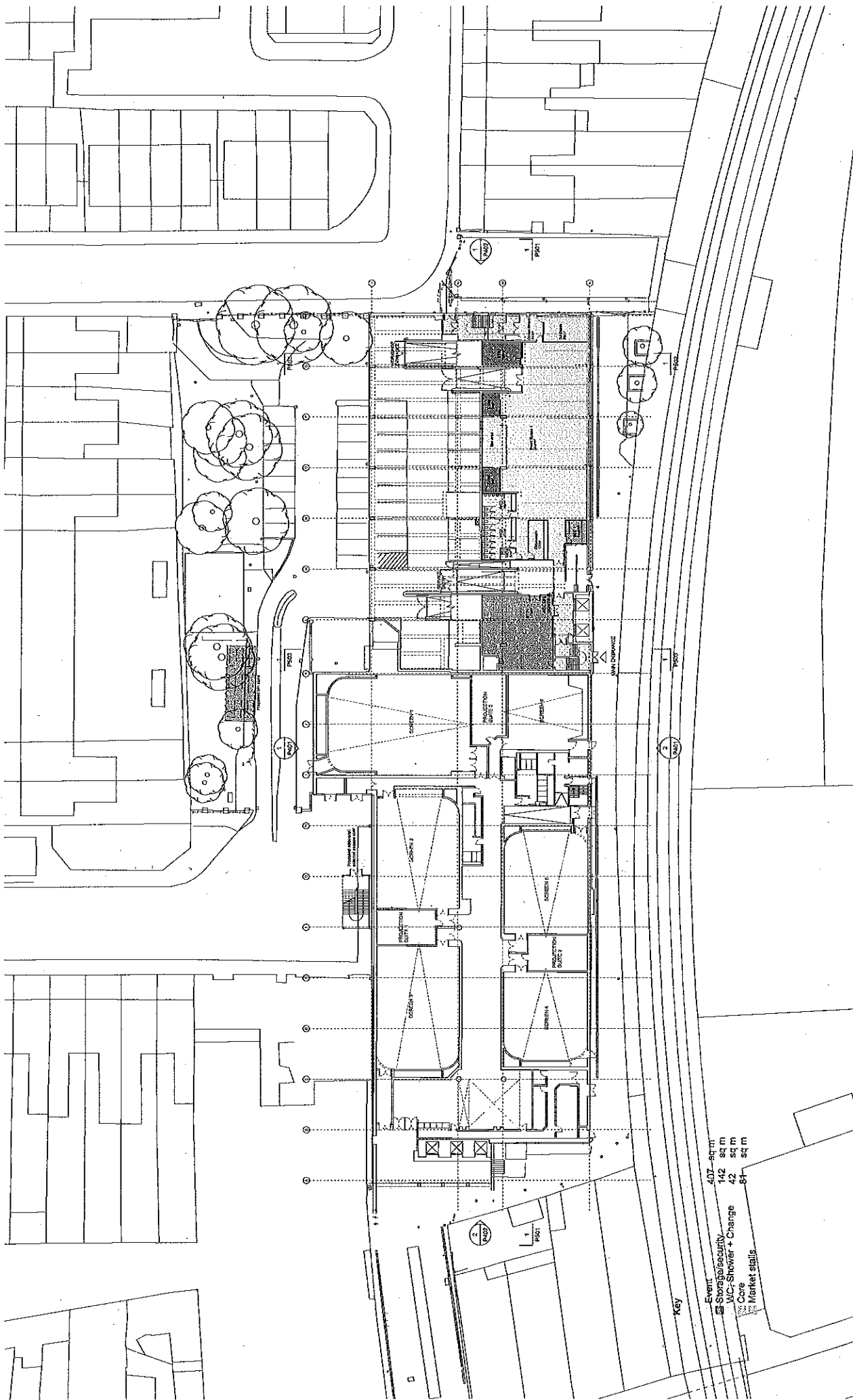
Project:
Peckham Levels
Drawing Title:
Proposed Level 7 and 8
Drawing No.
P306

Orientation & Scale
N
0 2 4 6 8 10m

Revision	History	Description
Ref	Date	

Unit 41-43, 49 Ennion Station Road
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ct-architects.co.uk

**Carl
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Architects**



Event 407 sqm
 Storage/security 142 sqm
 WC - Shower + Change 42 sqm
 Core 42 sqm
 Market stalls 81 sqm

**Carl
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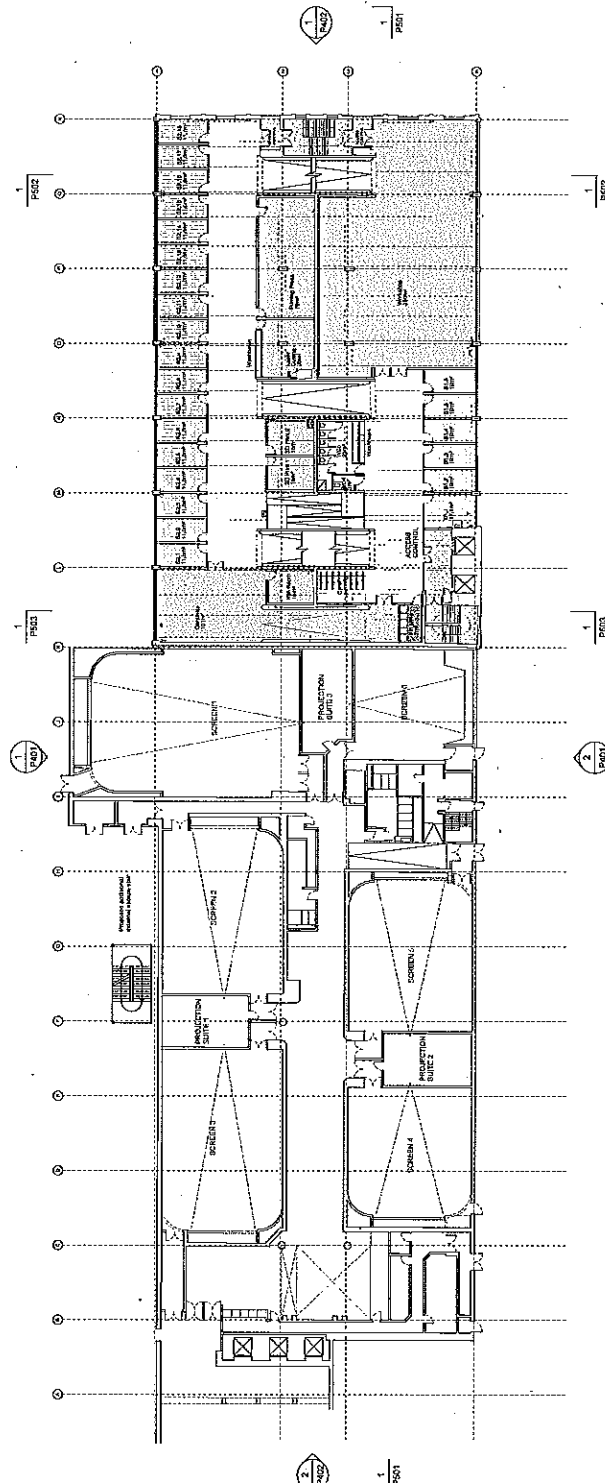
Revision History

Rev	Date	Description
A	23 01 16	Design development
B	13 02 16	Design development
C	18 02 16	Issued for comment
D	23 02 16	Issued for comment
E		

Orientation & Scale

Project Peckham Levels
 Drawing Title Proposed Level -1 and 0
 Drawing No. P302

Drawn by EW
 Date 03 12 2015
 Scale 1:250 @ A1 / 1:500 @ A3

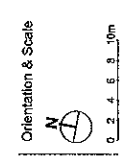


Key
 Studio space
 Shared work areas
 WC, Shower + Change
 Core
 Bin store

286 sq m
 633 sq m
 29 sq m
 82 sq m
 7 sq m

Drawn by
 EW
 Date
 03.12.2015
 Scale
 1:250 @ A1 / 1:500 @ A3

Project
 Peckham Levels
 Drawing No
 Proposed Level 1 and 2
 Drawing No.
 P303

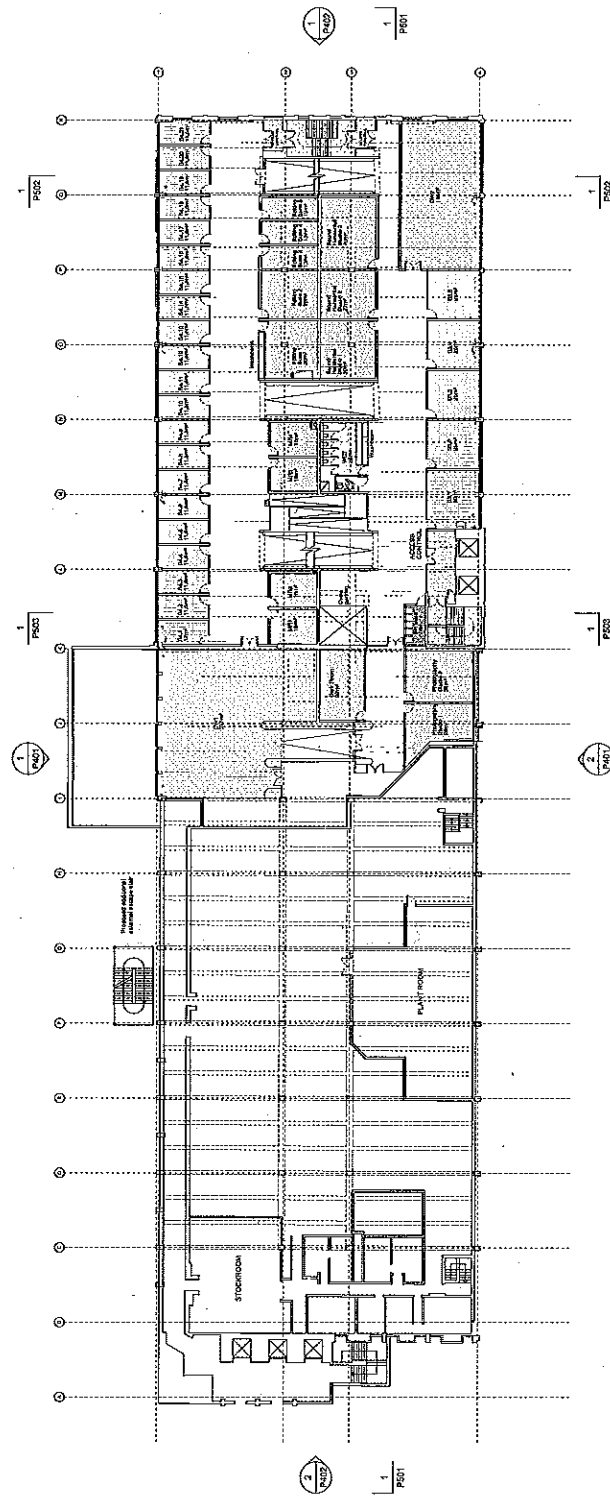


Revision History

Rev	Date	Description
A	23.01.16	Design development
B	12.02.16	Design development
C	18.02.16	Issued for comment
D	23.03.16	Issued for comment

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Key

- Studio space 374 sq m
- Co-working space 365 sq m
- Shared workshops 20 sq m
- WC, Shower + Change 29 sq m
- Cafe 61 sq m
- Bin store 7 sq m

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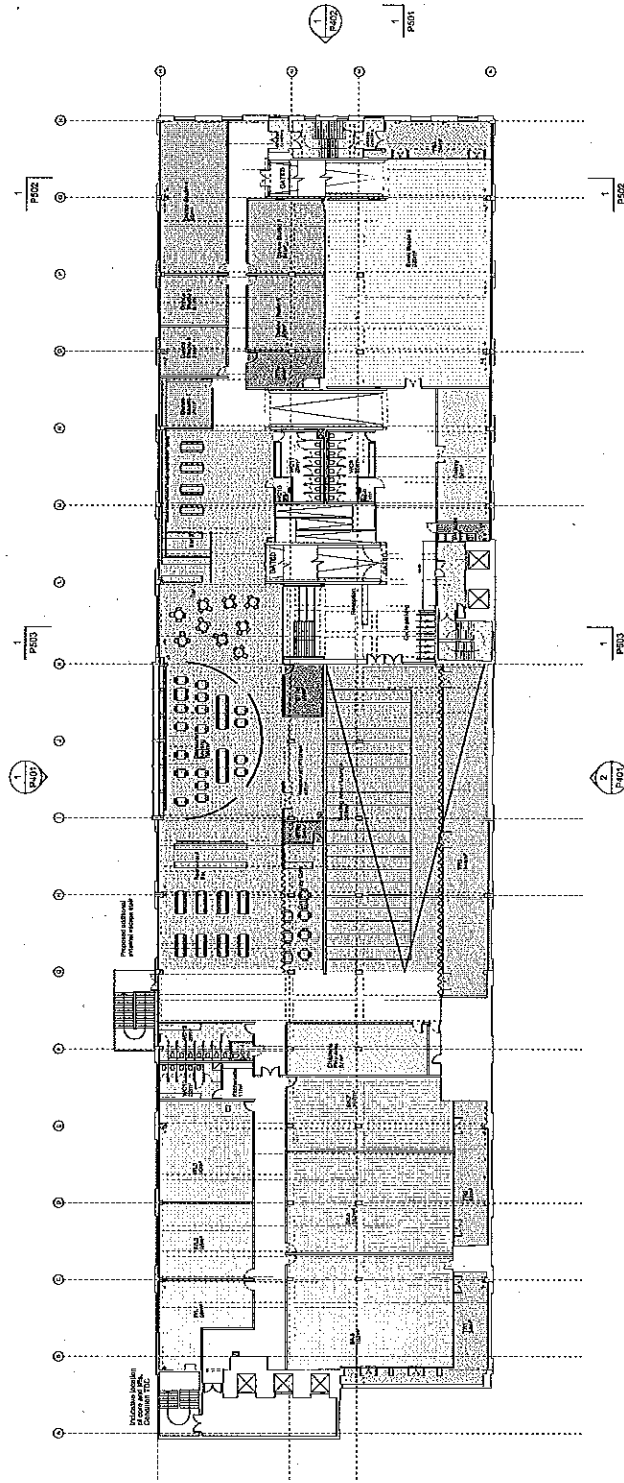
Orientation & Scale


Revision History

Rev	Date	Description
A	18 01 16	Design development
B	23 01 16	Design development
C	18 02 16	Issues for comment
D	23 03 16	Issues for comment
E		Issued for comment

Project
 Peckham Levels
 Drawing Title
 Proposed Level 3 and 4
 Drawing No.
 P304

Drawn by
 EW
 Date
 03 12 2015
 Scale
 1:250 @ A1 / 1:500 @ A3



Key

- Studio space 678 sq m
- Dance studio 243 sq m
- VC, Shower + Change 120 sq m
- Flexible event space 334 sq m
- Childrens play area 98 sq m
- Gallery 76 sq m
- Outdoor terrace 285 sq m
- Food & Beverage 1060 sq m
- Storage/Bin store 61 sq m
- Cone 84 sq m

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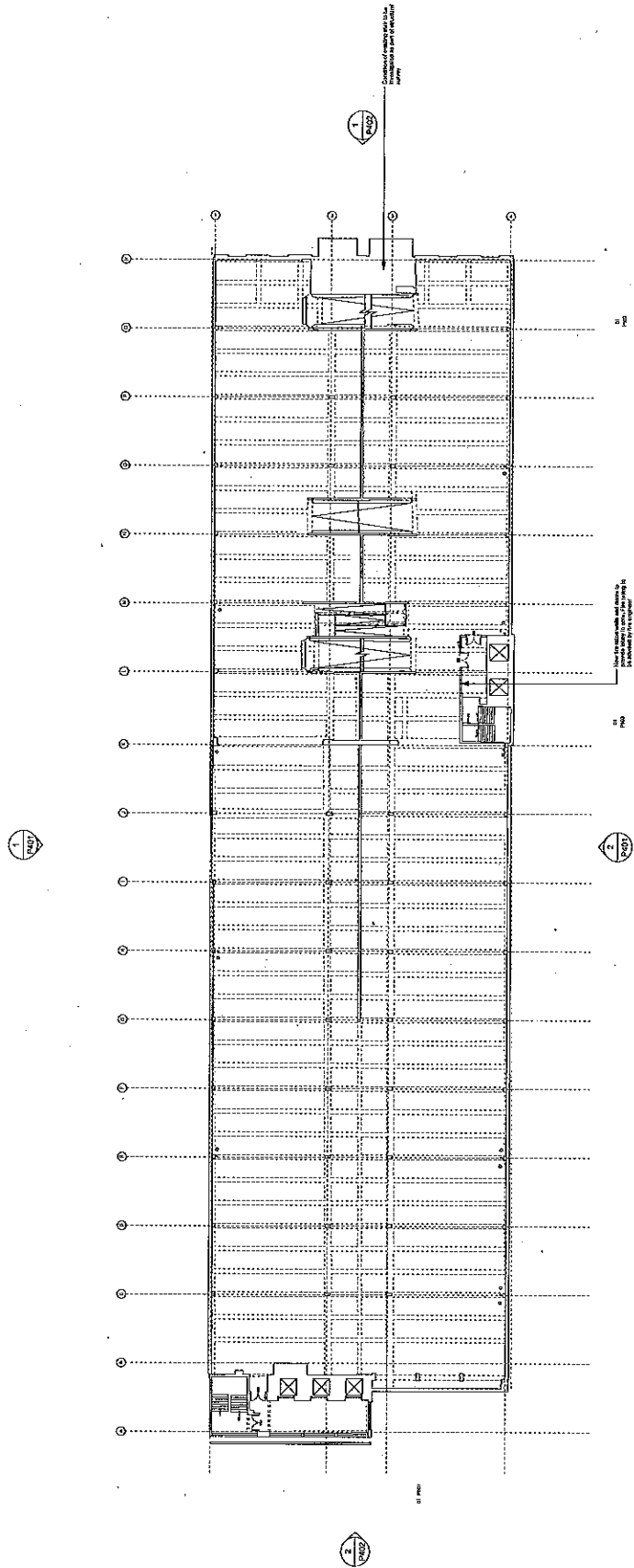
Revision History

Rev	Date	Description
A	18.01.16	Design development
B	25.01.16	Design development
C	16.02.16	Issued for comment
D	22.03.16	Issued for comment
E		

Orientation & Scale

Project: Peckham Levels
Drawing Title: Proposed Level 5 and 6
Drawing No.: P305

Drawn by: EW
Date: 03.12.2015
Scale: 1:250 @ A1 / 1:500 @ A3



Drawn by
TW
Date
22.02.2016
Scale
1:250 @ A1 / 1:500 @ A3

Project
Peckham Levels
Drawing Title
Proposed Level 7 and 8
Drawing No.
P305

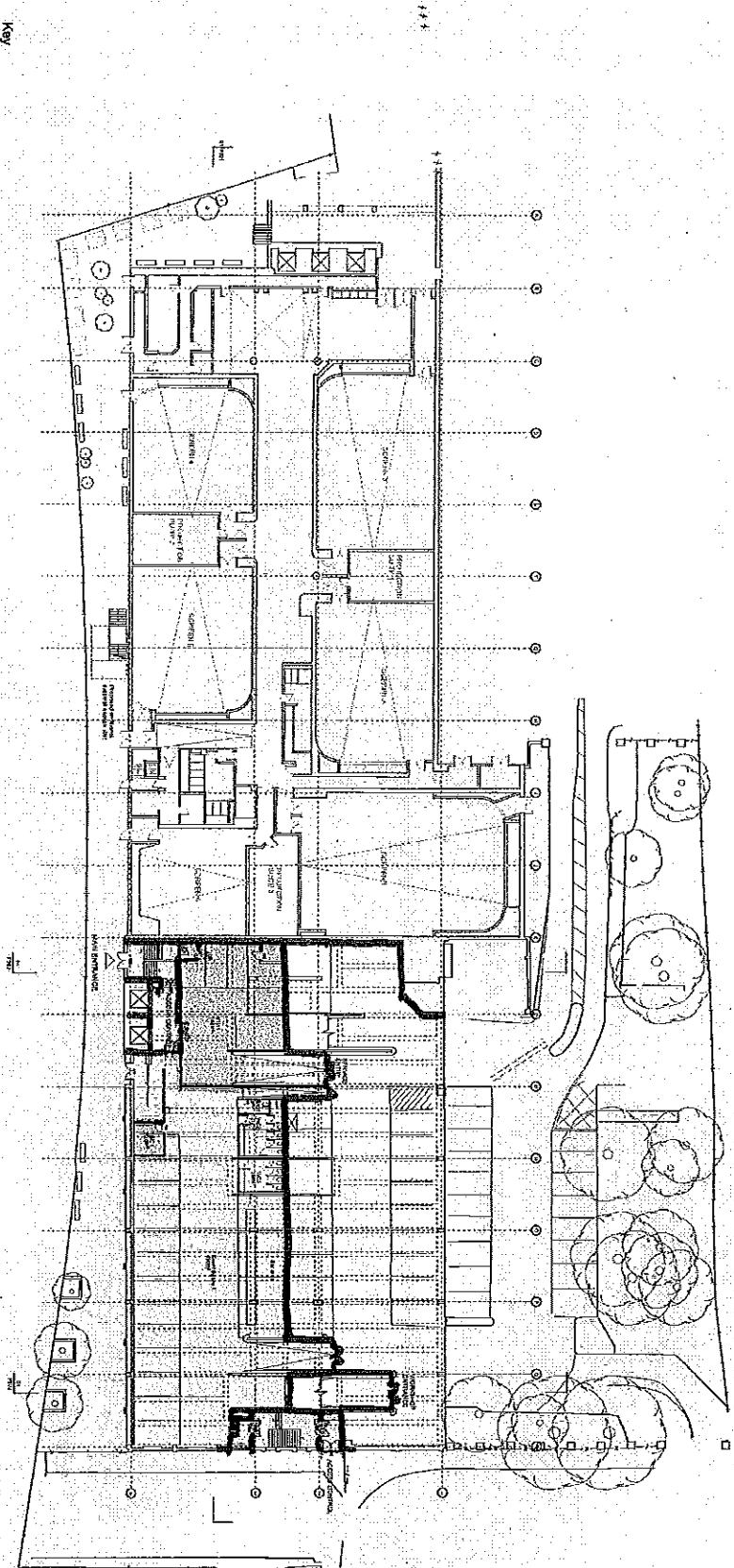
Orientation & Scale
N
0 2 4 6 8 10m

Revision History	
Rev.	Description

Unit 41-43, 48 Brixton Station Road
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- 120 mm F.R.
 - 60 mm F.R.
 - 30 mm F.R.



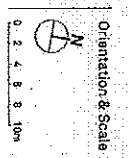
Event	497 sq m
Storage/security	290 sq m
WC	40 sq m
Core	100 sq m
Market stalls	

Key

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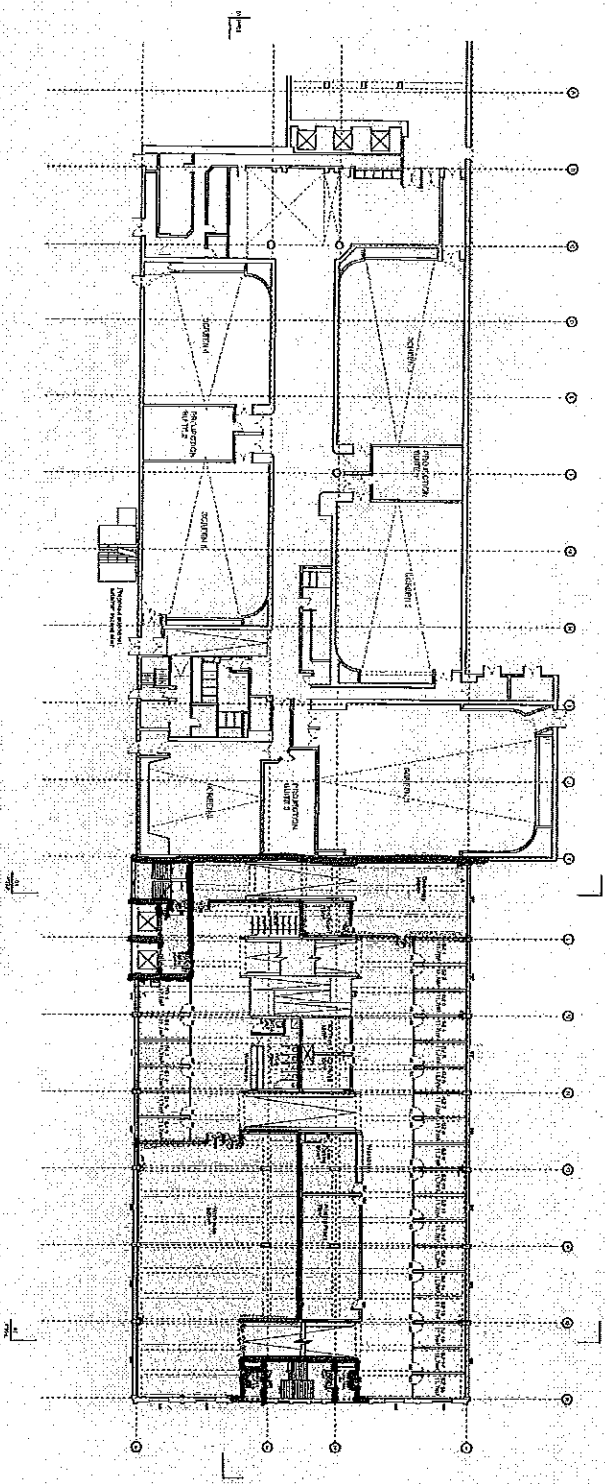
Revision History	
Rev.	Description
A	18.01.15 Design development
B	25.01.15 Design development
C	17.02.15 Design development
D	18.02.15 Issued for comment



Project: Pockham Levels
 Drawing Title: Proposed Level -1 and 0
 Drawing No.: P302

Drawn by: EWJ
 Date: 03.12.2015
 Scale: 1:250 @ A1 / 1:500 @ A3

- 120mms F.R.
 - 60mms F.R.
 - 30mms F.R.



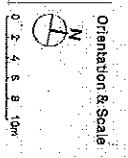
Key
 Studio space 288 sq m
 Shared work areas 655 sq m
 WC 28 sq m
 Core 100 sq m

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Revision History

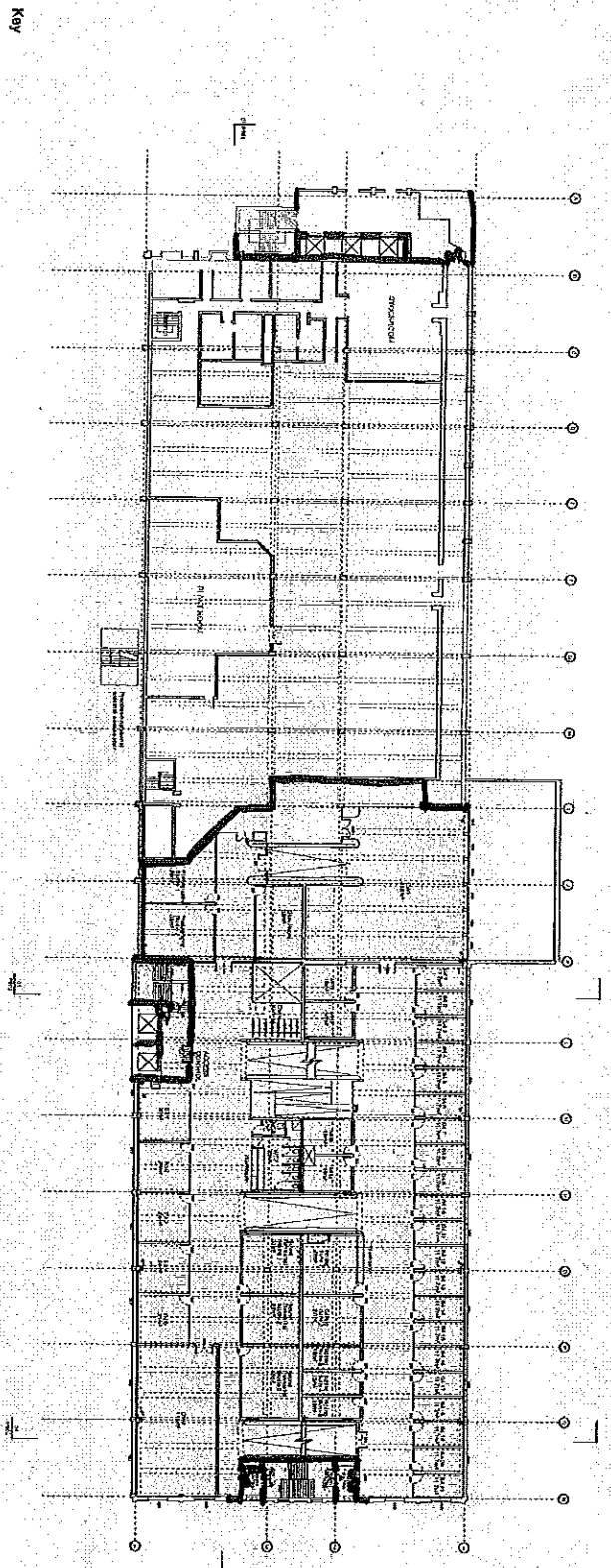
Rev	Date	Description
A	18.01.15	Design development
B	26.01.15	Design development
C	12.02.15	Design development
D	18.02.15	Issued for comment



Project
 Pocham Levels
 Drawing Title
 Proposed Level 1 and 2
 Drawing No.
 P03

Drawn By
 EN
 Date
 03.12.2015
 Scale
 1:250 @ A1 / 1:500 @ A3

— 120 mm F.R.
 — 60 mm F.R.
 S.P. 1001 F.R.



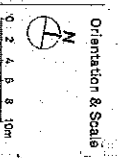
Key

Studio space	378 sq m
Co-working space	330 sq m
Shared workshope	362 sq m
WC	28 sq m
Core	100 sq m

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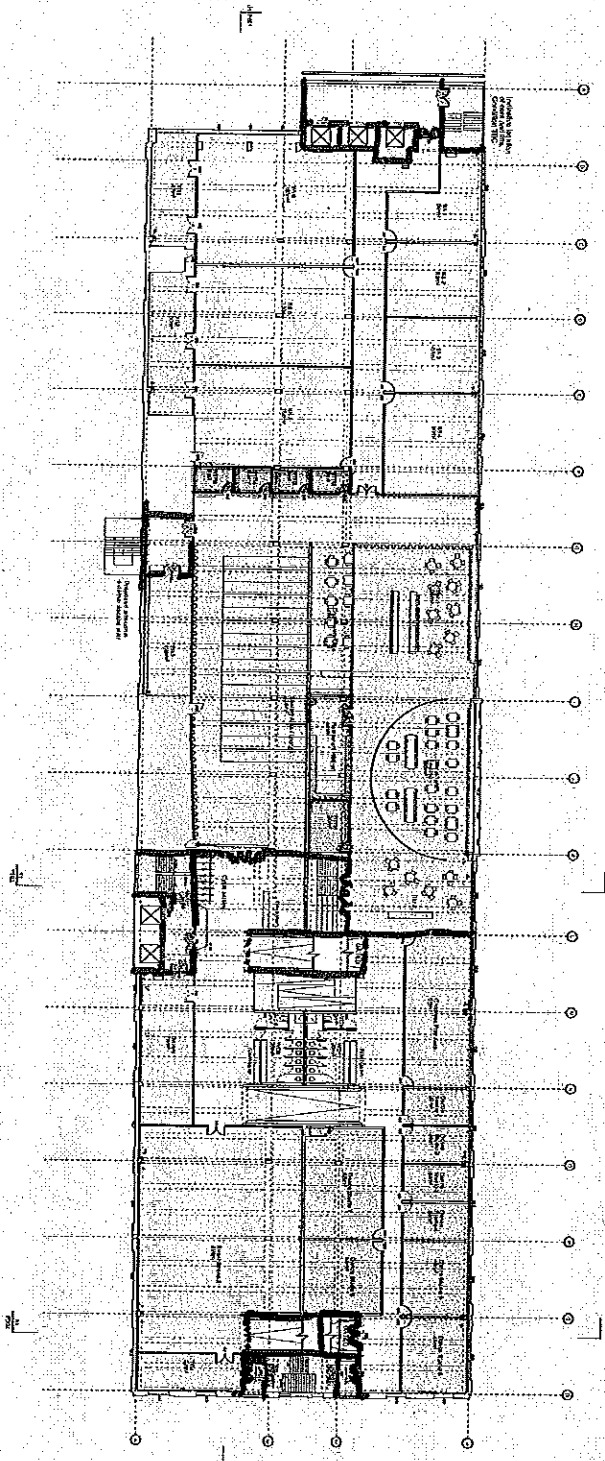
Rev	Date	Description
A	25.07.15	Design development
B	12.07.15	Design development
C	18.02.16	Revised for comment
D		



Project:
 Pecham Levels
 Drawing No:
 P304

Drawn by:
 EW
 Date:
 03/12/2015
 Scale:
 1:250 @ A1 / 1:500 @ A3

- 120 mins F.R.
 - 60 mins F.R.
 - 30 mins F.R.



Key

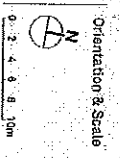
Studio space	774 sq m
Dance studio	330 sq m
WC	58 sq m
Flexible event space	326 sq m
Children's play area	98 sq m
Gallery	78 sq m
Outdoor terrace	278 sq m
Food & Beverage	525 sq m
Storage	35 sq m
Core	100 sq m

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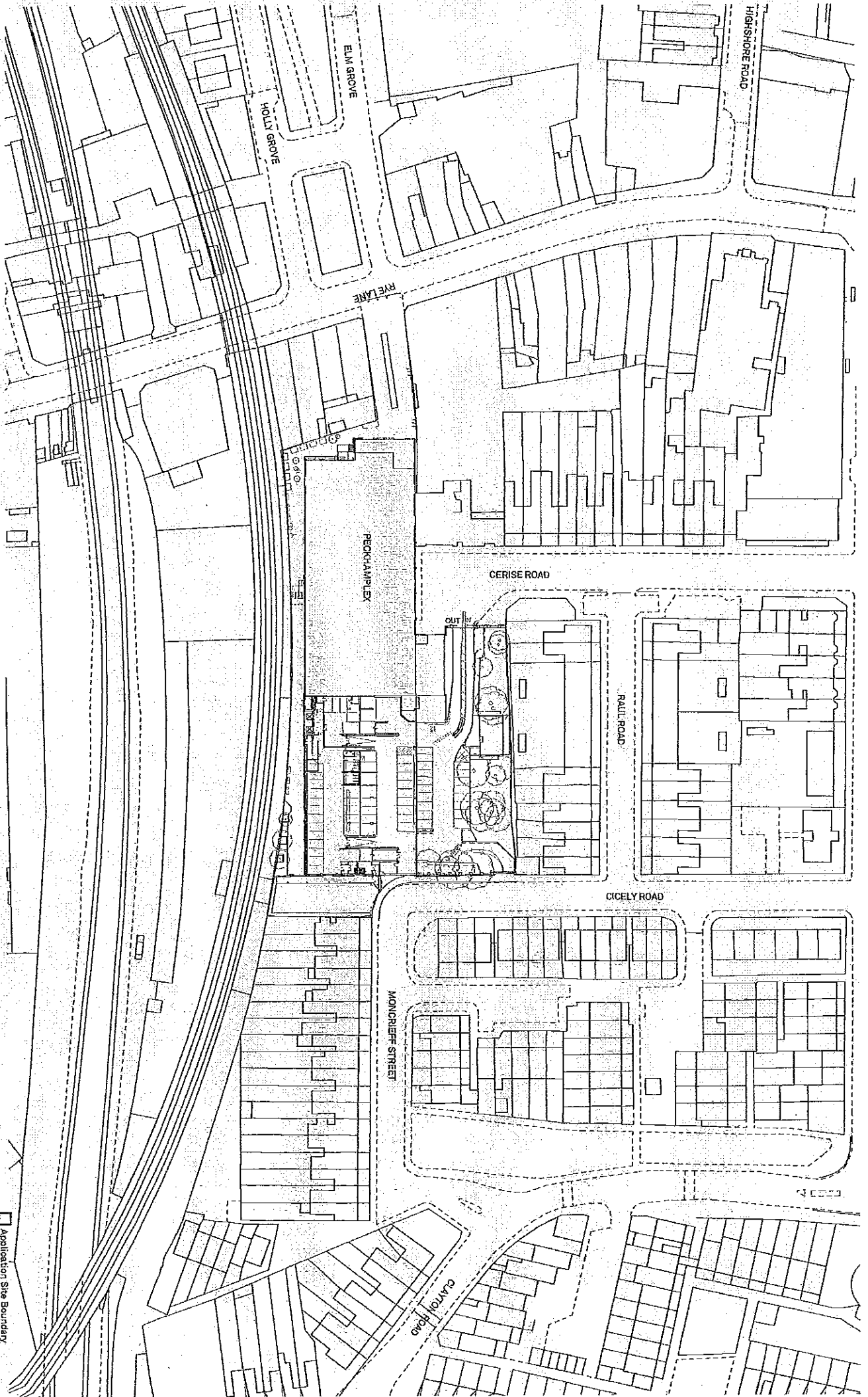
Revision History

Rev.	Date	Description
A	18.01.15	Design development
B	23.01.15	Design development
D	15.02.15	Issued for comment



Project:
 Peckham Levels
 Drawing Title:
 Proposed Levels 5 and 6
 Drawing No.
 P305

Drawn by:
 EN
 Date:
 03/12/2015
 Scale:
 1:250 @ A1 / 1:500 @ A4



**Carl
Turner
Architects**

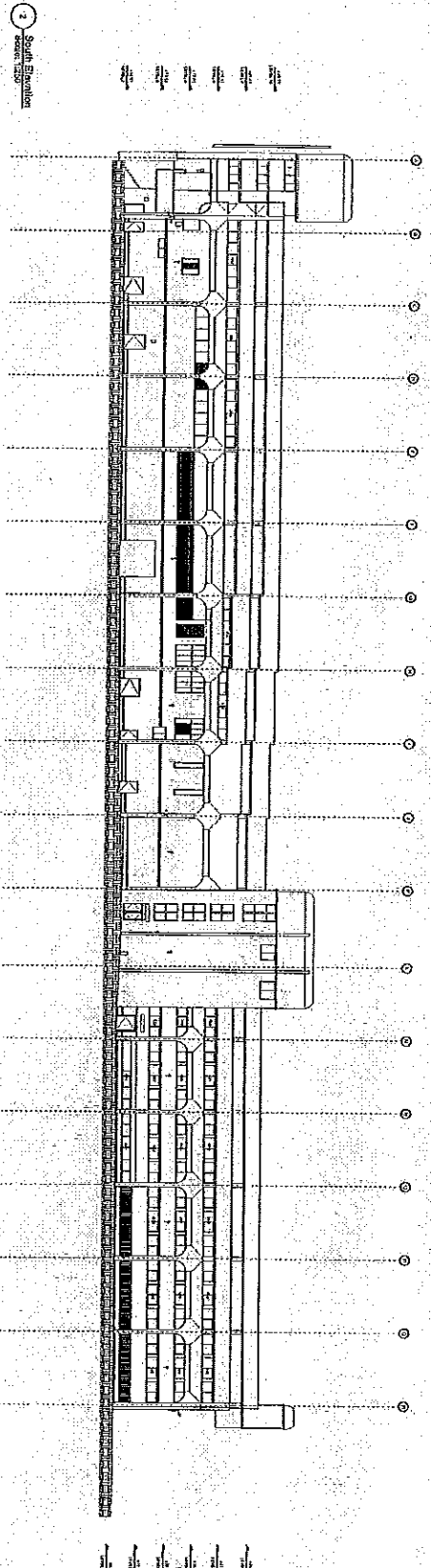
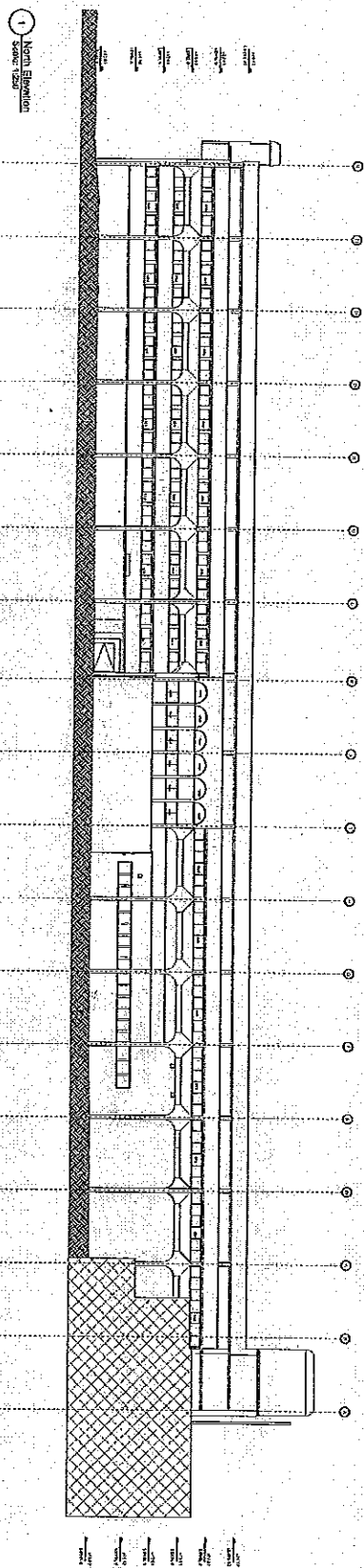
Unit 41-43, 49 Brixton Station Road
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Revision History
A 17/02/16 Design development

Orientation & Scale
0 5 10 15 20 25m

Project:
Peckham Levels
Proposed Site Plan
Drawings:
PT01

Application Site Boundary
Drawn by:
TW
Date:
22.12.2015
Scale:
1:500 @ A1 / 1:1000 @ A3



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Revision History
No. 1
17.02.16
Level hatched added

Orientation & Scale
0 2 4 6 8 10m

Project:
Peckham Levels
Drawing Title:
Proposed North and South Elevations
Drawing No.:
P401

Drawn by:
EW
Date:
12.02.2016
Scale:
1:250 @ A1 / 1:500 @ A3

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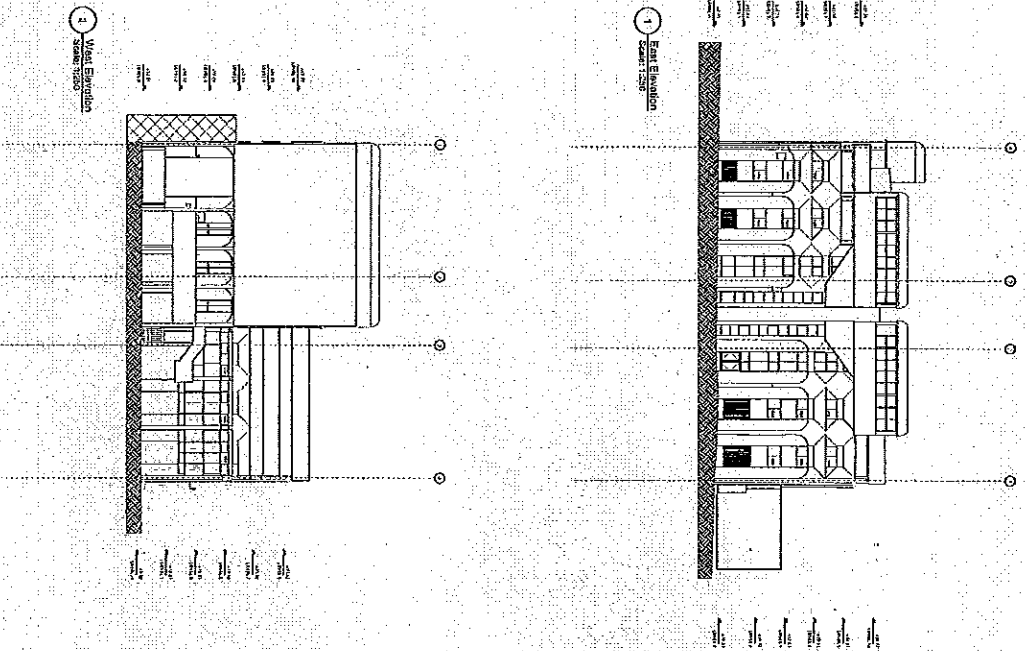
Unit 41-43, 49 Braxton Station Road
London SW9 8PQ
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info@car-turner-architects.co.uk
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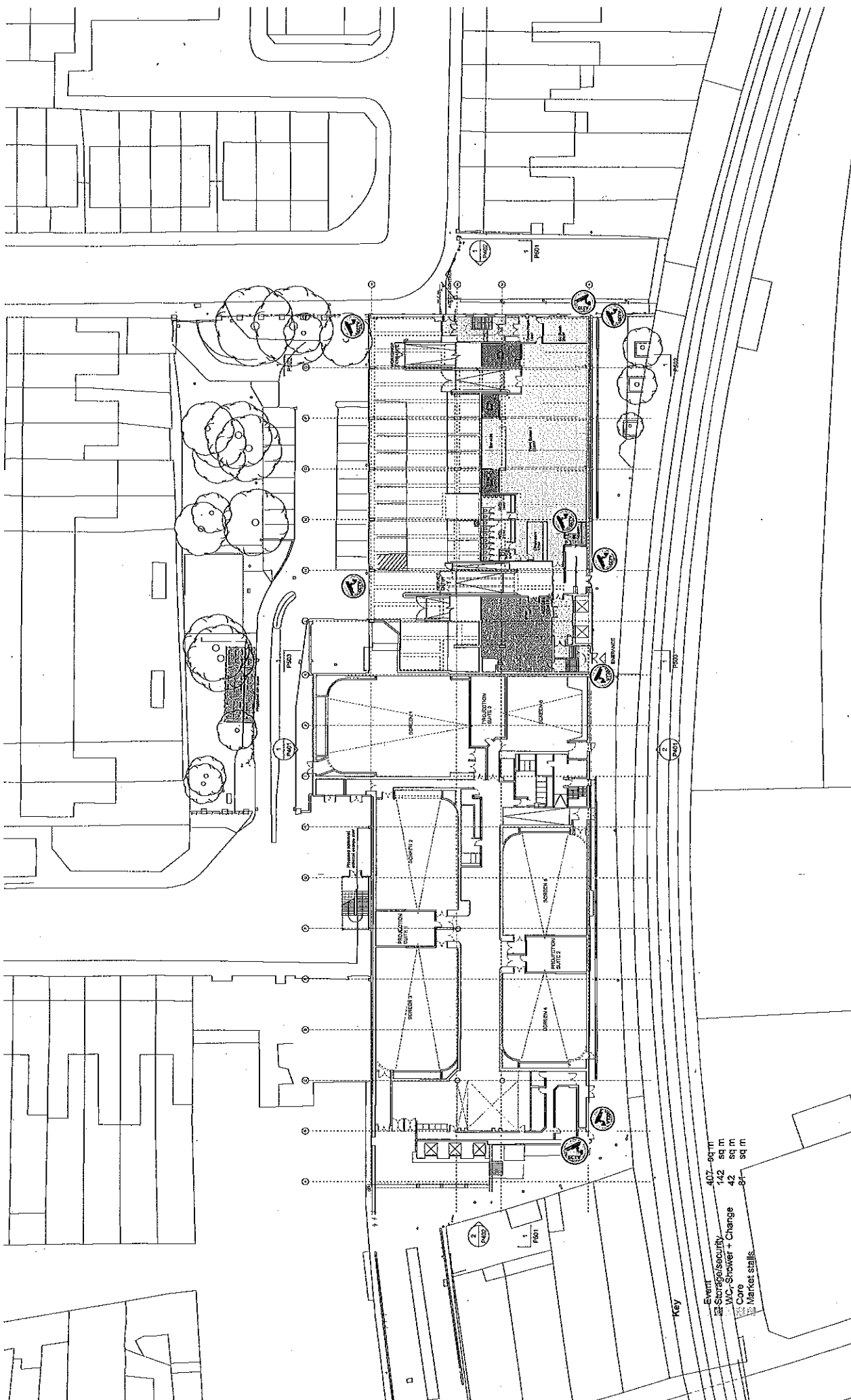
Revision History
Rev Date Description
A 17.02.16 Level markers added

Orientation & Scale
0 2 4 6 8 10m

Project: Peckham Levels
Drawing Title: Proposed East and West Elevations
Drawing No.: P402

Drawn by: EJV
Date: 12.02.2016
Scale: 1:250 @ A1 / 1:500 @ A3






Event 407 sq m
 Storage/Security 142 sq m
 WC-Shower + Change 42 sq m
 Core 42 sq m
 Market stalls 81 sq m

Key

Drawn by
 EW
 Date
 03.12.2015
 Scale
 1:250 @ A1 / 1:500 @ A3

Project
 Peckham Levels
 Drawing Title
 Proposed Level -1 and 0
 Drawing No.
 P302

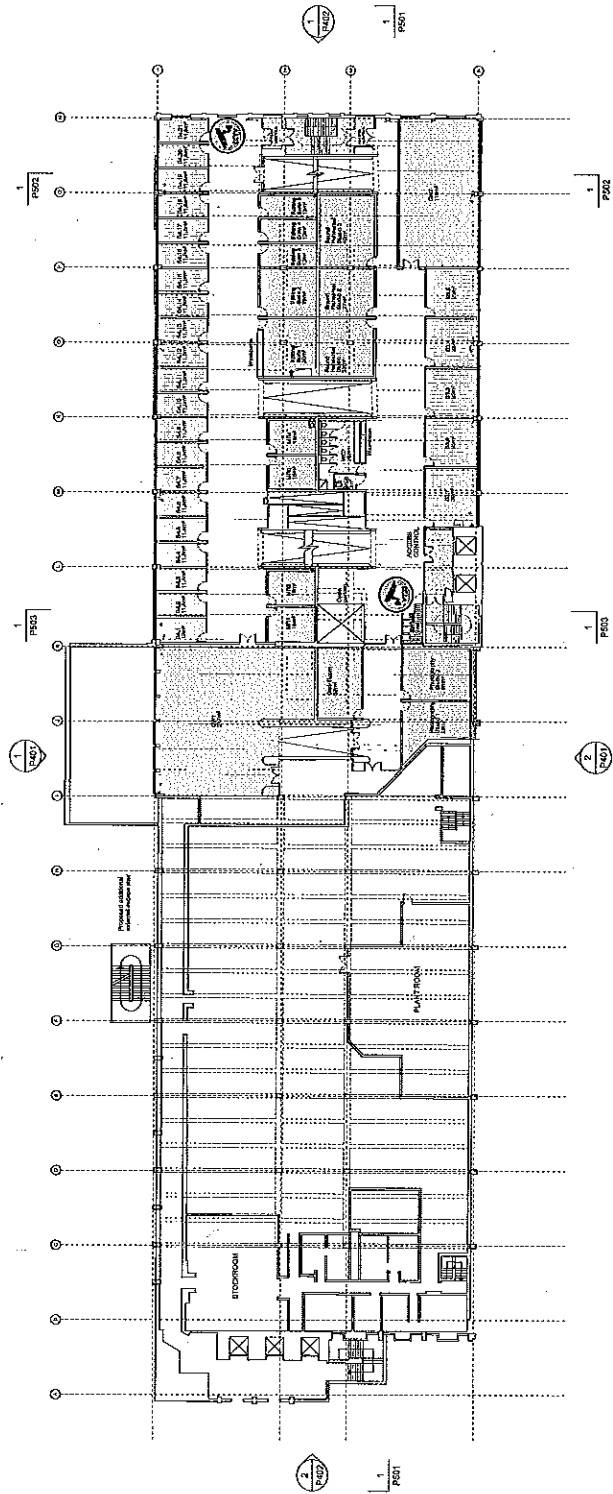
Orientation & Scale

 0 2 4 6 8 10m

Revision History

Rev	Date	Description
A	18.01.16	Concept
B	25.01.16	Design development
C	18.02.16	Design development
D	18.02.16	Design development
E	23.03.16	Issued for comment

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Key

- 374 sq m Studio space
- 335 sq m Co-working space
- 360 sq m Shared workshops
- 29 sq m WC, Shower + Change
- 81 sq m Core
- 7 sq m Bin store

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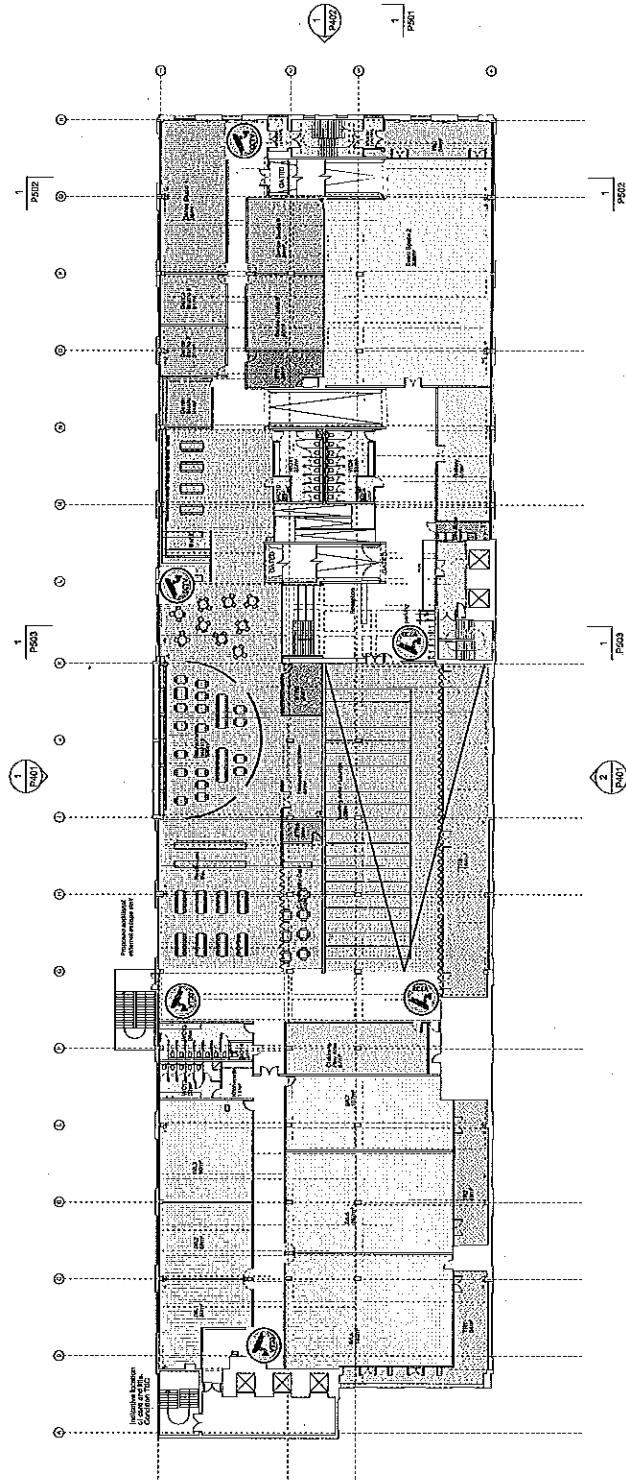
Revision History

Row	Description
A	18.01.16 Design development
B	25.01.16 Design development
C	12.02.16 Design development
D	23.03.16 Issued for comment



Project
Peckham Levels
Drawing Title
Proposed Level 3 and 4
Drawing No.
P304

Drawn by
EW
Date
03.12.2015
Scale
1:250 @ A1 / 1:500 @ A3



Key

- Studio space 678 sq m
- Dance studio 243 sq m
- M/C, Shower + Change 120 sq m
- Flexible event space 334 sq m
- Childrens play area 58 sq m
- Gallery 76 sq m
- Outdoor terrace 285 sq m
- Food & Beverage 1180 sq m
- Storage/Bin store 61 sq m
- Core 84 sq m

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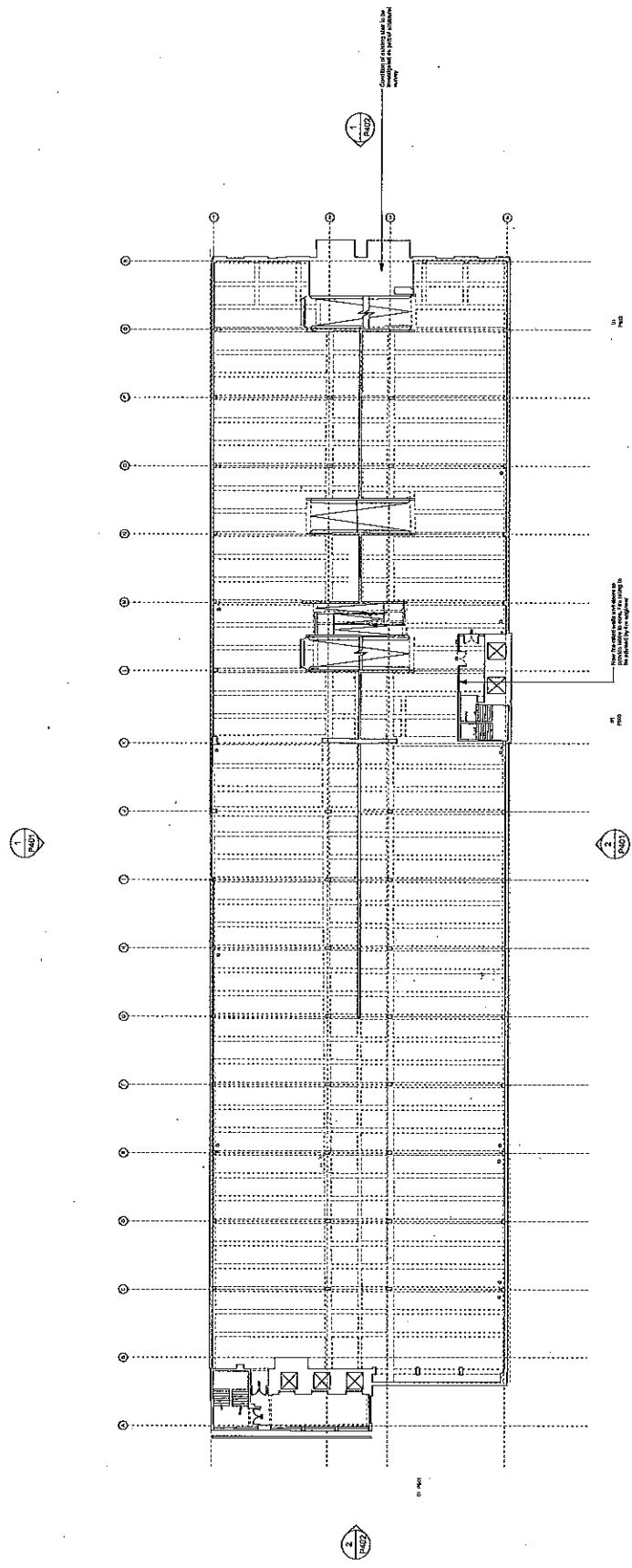
Revision History

Rev	Date	Description
A	19.01.16	Design development
B	22.03.16	Design development
C	16.02.16	Issued for comment
D	16.02.16	Issued for comment
E	23.03.16	Issued for comment

Orientation & Scale

Project: Peckham Levels
Drawing Title: Proposed Level 5 and 6
Drawing No.: P305

Drawn by: EW
Date: 08.12.2015
Scale: 1:250 @ A1 / 1:500 @ A3



Drawn by
TVW
Date
22.02.2016
Scale
1:250 @ A1 / 1:500 @ A3

Project
Peckham Levels
Drawing Title
Proposed Level 7 and 8
Drawing No.
P306

Orientation & Scale
N
0 2 4 6 8 10m

Rev	Date	Description

Unit: 41-43, 49, Boxton Station Road
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ct-architects.co.uk

Carl
Turner
Architects

CICELY ROA







RAUL ROAD

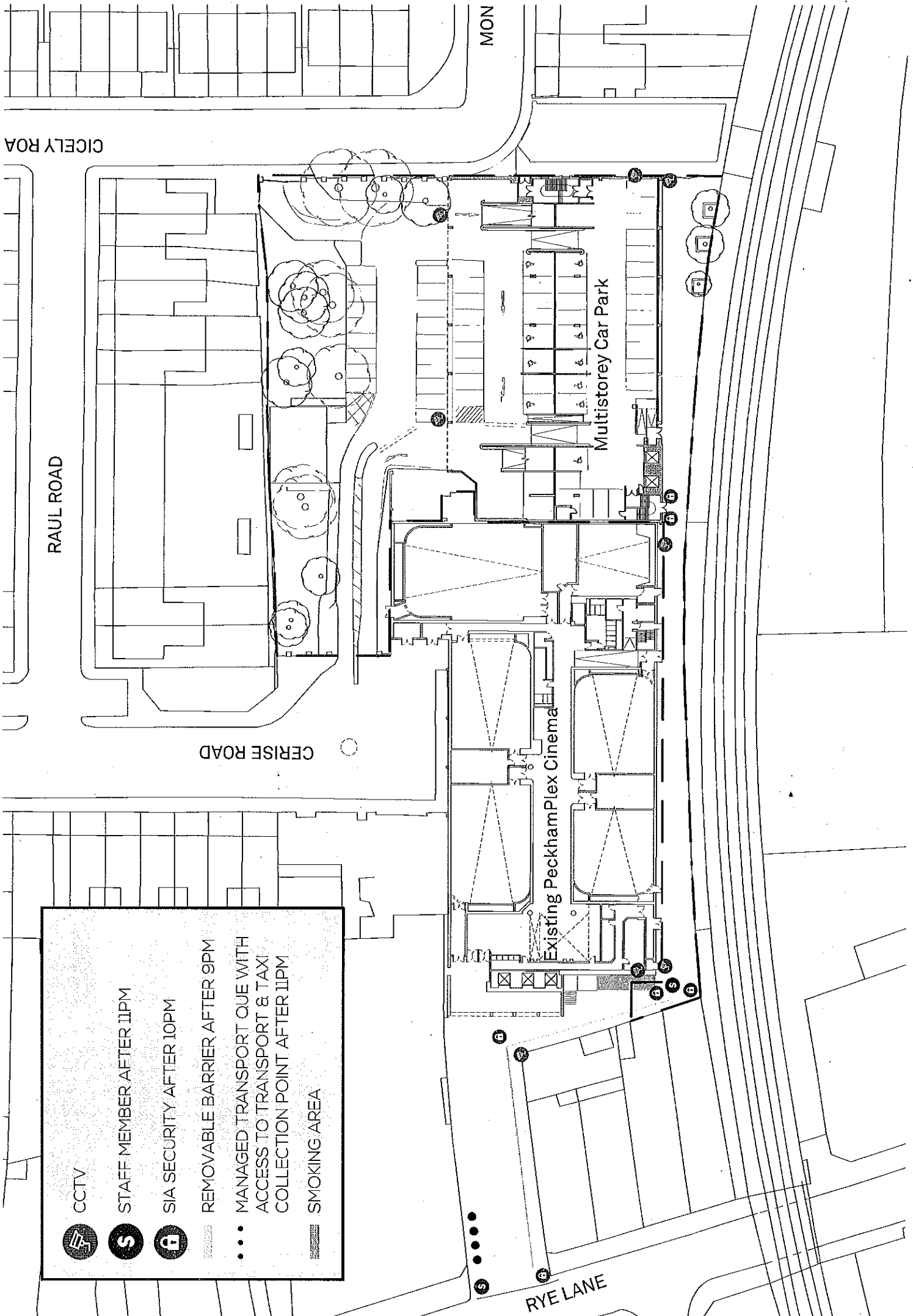
CERISE ROAD

Multistorey Car Park

Existing PeckhamPlex Cinema

RYE LANE

	CCTV
	STAFF MEMBER AFTER 11PM
	SIA SECURITY AFTER 10PM
	REMOVABLE BARRIER AFTER 9PM
	MANAGED TRANSPORT QUE WITH ACCESS TO TRANSPORT & TAXI COLLECTION POINT AFTER 11PM
	SMOKING AREA



Peckham Levels, London

Fire Strategy Report Issue 3

CONCEPT FIRE STRATEGY REPORT CONTENTS

1.0	INTRODUCTION	4
2.0	LEGISLATION	5
3.0	MEANS OF ESCAPE	6
4.0	FIRE SPREAD AND CONTROL	12
5.0	CONSTRUCTION	14
6.0	FIRE SERVICE ACCESS	18
7.0	FIRE SAFETY MANAGEMENT	21
8.0	CONCLUSIONS & RECOMMENDATIONS	22
9.0	LIMITATIONS, ASSUMPTIONS AND REFERENCES	23

DOCUMENT CONTROL & NOTES

Prepared by:	
Quality Checked By:	
Company:	
Correspondence Address:	
Date:	16 th March 2016
Issue:	3
Report ref:	CUK/FS/001023/V3
Notes:	
<p>This report is prepared for the exclusive use of the Peckham Levels project and client team and a third party shall not rely upon the information that it contains. CUK will not accept any responsibility for matters arising because of use by a third party. The recommendations and conclusions of the report should not be applied to any other building and may not be relevant if the report contents are not implemented into the design.</p> <p>This report is formulated on the basis of the information and experience available at the time of preparation. It is applicable to the above-mentioned project only in accordance with the client's instructions. It is only valid provided no other modifications are made other than those for which a formal opinion has been sought and given by Compliance UK.</p>	

DOCUMENT HISTORY

Issue	Date	Amendment Details	Author	Checked
1	10/02/16	Initial report for comment	BW	AL
2	23/02/16	Including design team feedback	BW	AL
3	16/03/16	Including building control comments	BW	AL

Note: All amendments to the fire strategy since the previous issue are indicated with a vertical line in the right hand margin of the document.

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1.0 INTRODUCTION

1.1 Report Scope and Objectives

- 1.1.1 Compliance UK (CUK) has been appointed to produce the fire strategy for refurbishment project known as the Peckham Levels.
- 1.1.2 This preliminary report has been created to describe the initial fire strategy concepts and also to present a series of options to be discussed within the design team, on this project the options mainly relate to methods of maximising the occupancy levels within the building. It is intended that this document is a discussion document which following feedback from the design team will be developed into a formal fire strategy report for Building Regulations submission.
- 1.1.3 This report is based on the guidance in British Standard BS9999¹.
- 1.1.4 The report follows the main sections in BS9999, however in some specific areas fire engineering has been used to demonstrate deviations from the guidance. Such deviations are explained in each section as appropriate.
- 1.1.5 The findings and opinions expressed are based on the conditions encountered and the information reasonably available at the date of issue of this document, and shall be applicable only to the circumstances envisaged herein.
- 1.1.6 As this document forms a concept approach for fire matters, it is assumed that the fire safety systems and facilities have been implemented according to recognised standards and competently maintained such that the concept outlined in this document is maintained.

1.2 Building Description

- 1.2.1 The existing building is an existing multi-screen cinema with adjoining car park that has been previously been developed on the two uppermost floors into an events space known as Bold Tendencies.
- 1.2.2 The Bold Tendencies accommodation has a maximum existing agreed capacity of 1800 people with their escape routes being the three main escape staircases plus access down to level 6 via one of the existing car park vehicle ramps with escape then leading back into the adjacent escape staircase (this was due to the associated staircase flight between Levels 6 and 7 being unusable in the existing condition).
- 1.2.3 The existing cinema is completely independent of the proposed area of works and has independent escape routes with no reliance on the areas being discussed in this report.
- 1.2.4 The works proposed within this project involve the changing of the car parking accommodation on Levels 0 to 6 into artists' studio and events space. The refurbished accommodation on Levels 1 to 4 will mainly consist of workshops, studios and back of house space with the events space being on Levels 0 & -1 plus Levels 5 & 6. Within these works it will also be necessary to address some fire safety features for the Bold Tendencies demise, for example fire alarm systems will need to be interfaced, the existing staircase at the east end of the building will need to be reinstated at all levels and the fire safety management provisions will need to be coordinated.
- 1.2.5 The project has a limited budget and lifespan with this accommodation currently being designed based on a five year life span. To facilitate the funding model for the project the client requires a potential occupancy over the accommodation of 3600 people. These project constraints have been a key part of the form of how this fire strategy has developed.

1.3 Building Risk Profile

- 1.3.1 Following the guidance given in BS 9999 a risk profile can be established for the building based on a combination of the occupancy characteristic and the fire growth rate.

1.3.2 Occupancy Characteristic

- 1.3.3 The occupancy characteristic is principally determined according to whether occupants are familiar or unfamiliar with the building and to whether they are awake or asleep. The following is the characteristic occupancy applicable to this building as referenced from Table 2 of BS9999.

Occupancy Characteristic	Description
Events Space - B	Occupants who are awake and unfamiliar with the building

1.3.4 Fire Growth Rates

- 1.3.5 The fire growth rate is an estimation of the rate at which a fire will grow given the typical use to which the room will be put to. The fire growth rate is not necessarily related to the fire load density within the room. The following is the fire growth rate applicable to this building as referenced from Table 3 of BS9999.

Category	Fire Growth Rate	Fire Growth Parameter (kJ/s ³)
2	Medium	0.012

- 1.3.6 From considering the above tables the following Risk Profile has been established.

Occupancy Characteristic	Fire Growth Rate	Risk Profile
B	2 – 0.012kJ/s ³	B2

- 1.3.7 As the risk profiles for the two areas differ the fire strategy for the works has been based on the new commercial units being full separate fire compartments such that their treated as independent compartments with their own risk profiles applied independently.

2.0 **LEGISLATION**

- 2.0.1 The main fire legislation applicable to this building includes, The Building Regulations and The Regulatory Reform (Fire Safety) Order 2005.
- 2.0.2 This document forms a concept approach for fire matters, the design team must ensure the contents of this report are incorporated in the building. This concept will not prevent a fire occurring and good housekeeping will be encouraged to reduce the risk. This strategy is mainly concerned with getting occupants out of the building safely and providing measures, where necessary, to assist the fire fighters in their operations.
- 2.0.3 The concept is only valid where the systems are designed correctly and maintained in an operating condition. If there is a failure in the management approach and a fire occurs, this concept may not reduce the impact on contents and building damage.
- 2.0.4 Following occupation, the management of the premises are required under current legislation to carry out a fire risk assessment. This document will be developed following completion of the fit out works and will form part of the fire manuals developed for the premises (BS9999 provides appropriate guidance in this area).

2.1 **Building Regulations**

- 2.1.1 The construction or modification of any building in England & Wales needs to comply with the statutory requirements of the Building Regulations. These regulations deal with the minimum standards of design and building work for the construction of domestic, commercial and industrial buildings. The Building Regulations contain a list of requirements, referred to as Schedules, which are designed to ensure the health and safety of people in and around buildings. There are 14 Parts, which cover subjects such as structure, fire safety, ventilation, drainage, etc.

2.1.2 In the case of fire, the regulations are dealt with under the functional requirements B1 to B5 of Schedule 1 of the Building Regulations. There are a number of prescriptive documents, which can be adopted to show compliance with the Schedules. These include Approved Document B² and various British Standards (most notably BS9999 for fire safety design purposes). These guides are considered as adequate to provide general guidance for the more common buildings. An alternative approach is to adopt Fire Safety Engineering, which integrates fire engineering calculations, life safety systems, building inherent features and professional judgement, to produce a fire strategy that achieves appropriate levels of safety to a specific building and use.

2.2 Regulatory Reform (Fire Safety) Order 2005

2.2.1 A full risk assessment covering general health and safety as well as fire safety will be required on occupation of the building to meet the Regulatory Reform Order and will allow the ongoing control to be monitored to ensure safe escape can be achieved.

2.3 Construction, Design and Management Regulations

2.3.1 Projects undertaken in the UK are subject to the requirements of the Construction (Design and Management) Regulations 2015 (CDM), or within the European Union, that particular country's interpretation of the European Union Directive.

2.3.2 This report defines the strategy for meeting the functional and performance requirements for fire safety in the finished building. It is intended to form part of the submission for approval under the Building Regulations, Part B (Fire safety). Where any conclusions or recommendations contained within this report specify particular materials, products or forms of construction these will have been assessed, in accordance with CDM Regulations 9 and 11 (duties for designers).

2.3.3 In the event that these involve significant residual risks or health and safety critical assumptions, this information will be made available to the Principle Designer. Where the architect or other consultants use all or part of this report to specify works, they are understood to be competent in alerting the Client, Principle Designer, Designers, Contractors and Building Occupier of issues arising under the CDM Regulations.

3.0 **MEANS OF ESCAPE**

3.0.1 Schedule 1 of the Building Regulations requires the following functional requirements to be met in respect of B1, Means of warning and escape:

"The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building, capable of being safely and effectively used at all material times."

3.0.2 The following discusses the implications of this proposed building design and seeks to demonstrate that a satisfactory standard of fire safety is achieved.

3.1 Evacuation Strategy

3.1.1 As the building is essentially becoming an Assembly and Recreation use prescriptive guidance recommends that the evacuation should be based on a simultaneous basis. As a result, this philosophy forms the starting premise for the discussions on means of escape.

3.1.2 Based on the above in the event of a fire in the building the new accommodation and the Bold Tendencies accommodation will both evacuate simultaneously. Due to exit width proposals for this building it is proposed that a short investigation / pre-evacuation period is incorporated primarily to allow staff to get into position to efficiently management and evacuation.

3.1.3 In this case in the event of a single smoke detector activating then a maximum 30s acknowledgement period will commence in which staff have the opportunity to acknowledge the fire alarm at the main fire alarm panel. Once the fire alarm has been acknowledged then staff will have a further three minutes in order to establish the location of the fire and also move staff into positions to be able to manage occupants to the most appropriate exits.

- 3.1.4 In the event that either of the acknowledgement or investigation periods time out without action or a second smoke detector or a single heat detector or manual call point activates then any delay would be cancelled and the evacuation signal would be given throughout the accommodation.
- 3.1.5 It should be noted that this cause and effect would be applicable to both the new accommodation and also to the Bold Tendencies demise due to the interconnection of the escape routes. Discussions will be required with Bold Tendencies to ensure that these interfaces can be achieved.

3.2 Travel Distances and Escape Protection

- 3.2.1 The travel distances will be limited to those discussed in the table below. In each case the travel distances will be measured from the furthest point in the accommodation to the nearest storey or final exit door along the actual route of escape.

	Travel in one direction	Travel in more than one direction
General Accommodation	23m ^A	57.5m ^A

Notes: ^A – The distances quoted are based on the minimum travel distances plus a 15% allowance for the inclusion of the enhanced automatic fire alarm and detection systems.

- 3.2.2 The travel distances recommended above are met from all areas of the accommodation.
- 3.2.3 There are a number of inner rooms present in the accommodation however those present are considered acceptable due to the following principles being present:
- Each inner room maintains the travel distances to a storey exit as recommended earlier.
 - Each inner room and access room is covered by the automatic fire detection and alarm system.
 - No inner room is accessed from a special fire hazard room.
 - The occupancy of the inner rooms are limited to a maximum of 60 people.
- 3.2.4 All dead end corridors longer than 2m in length will be enclosed in 30minute fire resisting construction with FD30S self-closing doors.
- 3.2.5 All doors needed for escape are openable with a single action and without the use of a key. Any access control devices fitted to doors will be interlinked to the fire alarm system such that they disengage on the activation of the fire alarm system. Additionally a manual override device is positioned locally by each door needed for escape that includes access controls.
- 3.2.6 All escape routes maintain a minimum height clearance of 2m.
- 3.2.7 The staircase discharge routes are maintained unobstructed and free of fire load.

3.3 Occupancy Loads and Escape Widths

- 3.3.1 As stated earlier the existing events space on the levels above this accommodation currently have a maximum occupant capacity of 1800 people. Similarly this project has a funding requirement for potentially up to 3600 people overall, of which the following distribution has been proposed:

Floor	Occupancy
Level -1/0	1000 People
Level 1/2	300 People
Level 3/4	300 People
Level 5/6	2000 People

- 3.3.2 One of the key findings to this fire strategy was that the original existing staircases were insufficient under either Approved Document B or BS9999 standard principles to support arguably the existing occupancy levels let alone any new development. On the back of this finding within these works an additional external staircase is being added to assist with the occupancy levels however beyond this a fire engineered alternative solution has been proposed to address the shortfall in the escape widths.
- 3.3.3 The following sections describe the basic means of escape parameters applicable to this building based on BS9999 recommendations and subsequently the maximum occupant capacities for the floors and building based on these prescriptive principles. Following this a further section then discusses the proposals for mitigating the additional occupancy levels proposed and the facilities present in order to manage this evacuation process.

3.3.4 BS9999 Escape Width Parameters

3.3.5 From Table 13 of BS9999 the minimum door width per person recommended with the minimum fire protection measures is 4.1mm (B2 profile). A minimum door clear width of 800mm applies to all escape doors and a 1200mm minimum clear width for corridors.

3.3.6 The building design has a series of half levels that have access into the staircases therefore in our opinion to correct correlation with prescriptive guidance (i.e. to accurately reflect stacking of occupants within the staircases) each pair of levels should be considered as a single floor with respect to the floors served for staircase capacity purposes. Based on this rationale Table 15 recommends a minimum stair width of 2.9mm per person for each of the three internal staircases with the minimum fire protection measures. Similarly the external staircase is assumed to not serve the existing top floor accommodation and therefore has a minimum stair width of 3.4mm per person. A minimum stair width of 1000mm applies to downward travel on the staircases.

3.3.7 In respect of vertical escape it is considered that the automatic fire alarm and detection system is a significant benefit for the greater escape design and therefore it is proposed to take this feature as an additional benefit for the escape widths. This therefore gives a 15% reduction to give a figures of 3.485mm per person for storey exits and 2.465mm per person and 2.89mm per person respectively.

3.3.8 Prescriptive BS9999 Exit Width Application for Horizontal Escape

3.3.9 From the existing plans each staircase width is 1800mm therefore this has been assumed as the limiting factor for the storey exits (as in some cases there are multiple storey exits that lead onto the same stair flight). From the exit parameters discussed in Section 3.3.4 above this results in each 1800mm wide exit being able to support up to 516 people.

3.3.10 Level 5 and 6 is a larger floor plate than the lower floors due to the space oversailing the cinema. This level has access to the three existing staircases plus an extra new staircase. From the discussion above the storey exits are considered to be limited to 1800mm wide with the potential of dual routes into these staircases resulting in a maximum of four exits being available after the largest exit has been discounted. Based on the four exits available this gives a potential maximum occupancy of 2064 people.

3.3.11 On Levels 1 to 4 the accommodation has access to two staircase routes which again have a limiting width of the staircases at 1800mm. Therefore, based on one exit into the staircases being discounted due to the fire individually each pair of levels (e.g. Levels 1 & 2 or Levels 3 & 4) can potentially cater for up to 1032 people.

3.3.12 At Levels -1 and 0 the accommodation has potential access into the two main staircases, a direct final exit to outside plus escape via the ramps into the car park. With the ramp routes assumed to be 1000mm wide with the other three routes affording 1800mm widths the potential maximum occupancy of this level could be up to 1600 people and therefore this exceeds the design occupancy for this space to maximise the building occupancy on the upper floors it is proposed that these areas do not escape via the main staircases and instead escape via the car park or direct final exits as applicable. In this case there are two exits available that both maintain a clear opening width of at least 1000mm therefore the aggregate occupancy of these two levels can be up to 1000 people.

3.3.13 It should be noted that all doors on the escape routes open in the direction of escape. The doors into individual rooms that have an occupancy of less than 60 people are acceptable opening in either direction but the door opening widths must be at least 800mm wide.

3.3.14 Rooms with single exits should be limited to 60 people. Rooms with two exits can have a potential occupancy of up to 600 people, if this upper limit was observed then the two exit doors would need clear widths of 2091mm each. For information a single 800mm exit door that opens in the direction of escape can cater for up to 229 people.

3.3.15 It should be noted that none of the discussions above consider the potentially of using the former car park ramps as a further means of escape.

3.3.16 Prescriptive BS9999 Exit Width Application for Vertical Escape

- 3.3.17 For vertical escape it is proposed that all staircases will be lobby protected and therefore it is not necessary to discount a staircase where a storey exit has previously been discounted.
- 3.3.18 The overall accommodation has potentially three internal staircases which can access all floors plus one external staircase which serves up to Level 6. Based on each staircase being 1800mm clear and using the parameters discussed in paragraph 3.3.7 the available staircases give a total building occupancy of 2812 people. This is composed of three internal staircases that each have a capacity of 730 people plus one external staircase that has a capacity of 622 people.
- 3.3.19 To support this prescriptive occupancy the staircase routes, the final exit routes and final exit doors from the staircases should maintain the widths of the staircases, i.e. 1800mm.

3.3.20 Occupancy Increases

- 3.3.21 The prescriptive calculations discussed above demonstrate that there is sufficient horizontal storey exits at each level to locally support the occupancy levels expected on each floor. However, the staircases present are only sufficient to support up to 2812 people by prescriptive measures, this leaves an over capacity of 2015 people on the upper floors (Note: The 2015 person figure has been established as follows: The overall building when including the Bold Tendencies figures has an occupancy of 5400 people. From the vertical escape section above the staircases have a total capacity of 2812 people, leaving a surplus of 2588 people. But, the 5400 total capacity includes occupants on Levels -1/0 which would also access to other exit routes beyond the staircases therefore these occupants have been further deducted from the surplus 2588 people, leaving the 2015 people extra that are reliant on the staircases for escape. On the level 0 accommodation there is a direct final exit of approximately 1800mm, then two exits that discharge into the car park of approximately 1500mm and 800mm respectively. After discounting the largest exit the two remaining exits can accommodate over 600 people. At this point as these additional exits are new and need to be developed onsite the capacity escaping via these separate routes has been reduced to slightly to allow for construction tolerances which gives the 2015 person over capacity).
- 3.3.22 Within the building it is known that the vast proportion of the excess occupants will be located on Levels 5 and 6 plus within the Bold Tendencies demise above. As the occupancy excess is on an upper storey and therefore reliant on a staircase being available for escape it is proposed that to achieve an adequate level of safety there would need to be sufficient resilience present within the escape routes to allow the occupants to wait the additional time to evacuate. In prescriptive settings there are parallels to this concept with both phased evacuation and progressive horizontal evacuation whereby enhancements to early warning, compartmentation assist with creating additional time to for escape.
- 3.3.23 In a phased evacuation building that is less than 30m high phased evacuation would be based on the lifts and stairs being lobbied, all floors being compartment floors, a minimum L3 fire alarm and detection system being provided and an internal speech communication system being present to allow fire wardens to control the evacuation.
- 3.3.24 In this building for a fire in the top floor tenancy it is likely to take a considerable period before this escalates to start affecting the escape routes from the levels below. Similarly, a fire in the new accommodations on levels 0 to 4 actually still leaves the main occupied floors with access to two completely independent staircases due to the natural distribution of the building accommodation that oversails the discreet cinema. On this basis the worst case would potentially be a fire on Level 5 which would have a direct impact on the occupants on that level and it would also potentially have access to all of the staircases that serve the top floor accommodation.
- 3.3.25 Following on from the above, if Levels 5 and 6 were sub-divided into two fire compartments (notionally with the sub-division line along the line of the cinema party wall this would ensure that two staircases were available in each compartment zone). With the sub-division forming a formal compartment scenario with 60minutes fire resistance and FD60S self closing doors then these compartments could be used as temporary refuge area where occupants could queue in relative safety. Supporting this each compartment would be able to accommodate the entire occupancy for the floor.

- 3.3.26 In addition to the basic compartmentation this proposal would require full fire alarm and detection coverage of the accommodation, well trained management and facilities to allow clear communications to all occupants in the building. Discussions between the respective accommodation management teams are already underway to assess the impact on their management operations with remedial actions being established.
- 3.3.27 Based on the discussions above in order to support a concept of extending the evacuation period within this building the following facilities are proposed:
- A 60minute compartment floor will be introduced above and below Levels 5 and 6
 - Levels 5 & 6 will be sub-divided centrally into two compartments by a 60minute fire resistant wall
 - Each compartment on Levels 5 & 6 will accommodate queuing space for the entire occupancy of this floor.
 - All lifts and staircases will be lobbied off from the accommodation at each level.
 - The building will be covered by a minimum L2 standard automatic fire alarm and detection system with voice alarm system.
 - Additional trained staff will be provided on all occasions where the building occupancy exceeds 2812 people.
- 3.3.28 Given the above facilities it is not considered likely that the staircases would be impeded during the evacuation period however there is potential that the access routes from the floor plates into all of the staircases could be affected, especially later in the evacuation. In order to gain an understanding of the potential evacuation extensions that could occur in the building the following calculations have explored different fire scenarios.
- 3.3.29 From prescriptive staircase calculations the upper floors can support 2812 people in accepted normal evacuation periods, leaving a further 2015 people present in the building still needing to evacuate to outside via the staircases. At the point of the extended evacuation time the staircases already have occupants queuing in the staircases and therefore the limiting factor for the evacuation becomes how long it takes for the occupants to flow through the staircase final exits at ground floor level.
- 3.3.30 BS7974 Part 6 recommends that occupants can flow through an exit at a rate of 1.3persons/m/s. In this case each staircase exit is 1.8m wide and therefore each final exit can support a flow rate of 2.34 persons/s. The table below gives a summary of the additional evacuation time that would be required based on the excess occupancy have access to different numbers of staircases.

No. of Staircases Available for Escape	Exit Time Extension
One Staircase	862s (14.4minutes)
Two Staircases	431s (7.2minutes)
Three Staircases	287s (4.8minutes)
Four Staircases	216s (3.6minutes)

- 3.3.31 Although considered in the table above it is highly unlikely that a single fire event could impede more than two of the staircases due to the compartmentation present through the building. On this basis the realistic worst case situation would be an evacuation extension of 7.2minutes. It should be noted that these calculations do not consider any occupant evacuation via the internal circulation ramps and where more than two staircases are available then the evacuation extension could be further reduced.
- 3.3.32 With regards to the Bold Tendencies accommodation they will not have access to the new staircase that is being added to serve Levels 5 and 6 and therefore they will have access to the three existing staircases only from their accommodation. Notwithstanding this they also have internal access between their accommodation levels and their top floor which has access to all three available staircases is also in the open air.

3.4 Persons of Reduced Mobility (PRM) Evacuation

- 3.4.1 The evacuation of disabled occupants plays an important role in the overall evacuation of the building. The building operates on several levels above ground and therefore, where escape is not direct to outside, provisions are required for disabled occupants to reach a place of refuge before being fully evacuated by staff.

- 3.4.2 At present it is not intended that the lifts within the building be used as part of the means of escape for disabled occupants. Where possible, the exits have been arranged so that escape is either direct to outside (where practicable) or into a refuge on the upper floors.
- 3.4.3 The refuges comprise of a notional area, 1400mm x 900mm located out of the path of escape within the stair or staircase lobby enclosures. In accordance with BS9999, the refuges will contain a means for occupants to communicate to the building management that they are in need of assistance. The emergency communication system will conform to BS 5839 Part 9³ and consist of Type B outstations. This will be provided within the refuge with an indication at a suitable management area (proposed at this stage as within the protected stair enclosure at ground floor level).
- 3.4.4 The building management (in this context both the tenants and landlord management) forms an integral part of the design and on-going functionality of the building. The building should have an overall management system whereby assigned responsibilities will include ensuring that the fire safety strategy is adopted and enforced, which will include the production of the emergency management strategy discussed above.
- 3.4.5 The emergency management strategy should include information on staff training, staff resource levels, details of any additional facilities (e.g. evacuation chairs, fire warden radios etc.), how disabled occupants will be evacuated in the event of a fire and identify key roles in ensuring they are assisted in a fire situation.

3.5 Fire Alarm and Detection Systems

- 3.5.1 The minimum fire alarm and detection system standard for an assembly building is a simple manual system, however as part of the building design a higher than minimum standard of fire alarm and detection system has been provided. In this case the building will include an automatic fire alarm and detection system that provides a minimum L2, Grade A standard as described in BS 5839 Part 1⁴. Further to the general fire alarm system specification it is also recommended that the system also includes a voice alarm facility.
- 3.5.2 The system should comprise of a fire alarm panel, manual call points at storey and final exits, appropriate automatic fire detection and sounders in all escape routes, rooms opening onto escape routes and all special fire hazard rooms. Due to the interrelationship between the existing Bold Tendencies space and the new accommodation it is proposed that these fire alarm principles apply to both accommodations.
- 3.5.3 The fire alarm panel will be located by the main entrance to the building. This enables the fire service to review the panel information in addition to possessing further details on the building facilities prior to entering further into the building. Depending on the status of the existing fire alarm systems within the Bold Tendencies space it may be necessary for an additional fire alarm repeater panel to be provided in their accommodation.
- 3.5.4 Fire sounders will be provided to ensure a sound level of 65dbA or 5dbA above ambient background noise, whichever is the greater. It is recommended that the fire alarm systems are linked to the sound systems within the accommodation such that the sound systems are shutdown automatically on the fully activation of the fire alarm and detection system.
- 3.5.5 As mentioned earlier the building will be evacuated simultaneously on the full activation of the fire alarm and detection system, following a 30s acknowledgement period and three minute investigation period (See Section 3.1 for further discussion on this process).
- 3.5.6 On activation of the fire alarm and detection systems the following facilities occur:
- All HVAC plant shuts down.
 - An automatic solenoid valve shuts down any gas supplies to the building (if applicable).
 - Any doors held open on electromagnetic door hold open devices release.
 - All lifts return to the ground level however, if the fire is detected at ground level then the lifts are intelligent to recognise this and return to the first floor level to allow occupants to evacuate in safety.
 - All access control devices to the fire exit routes release.
 - All automatic fire dampers close.
 - Any audio-visual sound systems in the entertainments and events areas should be isolated.

3.6 Emergency Lighting Systems

3.6.1 To facilitate normal working the lighting levels throughout the building will be excellent. In the event of a fire within the building, it is very unlikely that the power to the normal lighting circuit would be lost in the early stages while the occupants are escaping. This is based upon the fact that the electric supply to the light fittings would initially be away from a fire and would continue to operate. However, assuming a power failure, emergency lighting has been provided as a secondary backup, complying with the requirements of BS5266: Part 1⁵. This includes coverage as per following.

General Accommodation	
	<ul style="list-style-type: none"> • All internal escape routes • All external escape routes • Areas directly outside the final exits • Toilets with a floor area over 8m² • Switch gear/battery room for the emergency lighting system • Electricity/generator rooms • Underground or windowless accommodation • Open plan areas of more than 60m²

Note – Lighting to escape staircases should be on a separate circuit from that supplying any other part of the escape route.

3.6.2 The lighting comprises luminaries in all identified areas, with the type of fitting appropriate to the space they serve.



3.7 Emergency Signage

3.7.1 Illuminated escape signage is provided above all exit routes, storey and final exit doors within the building.



3.7.2 The signs are in accordance with BS 5499: Part 4⁶ and BS ISO 3864 Part 1: 2011⁷, Health and Safety (Safety Signals and Signs) Regulation 1996.

3.7.3 Any doors in the lines of fire resistance are provided with appropriate fire signage. In general doors to staircases and sub-division corridor doors are provided with 'Fire door keep shut' signage. Doors to cleaner's cupboards, stores, plant rooms and service risers are provided with 'Fire door keep locked' signage.

3.7.4 Examples of the signage mentioned above that is dependent on their method of closure are given below.

Method of Closure	Signage	Sign Diameter	Letter Height
Self-closing device		60mm	5mm
Kept locked shut		60mm	5mm

3.7.5 Examples of the signage mentioned above that are applicable to exit doors and escape routes are given below.

Signage	Sign Diameter	Letter Height
	60mm	5mm
		

3.8 Fire Extinguishers

- 3.8.1 Manual fire fighting equipment is not necessary under Building Regulations however the Regulatory Reform (Fire Safety) Order 2005 does request that first aid fire fighting facilities should be provided in places of work.
- 3.8.2 Based on the above the accommodation should be provided with hand held fire fighting equipment to the following minimum scale:
- 1 x 13A rated water type extinguisher per 200m² of floor space with at least 2 per floor.
 - 1 x 34B rated extinguisher adjacent to any electrical apparatus presenting a risk.
 - 1 x Fire blanket adjacent to any kitchen facilities.
- 3.8.3 In principle, fire points should be established adjacent to fire exits from the respective accommodation and call points such that persons will have to move towards the fire exit in order to obtain a fire extinguisher before tackling a fire. A review of the portable fire-fighting equipment should be undertaken when the building and individual tenant Fire Risk Assessments are undertaken and reviewed.

4.0 FIRE SPREAD AND CONTROL

- 4.0.1 Schedule 1 of the Building Regulations requires the following functional requirements to be met in respect of B2, Internal fire spread (linings):

(1) To inhibit the spread of fire within the building the internal linings shall-

- (a) adequately resist the spread of flame over their surfaces; and
(b) have, if ignited, a rate of heat release which is reasonable in the circumstances.*

(2) In this paragraph 'internal linings' means the materials lining any partition, wall, ceiling or other internal structure.

- 4.0.2 Schedule 1 of the Building Regulations requires the following functional requirements to be met in respect of B4, External fire spread:

(1) The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of building.

(2) The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.

- 4.0.3 The following sections discuss the implications of the proposed building design and seek to demonstrate that a satisfactory standard of fire safety is achieved with respect to both requirements stated above.

4.1 Linings

- 4.1.1 The wall and ceiling linings within the building meet the recommendations of BS9999 Section 35 and Table 35, as shown below.

Location	National Class*	European Class [#]
Small Rooms of area <30m ²	3	D-s3,d2
Other Rooms	1	C-s3,d2
Other circulation spaces (including corridors, staircases, lobbies etc.)	0	B-s3,d2

Note: * = National Classifications are based on tests in BS 476 Part 4, 6 and 7.
= The European classifications are described in BS EN 13501-1:2000.

- 4.1.2 The class of linings recommended in the table above can be downgraded (but not less than Class 3 or D-S3, d2) in walls of rooms providing the total area of those parts in any one room does not exceed one half of the floor area of the room and subject to a maximum of 60m².

4.2 Unprotected Areas

- 4.2.1 The works improve the compartmentation internally within the accommodation and the new accommodation falls into the same space separation categories as the original car park use therefore these works are an improvement over the existing situation with respect to space separation. Notwithstanding this as the building has a floor more than 15m in height under Building Regulations as a change of use it is necessary to address any shortfalls in unprotected areas as would be the case for a new building.
- 4.2.2 Based on the rationale above the potential for external fire spread beyond the building site boundaries has been assessed directly via the space separation methods described in BRE Guide 187⁸, "External fire spread: building separation and boundary distances". This assessment is summarised in the table below.

Facade	Actual Worst Case Rectangle	Enclosing Rectangle	Actual Boundary Distance	Minimum distance to be fully unprotected	Comments
North Elevation (Level 5&6)	78m x 2.9m	80m x 3m	27m	4.5m	100% unprotected (* See noted below)
North Elevation (Level -1 to 4)	53.2m x 7m	60m x 9m	27m	9.4m	100% unprotected (* See noted below)
South Elevation (Level 5&6)	78m x 2.9m	80m x 3m	10m	4.5m	100% unprotected
South Elevation (Level -1 to 4)	53.2m x 7m	60m x 9m	10m	9.4m	100% unprotected
East Elevation (Level 5&6)	33.3m x 2.9m	40m x 3m	5.5m	4.0m	100% unprotected
East Elevation (Level -1 to 4)	33.3m x 7m	40m x 9m	5.5m	8.0m	40% unprotected (i.e. max. 144sqm)
West Elevation (Level 5&6)	33.3m x 2.9m	40m x 3m	2.5m	4.0m	50% unprotected (i.e. max. 60sqm)

Notes: * = The north elevation has a party wall with an adjacent property between gridlines A and E where the façade is located on the boundary line. Beyond gridline E the building boundary increases up to 27m based on the site car park and the Cerise Road highway.

- 4.2.3 Based on the table above some areas of each elevation will need to be fire protected in order to maintain adequate separation onto neighbouring properties. In this case the fire resistance needed for the areas to be considered as protected will be 60minutes integrity with 15minutes insulation from the inside face of the construction. The only exception to this is for the north elevation between gridlines A and E where the façade is on the land boundary and therefore the façade in this zone should be fire rated to a 60minute standard (integrity and insulation) from both sides of the construction.
- 4.2.4 The actual extent of the façade areas that need fire protection will be established once details of the site boundaries are available.

4.3 External Wall Construction

- 4.3.1 As the building is less than 18m in height the surface finishes for the external walls of the building should achieve a minimum Class O (National Class) or B-s3, d2 (European Class) surface spread of flame rating. This specification will be adopted for all modifications to the external wall construction associated with these works.
- 4.3.2 As the building does not include a floor over 18m in height there are no limitations on any cavity wall insulations used within the external wall build ups to any new or modified areas.

4.4 External Roof Construction

- 4.4.1 There are no works proposed to the roof of the building and therefore the existing roof construction is considered acceptable.

5.0 **CONSTRUCTION**

- 5.0.1 Schedule 1 of the Building Regulations requires the following functional requirements to be met in respect of B3, Internal fire spread (structure):

(1) The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period.

(2) A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those two buildings.

(3) To inhibit the spread of fire within the building, it shall be sub-divided with fire resisting construction to an extent appropriate to the size and intended use of the building.

(4) The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.

- 5.0.2 The following sections discuss the implications of these requirements on the proposed design of the building.

5.1 Elements of Structure

- 5.1.1 Elements of structure will achieve the fire resistance as shown in the below table.

Height (m)	Period of fire resistance (min)
Less than 18m	60minutes

- 5.1.2 Any new or modified elements of structure associated with the works will adopt the recommendations discussed above.

5.2 Compartmentation

- 5.2.1 Based on the B2 risk profile Table 30 of BS9999 recommend a limit of 8000sqm as the maximum compartment size on the individual floors and therefore no sub-division of the individual floors is needed.

- 5.2.2 Similarly, as the existing building has no compartment floors and with respect to unprotected areas the fire classification of the building use is unchanged it is not considered necessary to introduce compartment floors as part of these works.

- 5.2.3 Notwithstanding the comments above in order to support the means of escape strategy proposed for the building it is recommended that the following compartmentation is introduced to the accommodation:

- The new accommodation should be fully fire separated from all existing adjacent accommodation by 60minutes fire resistance and FD60S self closing doors.
- The Bold Tendencies accommodation and the floor that separates Levels 5 and 6 from the new accommodation below will be a compartment floor affording 60minutes fire resistance with FD60S self closing doors.
- On Level 5 and 6 a central compartment wall will be introduced to split the floor plate into two halves, with each compartment possessing at least two staircases. The compartment wall proposed will afford at least 60minutes fire resistance with FD60S self closing doors.

- 5.2.4 As part of the change of use the accommodation needs to be served by internal fire fighting shafts therefore the two remote staircases will be upgraded to fire fighting shafts (excluding fire fighting lifts). In this case these two shafts (the staircase and lobbies collectively) will be separated from the accommodation by 120minutes fire resistance and FD60S self closing doors. Internal construction within the shafts (i.e. separation between the staircase and the lobbies) will afford at least 60minutes fire resistance with FD30S self closing doors.

- 5.2.5 The remaining non-fire fighting staircases will maintain should afford 60minutes fire resistance with FD60S self closing doors. Lobbies onto the staircases should afford at least 30minutes fire resistance with FD30S self closing doors.
- 5.2.6 All lift shafts should afford 60minutes fire resistance with FD30 doors.
- 5.2.7 All party walls and floors that separate the newly refurbished accommodation from the rest of the building should afford 60minutes fire resistance with FD60S self closing doors.
- 5.2.8 As compartment floors are partially proposed service risers that pass through these compartment floors will be fire stopped to a 60minute standard. The service risers that pass through the intermediate floors strictly do not need to be fire stopped except where risers leave the party walls / floors of the accommodation, at which point these should be fire stopped to a 60minute standard. Notwithstanding this it is recommended that intermediate service risers are also enclosed with at least 30minutes fire resistance with FD30 doors (no self closers or smoke seals are needed). Service riser cupboards are also locked shut.

5.3 Fire Doors

- 5.3.1 Fire doors are provided with protection in accordance with the below table:

Locations	When tested in accordance with BS476-22 ⁹	When tested in accordance with BS EN 1634 – 1 ¹⁰
Staircase doors (Non-fire fighting)	FD30S Self Closing	E30S Self Closing
Staircase lobby doors (Non-fire fighting)	FD30S Self Closing	E30S Self Closing
Staircase doors (Fire fighting)	FD30S Self Closing	E30S Self Closing
Staircase lobby doors (Fire fighting)	FD60S Self Closing	E60S Self Closing
Service riser doors	FD30	E30
Lift doors	FD30	E30
Cross corridor doors	FD20S Self Closing	E20S Self Closing
Plant room doors	FD30 Self Closing	E30 Self Closing
Store doors	FD30 Self Closing	E30 Self Closing
Special fire hazard rooms	FD60 Self Closing	E60 Self Closing
Refuse store doors	FD60 Self Closing	E60 Self Closing

- 5.3.2 All doors are provided with self closers, except service riser and small cupboard doors which are kept locked shut and signed as such.
- 5.3.3 It is acceptable to provide doors on electromagnetic door hold open devices which release on the operation of the fire alarm and detection system. Any smoke detectors included to assist with providing early closure of these doors should be located suitably close to the doors.
- 5.3.4 Doors generally open in the direction of escape unless the occupancy using the door is less than 60 people.
- 5.3.5 All doors necessary for escape which are provided with access controls are provided with a suitable override facility. Any changes to such ironmongery should be agreed with the approving authorities.

5.4 Places of Special Fire Risk

- 5.4.1 Plant and refuse rooms achieve at least 60 minutes fire resistance with FD60 self closing doors.
- 5.4.2 Any electrical sub-stations will be fully separated from the adjacent accommodation spaces by at least 60 minutes fire resisting construction, although these requirements are likely to be superseded by the electricity supplier's requirements, which are typically based on 4 hours fire separation.
- 5.4.3 Refuse rooms accessed internally are approached via a protected lobby which is provided with 0.2sqm permanent natural smoke ventilation that discharges directly to outside.

5.4.4 Storage areas less than 450m² (excluding refuse stores), kitchens, low voltage transformer/switchgear and battery rooms are enclosed in 30 minutes fire resistance with FD30 self closing doors.

5.5 Fire Stopping

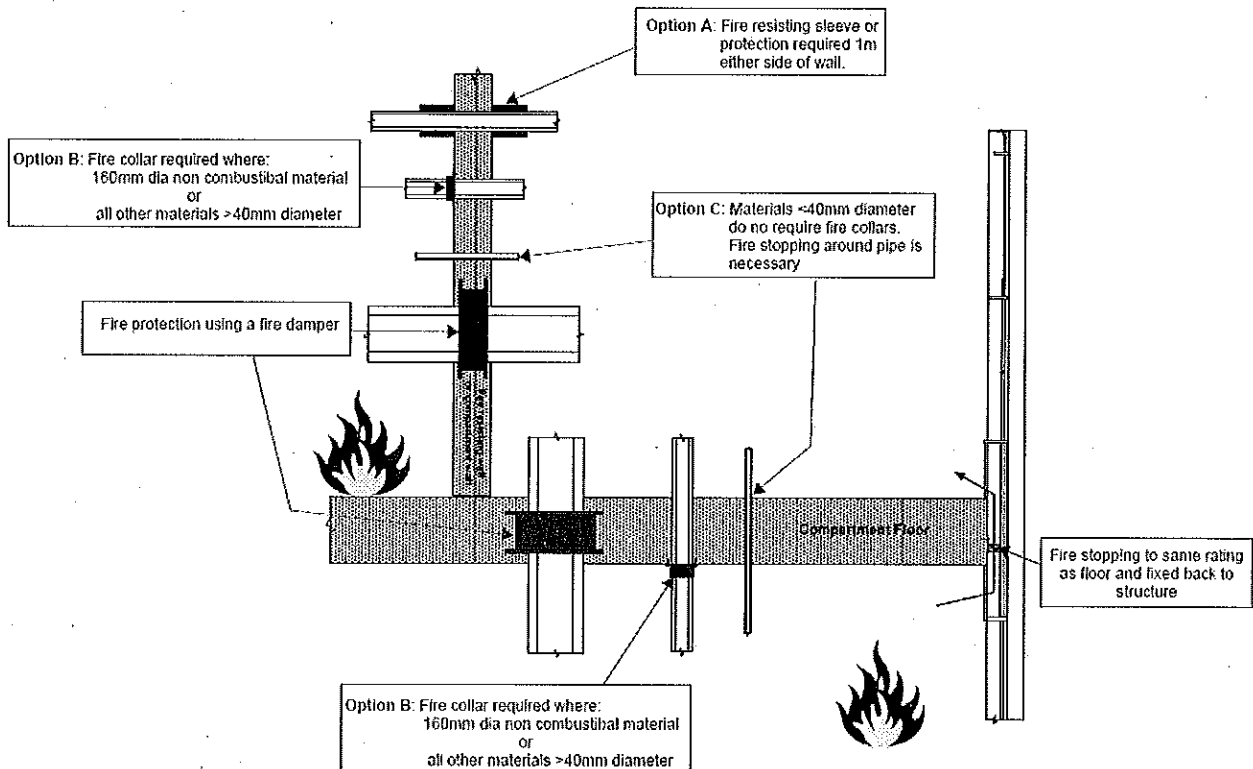
5.5.1 Ductwork passing through compartment/fire resistant walls is either contained within fire resisting construction or provided with fire dampers.

5.5.2 As non-sleeping accommodation fusible link type fire dampers are generally acceptable to all ductwork which breaches a line of fire compartmentation within the building. The only exception to this is ductwork that serves the staircase or staircase lobbies, which will be protected with fire and smoke dampers that are operated automatically on the activation of the fire alarm and detection system.

5.5.3 All fire dampers will be tested to BS EN 1366-2: 1999¹¹ and be classified to BS EN 13501-3: 2005¹². They will have an E classification equal to, or greater than, the period of the wall or floor within which they are installed. All fire and smoke dampers will be tested to BS EN 1366-2: 1999 and be classified to BS EN 13501-3: 2005. They will have an ES classification equal to, or greater than, the period of the wall or floor within which they are installed.

5.4.3 Any openings for services (exceeding the dimensions discussed in Table 33 of BS9999, as shown below) breaching compartment walls or floors are fire stopped (unless protected throughout their entire length with fire resisting material) in accordance with Section 33.4 of BS9999. This is to prevent the passage of fire and to assist in retarding the movement of smoke. Joints between elements of structure that serve as barriers to fire are fire stopped to prevent the passage of fire and smoke.

Situation	Pipe material and maximum nominal internal diameter (mm)		
	(a) Non-combustible material	(b) Lead, Aluminium, aluminium alloy, UPVC, fibre cement	(c) Any other material
Structure (but not a wall separating buildings) enclosing a protected shaft which is not a staircase or a lift shaft	160	110	40
Any other situation	160	40	40



5.5 Cavity Barriers

5.5.1 Cavity barriers are included in large cavity with the potential for extensive unseen fire spread. The key areas that require cavity barriers are as follows:

- At the junction between an external cavity wall and a compartment wall that separates buildings; and at the top of such an external cavity wall.
- At the junction between an external cavity wall and every compartment floor and compartment wall.
- At the junction between a cavity wall and every compartment floor, compartment wall, or other wall or door assembly that forms a fire-resisting barrier.
- In a protected escape route, above and below any fire-resisting construction that is not carried full storey height.
- Where the corridor will be sub-divided to prevent fire or smoke affecting two alternative escape routes simultaneously.
- Within the void behind the external face of rainscreen cladding at every floor level, and on the line of compartment walls abutting the external wall of buildings
- At the edges of cavities (including around openings).

5.5.2 In addition to the above locations cavity barrier are also normally required in cavities (including ceiling voids and under floor service voids) where the cavity exceeds 20m. However BS9999 makes the recommendation that such cavity barriers (including dampers in air conditioning ductwork) can be omitted, resulting in unlimited cavity sizes, providing the criteria outlined in last paragraph of Section 34.3 of BS9999 are adopted, as summarised below.

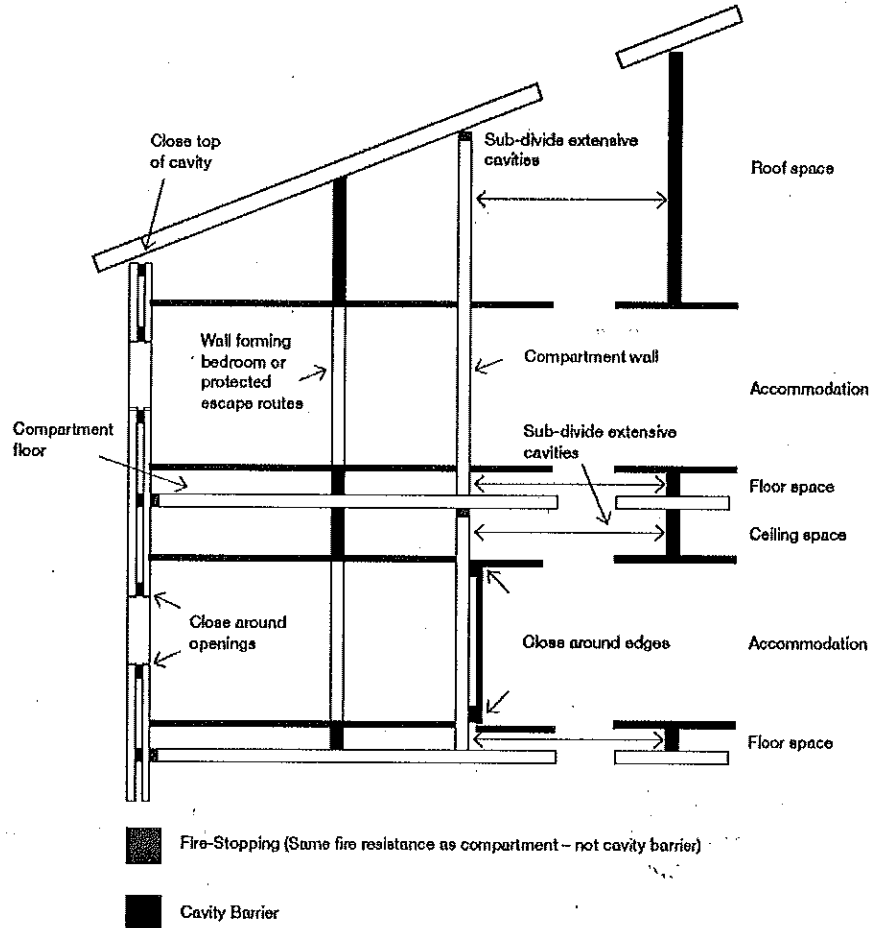
BS9999 Recommendations from Section 34.3

A) The room and the cavity together are compartmented from the rest of the building.
B) An automatic fire detection and alarm system meeting the relevant recommendations of BS5839 Part 1 is fitted in the building (however detectors are not required in the cavity)
C) The cavity is used as a plenum and the recommendations about re-circulating air distribution systems in BS5588 Part 9: 1999 ¹³ are followed.
D) The surface of the ceiling exposed in the cavity is Class O and the supports and fixings in the cavity are non-combustible construction
E) The flame spread rating of any pipe insulation system is Class 1
F) Any electrical wiring in the void is laid in metal trays, or in metal conduit
G) Any other materials in the cavity are of limited combustibility

5.5.3 The cavity barriers will provide a 30-minute fire rating (i.e. 30 minutes integrity and 15 minutes insulation). Any penetrations through the cavity barriers will be either;

- Fitted with a proprietary sealing system.
- Pipes of limited diameters that are sealed with fire-stopping, or sealed with sleeving of non-combustible pipe material.

5.5.4 The specification of cavity barriers should not be confused with the specification of fire stopping between fire resisting elements, e.g. walls and floors, which will afford the same level of fire resistance as the fire resisting elements themselves. These principles are illustrated in the diagram below.



6.0 FIRE SERVICE ACCESS

6.0.1 Schedule 1 of the Building Regulations requires the following functional requirement to be met in respect of B5, Access and facilities for the fire service:

(1) *The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.*

(2) *Reasonable provisions shall be made within the site of the building to enable fire appliances to gain access to the building.*

6.0.2 The following discusses the implications of these requirements on the proposed design with regard to access and facilities for the Fire Service within and around the building.

6.1 Fire Fighting Access

- 6.1.1 Under Building Regulations as a change of use fire service access should be improved to current standards. Following BS9999 recommendations the building overall is less than 18m but more than 7.5m in height with a floor area greater than 900sqm and therefore fire service access is should be based on internal access via fire fighting shafts that serve all levels. However, as the building is less than 18m in height it is proposed that the upgrades to the fire fighting access consider the new accommodation in isolation and fire fighting lifts do not need consideration.
- 6.1.2 Based on the above premise it is proposed that the two remote end staircases serving Levels 5 and 6 are each upgraded to fire fighting shafts that exclude fire fighting lifts. Each fire fighting shaft will consist of a fire fighting staircase, fire fighting lobbies at each level, smoke clearance and a dry rising water main. The fire fighting shaft will be designed in accordance with BS9999.
- 6.1.3 All parts of the refurbished accommodation will be covered within 60m of a dry rising main outlet that is located in a fire fighting lobby. Fire service vehicle access will be available to within 18m of the dry rising main inlet points, with the inlets visible from the fire appliance.
- 6.1.4 It is understood that the building currently has an existing dry rising water main present in one of these staircases and therefore it is proposed that this dry main is refurbished rather than a completely new main being provided for this fire fighting shaft.
- 6.1.5 Plans for the building should be kept by the fire alarm panel in ground floor entrance with ideally an additional set located in the entrance to each escape staircase.
- 6.1.6 Any access/security measures in and around the site (especially any bollards preventing vehicle access) are bypass-able by the fire service.
- 6.1.7 The external vehicle access provisions to the site access roads will adopt the recommendations from ADB Table 20 as outlined below:

Min Width of road between kerbs	Minimum width of gateways	Minimum turning circle between kerbs	Minimum turning circle between walls	Minimum clearance height	Minimum carrying capacity
3.7m	3.1m	16.8m	19.2m	3.7m	14tonnes*

Notes: * = This has been increased from the 12.5tonnes discussed in ADB to reflect LFEPAs Guidance Note, GN_29, which notes that the minimum carrying capacities for London Fire Brigade appliances has increased since the ADB guidance was produced.

6.3 Fire Suppression Systems

- 6.3.1 No fire suppression systems are present within the existing building and none are proposed within this project.

6.4 Smoke Venting Systems

6.4.1 General Accommodation

- 6.4.2 No smoke venting facilities are recommended or present to the general accommodation areas in this building based on the recommendations within BS9999. It should however be noted that the building is likely to include windows on the general accommodation floors that could be used for smoke clearance purposes during fire fighting operations.

6.4.3 Fire Fighting Shafts

- 6.4.4 The two fire fighting shafts will be provided with smoke clearance ventilation as part of the fire service access measures. In accordance with BS9999 this ventilation will be in the form of either a 1sqm remotely openable vent from the head of the fire fighting staircase or 1sqm manually openable windows at each storey level in the staircase. In addition each fire fighting lobby will be provided with a 1.5sqm manually openable window vent to outside.

6.4.5 Car Park

6.4.6 Smoke clearance and environmental ventilation is needed from car parks. BS9999 recommends that a car park be provided with ventilation to two sides equally to achieve a minimum natural vent area of 2.5% of the floor area. However, the environmental ventilation requirements override this. Approved Document F (ADF) recommends that permanent ventilation to two sides equally is provided. This ventilation should achieve a free vent area of at least 5% of the floor area.

6.4.7 In this case the car park is expected to be ventilated naturally by permanent openings in the façade that achieve in excess of 5% natural ventilation. It would appear likely that the ventilation would be one-sided rather than by crossflow however this is considered to be acceptable on the basis that the car park is not considerably deep (i.e. the cars would be relatively close to the vents) and the ventilation would be higher than the minimum 5% vent area recommended.

6.5 Emergency Power Supplies

6.5.1 In the event of a failure of the mains power supply a secondary backup power supply will be provided to feed all life safety systems that require electricity to function as intended. The secondary supply will be appropriate for the life safety system concerned. The following life safety systems include a backup power supply:

- Any illuminated emergency signage
- Emergency lighting
- Automatic fire alarm and detection system
- All fire alarm interlinked fire/smoke dampers
- Automatic fire curtains (if applicable)

6.5.2 Where sliding or power opening doors are used for escape from the accommodation each door should include a backup power supply to ensure that they can be used in the event of a mains power failure.

6.5.3 It should be ensured that all power and control cabling required for life safety equipment within the building is specified and installed in accordance with BS 8519¹⁴.

6.6 Fire Fighting Lifts

6.6.1 As discussed earlier no fire fighting lifts are present or proposed within these works.

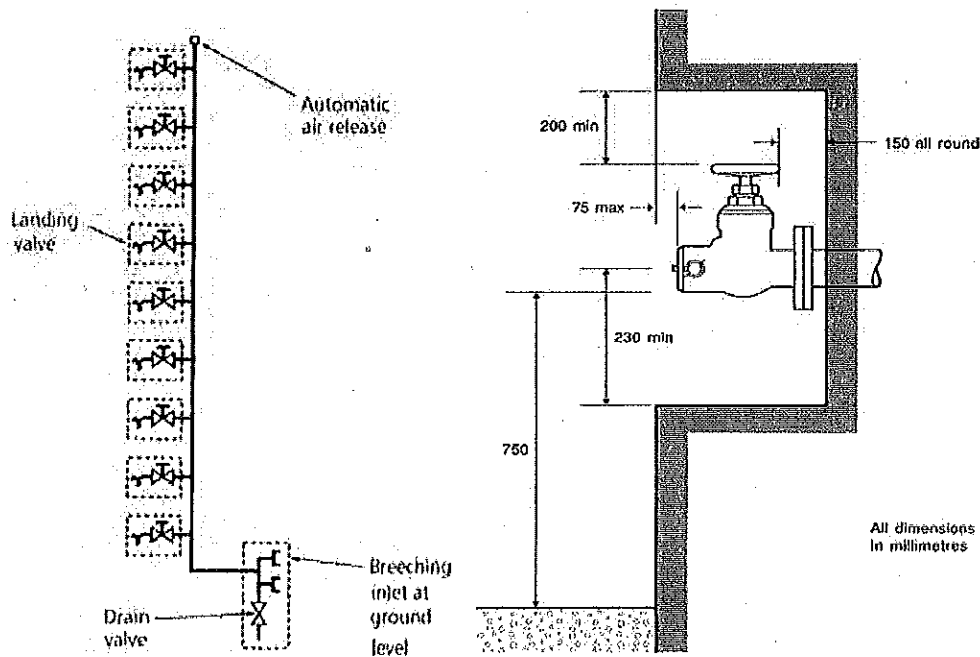
6.6.2 In accordance with BS EN 81-73¹⁵ the passenger lifts will be provided with a means of grounding the lifts. As the building includes an automatic fire alarm system the British Standard recommends that the grounding facility should be by automatic means. In this case it is recommended that the lifts ground automatically on the activation of the fire alarm system.

6.7 Wet and Dry Risers

6.7.1 As discussed in Section 6.1 the two fire fighting shafts proposed will each include a dry rising water main as part of the fire fighting shaft facilities. The dry rising water mains will have outlets located in the fire fighting lobbies at each level and the dry main inlet will ideally be located adjacent to the fire fighting shaft entrances but ultimately these will be within 18m of a fire appliance parking position and also visible from the fire appliance.

6.7.2 All parts of the new accommodation will be covered within 60m of a dry main outlet located in the fire fighting lobbies.

6.7.3 The dry mains will be designed and installed in accordance with BS 9990¹⁶. Particularly attention will be paid to the fixing heights and recess requirements for landing valves as detailed below.



6.8 Hydrants

- 6.8.1 Until April 2007 the Building Regulations did not include requirements to provide additional fire hydrants beyond what was already provided in the public highways, however recent amendments to Approved Document B have included a recommendation to consider this as part of the development of the building design.
- 6.8.2 As the works within this project do not create any new compartments larger than 280sqm there is no requirement to consider the provision of any additional fire hydrants within the project.

7.0 FIRE SAFETY MANAGEMENT

- 7.0.1 The primary focus of this strategy is on two groups, the persons present in the building and the provisions associated with ensuring safe egress, and on fire-fighter protection. It is considered that in addressing these any impact on the environment and other persons will be minimised to a reasonable level. It is believed that the strategy outlined in the previous sections together with an effective fire manual and risk assessment developed from this strategy provide a template for effective fire management of these premises.
- 7.0.2 Regulation 38 of the Building Regulations require that the fire strategy be brought to the attention of building management and incorporated into the risk assessment that should be carried out under the Regulatory Reform (Fire Safety) Order together with staff training, systems maintenance etc. and documented.
- 7.0.3 The Regulatory Reform (Fire Safety) Order 2005 requires that systems provided for fire safety are maintained in good working order at all times. This includes fire fighting equipment together with other facilities to be provided for the safety of people in the building and to help fire fighters.
- 7.0.4 Appendix G of the current Approved Document B (Regulation 38) requires information to be passed onto the responsible person on completion of the project. This project is considered a complex building and therefore the following information is required where applicable:
- This fire strategy
 - All design assumptions relating to the management of the building (where not included in the fire strategy)
 - Escape routes, escape strategy and muster points
 - Details of all passive fire safety measures including compartmentation, cavity barriers, fire doors, self closing fire doors and other doors equipped with relevant hardware (e.g. access controls), duct dampers and fire shutters.
 - Fire detector hears, smoke detector heads, alarm call-points, detection/alarm control panels, alarm sounders, emergency communication systems, CCTV, fire safety signage, emergency lighting, fire extinguishers, dry and wet risers and other fire fighting equipment, other interior facilities for the fire

service, emergency control rooms, location of hydrants outside the building, other exterior facilities for the fire service.

- Details of all active fire safety measures including:
 - Sprinkler system(s) design, including isolating valves and control equipment
 - Smoke control system(s) (or HVAC system with a smoke control function) design, including mode of operation and control systems.
- Any high risk areas (e.g. heating machinery) and particular hazards
- As built plans of the building showing the locations of the above items.
- Specifications of any fire safety equipment provided, including operational details, operators manuals, software, system zoning and routine inspection, testing and maintenance schedules. Records of any acceptance or commissioning test.
- Any provision incorporated into the building to facilitate the evacuation of disabled people.
- Any other details appropriate for the specific building.

7.0.5 This information is mainly provided in the form of as built plans, but supplemented in this case by the fire strategy i.e. this document. Marked up as-built plans will be provided by the architect on completion.

7.0.6 Using this information and the original fire strategy the "responsible person" should ensure a fire risk assessment is carried out for each tenancy with the overall landlord of the building coordinating the risk assessments as well as providing their own overarching landlord's fire risk assessment. In each case it is recommended that the risk assessments are recorded, kept with the other information indicated in this document and updated on an annual basis or if any significant change is made to the fire risk or facilities in these areas.

7.0.7 It is suggested that a fire manual (see BS 9999) should be developed for the building bringing together all aspects needed for the effective fire safety management of the building.

8.0 CONCLUSIONS & RECOMMENDATIONS

8.0.1 The proposals outlined in this document seek to demonstrate a level of fire safety equal to or greater than the general standard implied by compliance with the recommendations in BS9999. This level of safety therefore satisfies the functional requirements of the Building Regulations relating to fire safety.

8.0.2 The fire strategy described in this report can be summarised as follows:

- Means of escape will be based on simultaneous evacuation of all areas of the building (i.e. both the new accommodation and the existing Bold Tendencies accommodation) on the full operation of the fire alarm and detection system. Due to the exit arrangements in the building on the upper floors it is proposed that an acknowledgement and investigation period is included in the event of a single smoke detector activating in order to assist the management of an evacuation.
- Integral to the design is the inclusion of temporary places of safety within the new Levels 5 and 6 events space. This area will be separated off as a standalone compartment floor plus the floor will be sub-divided into two approximately equal fire compartments. Each of the fire compartments will contain adequate queuing space for the entire occupancy on the floor plate and each compartment will have access to at least two staircases. Underpinning this holding philosophy will be an L2 standard automatic fire alarm and detection system plus a high degree of trained staff present.
- As noted the building will include an automatic fire alarm and detection system, which will be designed and installed to a category L2 Standard as described in BS5839 Part 1, including voice alarm system. The fire alarm system will function as a single entity with respect to the existing Bold Tendencies and the new accommodation. No interlinks are proposed with the adjacent cinema.
- All elements of structure will afford a minimum of 60 minutes fire resistance. As part of the escape justification the new accommodation will be separated from both the cinema and Bold Tendencies with compartment walls or floors that afford 60 minutes fire resistance. In addition Levels 5 and 6 of the new accommodation will also include a 60minute compartment floor separation from Levels 3 and 4 below. Additionally Levels 5 and 6 will include a 60minute compartment wall to sub-divide the floor plate into two approximately equal halves. The two remote end staircases on Levels 5 and 6 will be upgraded to fire fighting shafts that will afford 120 minutes fire resistance with FD60S self closing doors. Internal separation within the fire fighting shafts will afford 60 minutes fire resistance with FD30S self closing doors.

- Fire fighting access will primarily be achieved by the upgrading of the two most remote end staircases to fire fighting shafts that exclude fire fighting lifts. Each fire fighting shaft will therefore consist of a fire fighting staircase, fire fighting lobbies smoke clearance ventilation and a dry rising water main. All parts of the new accommodation are covered within 60m of a dry rising main outlet within a fire fighting lobby.

8.0.3 Based upon the above proposals it is considered that adequate measures are provided to meet the functional requirements of the Building Regulations.

9.0 LIMITATIONS AND ASSUMPTIONS

9.0.1 The information limitations and assumptions used in the preparation of this report are described below.

9.1 Information Provided

9.1.1 This document is based on the drawings and supporting information issued to Compliance UK by the design team.

9.2 Building Regulations

9.2.1 This report considers Building Regulations which deal with life safety only. Property protection, business continuity and insurance issues are not addressed in this report.

9.3 Other Limitations

9.3.1 Complying with the recommendations of this report will not guarantee that a fire will not occur.

9.3.2 This report has been prepared for the sole benefit, use and information of the Peckham Levels project and client team and the liability of Compliance UK, its directors and employees in respect of the information contained in the report will not extend to any third party.

9.4 References

1. BS 9999: 2008, Code of practice for fire safety in the design, management and use of buildings
2. Building Regulations, Approved Document B – Volume 2, April 2007, Fire Safety: Buildings other than dwelling houses
3. BS 5839 Part 9: 2011, Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems
4. BS 5839 Part 1: 2013, Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises
5. BS 5266 Part 1: 2011, Emergency lighting. Code of practice for the emergency lighting of premises
6. BS 5499 Part 4: 2013, Safety signs, including fire safety signs – Part 4: Code of practice for escape route signing
7. BS ISO 3864 Part 1: 2011, Graphical symbols – Safety colours and safety signs – Part 1: Design principles for safety signs
8. BRE Guide 187: 2014, External fire spread: building separation and boundary distances
9. BS 476 Part 22: 1987, Fire tests on building materials and structures. Methods for determination of the fire resistance of non-loadbearing elements of construction
10. BS EN 1634 Part 1: 2008, Fire resistance and smoke control tests for door, shutter and, openable window assemblies and elements of building hardware. Fire resistance tests for doors, shutters and openable windows.
11. BS EN 1366 Part 2: 1999, Fire resistance tests for service installations. Fire dampers

12. BS EN 13501 Part 3: 2005 + A1: 2009, Fire classification of construction products and building elements. Classification using data from fire resistance tests on products and elements used in building service installations: fire resisting ducts and fire dampers
13. BS 5588 Part 9: 1999, Fire precautions in the design, construction and use of buildings. Code of practice for ventilation and air conditioning ductwork
14. BS 8519: 2010, Selection and installation of fire-resistant power and control cable systems for life safety and fire fighting applications. Code of practice
15. BS EN 81-73: 2005, Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lifts. Behaviour of lifts in the event of fire
16. BS 9990: 2006, Code of practice for non-automatic fire fighting systems in buildings

Peckham Levels Southwark

Environmental Noise Survey and Noise Impact Report

22938/ENS1

30 March 2016

For:



Hann Tucker Associates

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Environmental Noise Survey and Noise Impact Report 22938/ENS1

Document Control

Rev	Date	Comment	Prepared by	Authorised by
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This report has been prepared by Hann Tucker Associates Limited (HTA) with all reasonable skill, care and diligence in accordance with generally accepted acoustic consultancy principles and the purposes and terms agreed between HTA and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by HTA unless expressly stated otherwise. This document contains confidential and commercially sensitive information and shall not be disclosed to third parties. Any third party relies upon this document at their own risk.



Hann Tucker Associates

Environmental Noise Survey and Noise Impact Report 22938/ENS1

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Attachments

Appendix A – Acoustic Terminology

This report has been prepared by Hann Tucker Associates Limited (HTA) with all reasonable skill, care and diligence in accordance with generally accepted acoustic consultancy principles and the purposes and terms agreed between HTA and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by HTA unless expressly stated otherwise. This document contains confidential and commercially sensitive information and shall not be disclosed to third parties. Any third party relies upon this document at their own risk.



1.0 Introduction

The conversion of an existing multi-storey car park in Peckham into creative works space and events venue has been proposed. The development includes a number of proposals which may lead to noise being emitted to the local surroundings including functions in the main event space and new air conditioning plant.

A detailed environmental noise survey is therefore required to establish the existing background noise environment around the site.

This report presents the survey methodology and findings. The survey data has been/may be used as the bases for various acoustic design/assessment purposes.

2.0 Objectives

To establish, by means of detailed fully manned environmental noise monitoring, the existing A-weighted (dBA) L_{90} , L_{eq} and L_{max} environmental noise levels at selected accessible street positions.

To measure L_{eq} and L_{max} octave band spectra noise levels for typical daytime periods at each measurement position in order to obtain a more detailed description of the noise climate.

Based on the results of the noise survey, and with reference to the requirements of the Local Authority, to recommend suitable plant noise emission criteria. To assess the proposed building services plant noise emissions to the nearest noise sensitive receptor.

To assess the likely noise emissions to the nearest noise sensitive receptor when the main event space is in use.

3.0 Site Description

3.1 Location

The site is located at the southern end of Cerise Road and falls within Southwark Borough Councils jurisdiction. See Location Map below.



Day/s	Time
Wednesday 24 th February 2016 – Thursday 25 th February 2016	21:00 – 02:00
Friday 26 February 2016	14:00 – 16:00
Saturday 28 th February 2016 – Sunday 29 th February 2016	22:00 – 02:00

During the survey periods the wind conditions were light and the sky was generally overcast. There was no rain during the survey. Road surfaces were dry throughout the survey periods. These conditions are considered suitable for obtaining representative measurement results.

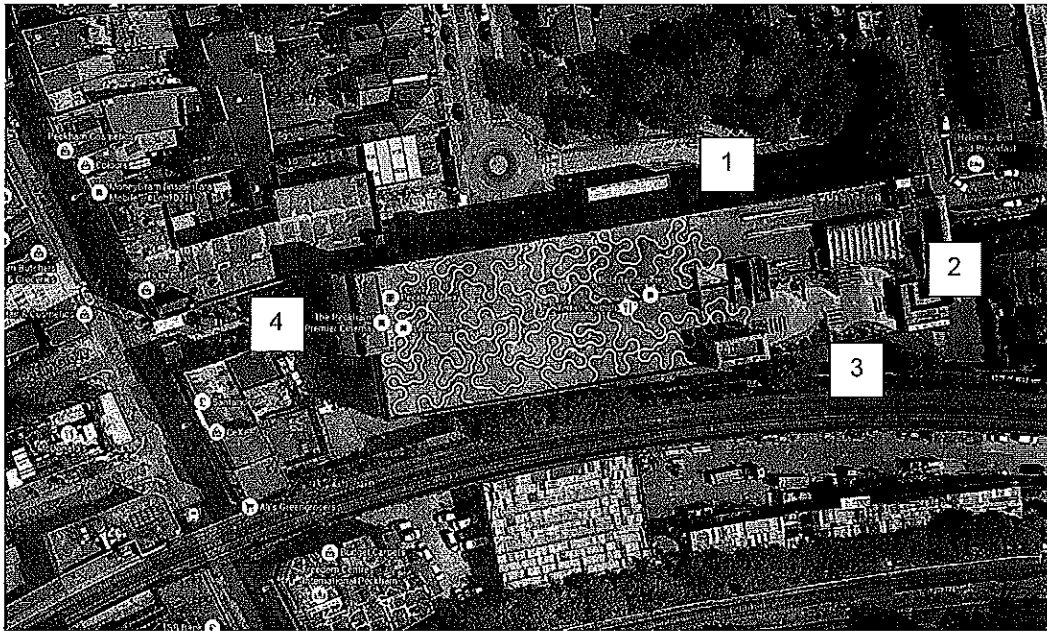
Measurements were taken of the A-weighted (dBA) L_{90} , L_{eq} and L_{max} sound pressure levels over periods of not less than 10 minutes in each hour. Atypical noises were excluded as far as reasonably possible. The noise levels measured are therefore assumed to be representative of the noise climate during the hour in which the measurements were taken.

5.2 Measurement Positions

The noise level measurements were undertaken at three positions as described in the table below.

Position No	Description
1	The sound level meter was located to the north of the eastern end of the car park, away from reflective surfaces. The microphone was located approximately 1.2m above ground level.
2	The sound level meter was located to the east of the car park, away from reflective surfaces. The microphone was located approximately 1.2m above ground level.
3	The sound level meter was located to the south of the eastern end of the car park, away from reflective surfaces. The microphone was located approximately 1.2m above ground level.
4	The sound level meter was located to the west of the western end of the car park, away from reflective surfaces. The microphone was located approximately 1.2m above ground level.

The positions were selected in order to assess typical noise levels incident at the building façade during the daytime for subsequent use in calculating the acoustic requirements of the external building fabric. The positions were also selected in order to assess the lowest noise levels at the development site for subsequent use in setting plant noise emission criteria and are shown on the plan below.



Plan Showing Manned Measurement Positions (Imagery 2016 Bluesky, Digital Globe, Getmapping plc, Infoterra & Bluesky)

5.3 Instrumentation

The instrumentation used during the surveys is presented in the table below:

Description	Manufacturer	Type	Serial Number	Calibration
Type 1 Precision Sound Level Meter	Brüel and Kjær	2260	2114994	Salford Uni calibration on 12/03/2015
Type 1 Calibrator	Brüel and Kjær	4231	2095100	Salford Uni Calibration on 09/03/2015

The sound level meter was mounted on a tripod and was fitted with a Brüel and Kjær microphone windshield.

The sound level meter, was calibrated prior to and on completion of the surveys. No significant changes were found to have occurred (no more than 0.1 dB).



6.0 Results

The fully manned survey measurements are recorded below.

Position	Day / Time		Sound Levels dBA		
			L ₉₀	L _{eq}	L _{max}
1	Wednesday 24 th Feb	21:00 – 22:00	43	52	68
		22:00 – 23:00	42	50	68
		23:00 – 00:00	43	54	76
	Thursday 25 th Feb	00:00 – 01:00	39	48	60
		01:00 – 02:00	38	49	70
	Friday 26 th Feb	14:00 – 15:00	44	51	72
		15:00 – 16:00	43	51	73
	Saturday 28 th Feb	22:00 – 23:00	43	48	69
		23:00 – 00:00	44	47	66
	Sunday 29 th Feb	00:00 – 01:00	44	47	65
01:00 – 02:00		42	49	78	
2	Wednesday 24 th Feb	21:00 – 22:00	43	52	66
		22:00 – 23:00	42	57	77
		23:00 – 00:00	42	45	62
	Thursday 25 th Feb	00:00 – 01:00	39	49	66
		01:00 – 02:00	39	46	59
	Friday 26 th Feb	14:00 – 15:00	47	52	64
		15:00 – 16:00	47	55	78
	Saturday 28 th Feb	22:00 – 23:00	47	53	69
		23:00 – 00:00	46	51	65
	Sunday 29 th Feb	00:00 – 01:00	46	53	73
01:00 – 02:00		45	52	62	
3	Wednesday 24 th Feb	21:00 – 22:00	40	61	81
		22:00 – 23:00	40	54	75
		23:00 – 00:00	39	53	78
	Thursday 25 th Feb	00:00 – 01:00	38	52	73
		01:00 – 02:00	37	51	73
	Friday 26 th Feb	14:00 – 15:00	44	54	75
		15:00 – 16:00	44	55	76
	Saturday 28 th Feb	22:00 – 23:00	45	50	68
		23:00 – 00:00	44	51	67
	Sunday 29 th Feb	00:00 – 01:00	43	50	65
01:00 – 02:00		42	53	74	
4	Wednesday 24 th Feb	21:00 – 22:00	43	53	75
		22:00 – 23:00	43	54	77
		23:00 – 00:00	42	56	78
	Thursday 25 th Feb	00:00 – 01:00	41	53	73
		01:00 – 02:00	40	50	71
	Friday 26 th Feb	14:00 – 15:00	-	-	-
		15:00 – 16:00	-	-	-
	Saturday 28 th Feb	22:00 – 23:00	45	53	75
		23:00 – 00:00	46	54	69
	Sunday 29 th Feb	00:00 – 01:00	45	54	72
01:00 – 02:00		43	52	68	



7.0 Discussion Of Noise Climate

The background noise level was dominated by local road traffic movements at each measurement location with the addition of intermittent train movement noise to the south of the site.

8.0 Noise Emission Criteria

We understand the London Borough of Southwark require the following:

Plant Noise

The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'

Operational Noise Breakout

We have received confirmation from London Borough of Southwark that the criteria applied to plant noise should also be applied to operational noise breakout.

We therefore propose the following plant/operational noise emission limits:

Position	Daytime (07:00 – 23:00)	Night Time (23:00 – 07:00)
1	32	28
2	32	29
3	30	27
4	33	30

9.0 Noise Impact Assessments

We have reviewed the proposed area uses and have identified the following areas as potentially generating high internal noise levels:

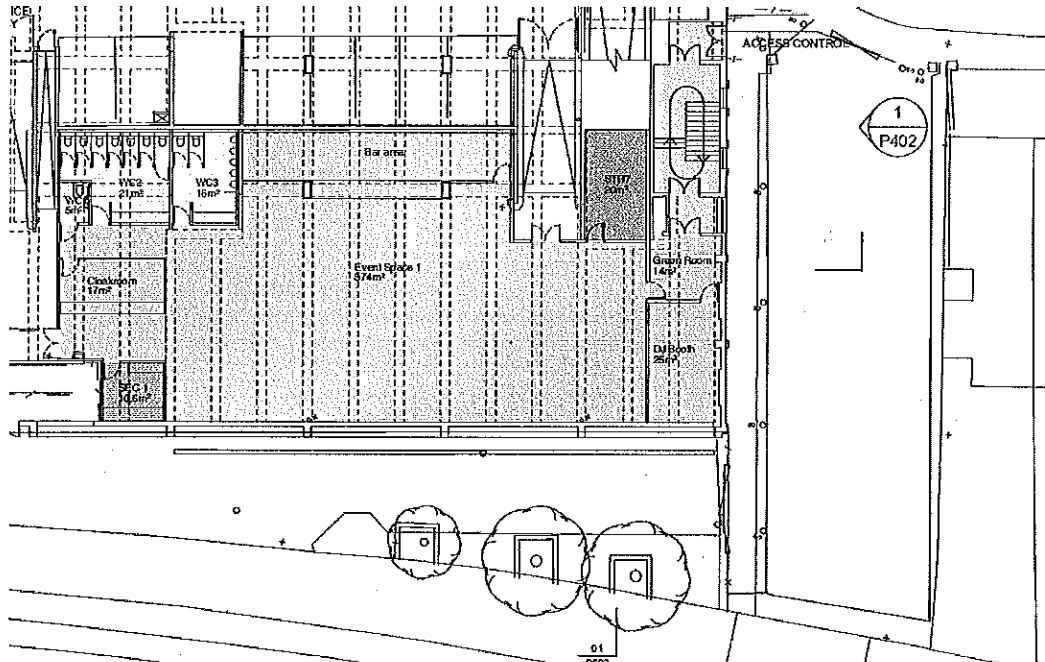
- Level -1 Event Space (Live Bands / Amplified Music)
- Levels 1 & 2 Workshops (Electrical Tools)
- Level 6 Dance Studio

We have also assessed the noise emissions of the proposed ventilation fans.



9.1 Music Event Noise Assessment

We understand that live music / amplified music events could be held in the Level -1 Event Space which is located on the eastern end of the building (see following floor plan):



We have assessed the likely noise breakout from one of these events based on an internal noise level of approximately 100dBA (L_{Aeq}). The octave band noise level used in our calculations are as follows and were measured in a noisy bar/club:

	Leq Sound Pressure Level (dB) @ Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
Noisy Bar/Club Noise	95.9	95.5	97.9	99.9	94.6	85.3	79.6	76.8	100

The external wall construction is proposed as follow:

- Existing brickwork
- 2x15mm cement particle board lining
- 50mm acoustic Insulation in 100mm cavity
- 140mm thick medium density blockwork

We have calculated the likely contribution from noise through the wall to the nearest residential premises located on Moncrieff Street.



We have used the following equation for Inside to Outside sound reduction:

$$L_{p(out)} = L_{p(inside)} - 6 - 8 - R - 20\log_{10}r + 10\log_{10}A$$

R = composite sound reduction of wall

r = distance from radiating part of wall to window (assumed 11m in calculation)

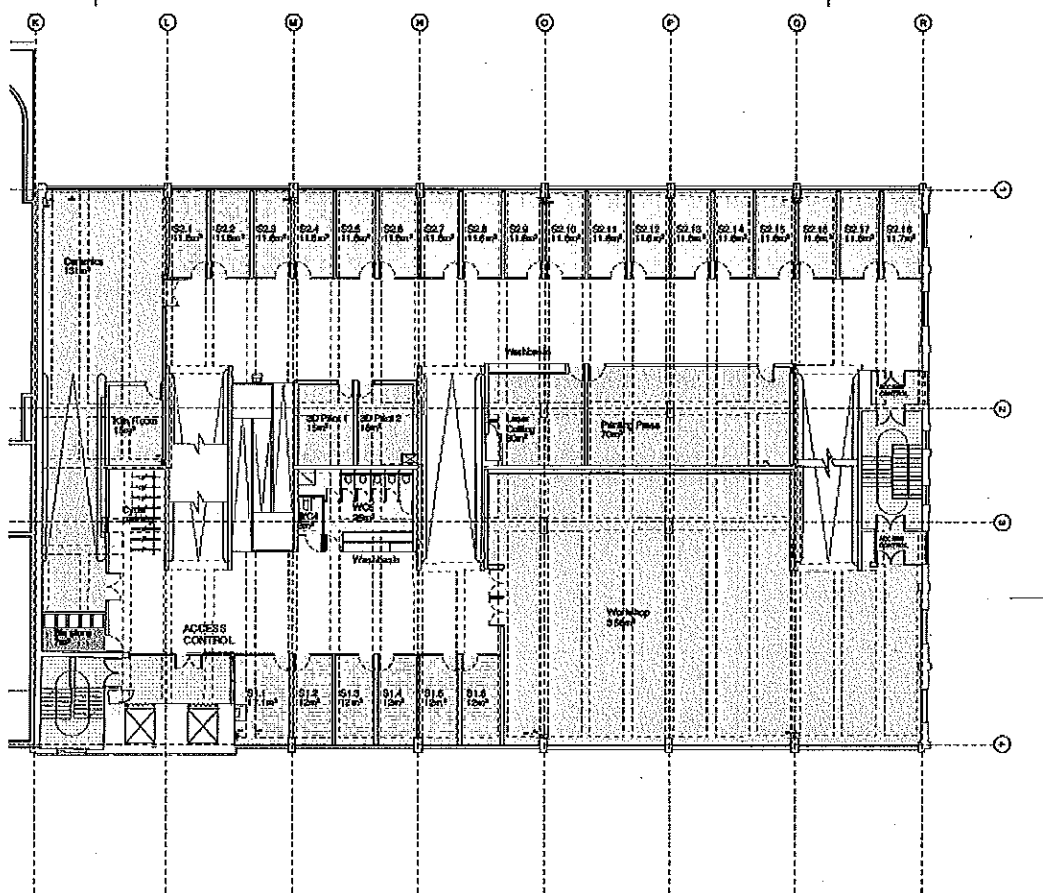
A = area of radiating wall (height x width)

	Sound Pressure Level @ Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1000	2000	4000	8000	
Lp(Inside)	95.9	95.5	97.9	99.9	94.6	85.3	79.6	76.8	100
-6	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	
-8	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	
-R	-38.0	-50.0	-60.0	-60.0	-60.0	-60.0	-60.0	-60.0	
-20Log10r (11m)	-20.8	-20.8	-20.8	-20.8	-20.8	-20.8	-20.8	-20.8	
+10Log10A	12	12	12	12	12	12	12	12	
Directivity	5.0	5.5	6.0	6.0	6.0	6.0	6.0	6.0	
Result	40.1	28.2	21.1	23.1	17.8	8.5	2.8	0	23.7

The above calculation indicates compliance with the proposed daytime and night time noise emission limit based on the assumed internal reverberant sound level.

9.2 Workshop Noise Assessment

We understand that the proposed Workshop space on Levels 1 and 2 could contain drilling / cutting machinery. The Level 1 Workshop is proposed for location in the south eastern corner of the building (within gridlines N-R, 2-4). The workshop windows on the eastern façade face the residencies on Moncrieff Street (see following floor plan):



We have assessed the likely noise breakout from this area based on an internal noise level of approximately 78dBA (L_{Aeq}). The octave band noise level used in our calculations are as follows and were measured in a professional drilling workshop:

	Leq Sound Pressure Level (dB) @ Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
Drilling Workshop (3 min Leq drill operating)	71.2	71.9	75.1	77.5	72.3	69.0	67.0	57.2	78

The external wall construction is proposed as follow:

- Existing concrete wall (100mm minimum assumed)
- Rw32dB Glazing

We have calculated the likely contribution from noise through the wall to the nearest residential premises located on Moncrieff Street.



We have used the following equation for Inside to Outside sound reduction:

$$L_{p(out)} = L_{p(inside)} - 6 - 8 - R - 20\log_{10}r + 10\log_{10}A$$

R = composite sound reduction of wall (windows shut)

r = distance from radiating part of wall to window (assumed 11m in calculation)

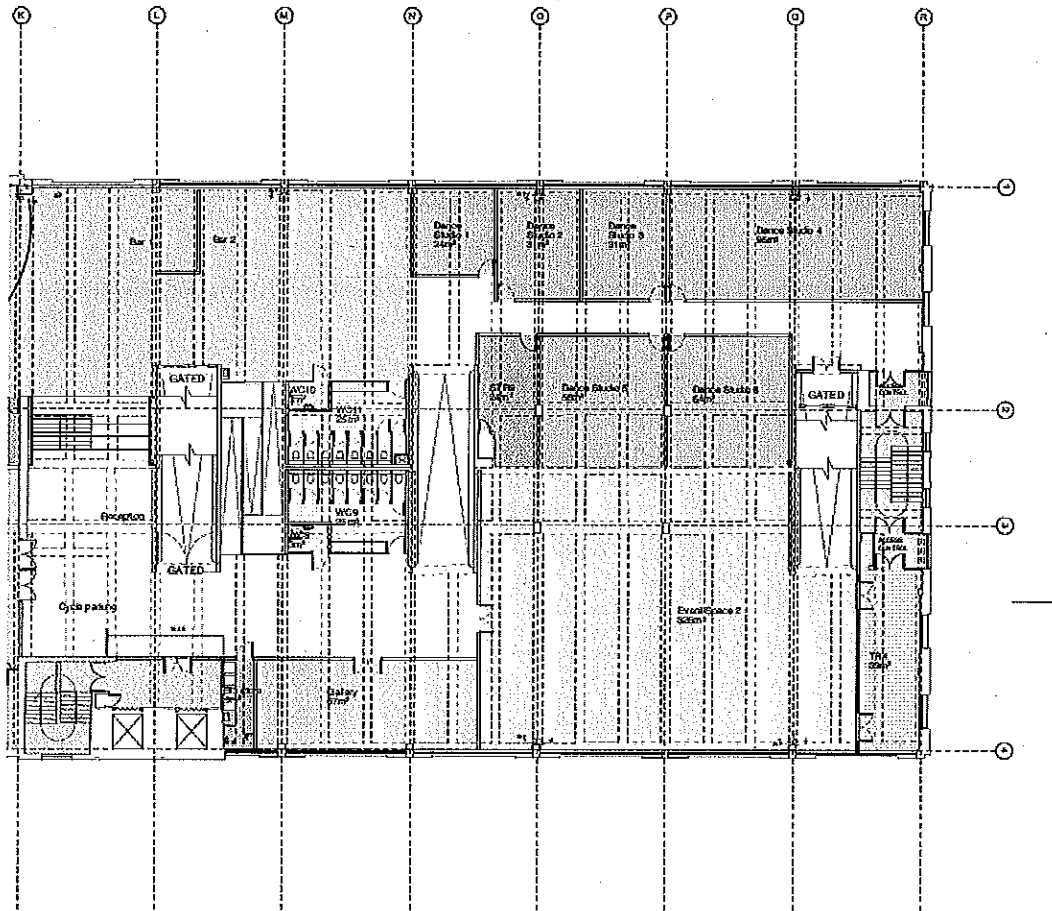
A = area of radiating wall (height x width)

	Sound Pressure Level @ Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1000	2000	4000	8000	
Lp(Inside)	71.2	71.9	75.1	77.5	72.3	69.0	67.0	57.2	78
-6	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	
-8	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	
-R	-22.1	-25.2	-24.3	-31.3	-42.0	-41.1	-42.9	-42.9	
-20Log10r (11m)	-20.8	-20.8	-20.8	-20.8	-20.8	-20.8	-20.8	-20.8	
+10Log10A	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	
Assumed on 50% Within Hour	-3	-3	-3	-3	-3	-3	-3	-3	
Directivity	5	5.5	6	6	6	6	6	6	
Result	31.3	29.4	34.0	29.3	13.5	11.2	7.3	0	29.1

The above calculation is based on the windows being shut and indicates compliance with the proposed daytime noise emission limit of 32dBA based on the assumed internal reverberant sound level.

9.3 Fitness Studio Noise Assessment

We understand that amplified music could be played in the Level 6 Dance Studios located on the north eastern end of the building (see following floor plan).



We have assessed the likely noise breakout from this area (Dance Studio 4) based on an internal noise level of approximately 81dBA (L_{Aeq}). The octave band noise level used in our calculations are as follows and were measured in a fitness class with amplified music:

	Leq Sound Pressure Level (dB) @ Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
Fitness Class – Amplified Music (5 min Leq)	77.9	77.5	80.0	76.5	78.6	69.3	66.9	63.4	80.8

The external wall construction is proposed as follow:

- Existing concrete wall (100mm minimum assumed)
- Rw32dB Glazing

We have calculated the likely contribution from noise through the wall to the nearest residential premises located on Cicely Road.



We have used the following equation for Inside to Outside sound reduction:

$$L_{p(out)} = L_{p(inside)} - 6 - 8 - R - 20\log_{10}r + 10\log_{10}A$$

R = composite sound reduction of wall (windows shut)

r = distance from radiating part of wall to window (assumed 18m in calculation)

A = area of radiating wall (height x width)

	Sound Pressure Level @ Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1000	2000	4000	8000	
Lp(Inside)	77.9	77.5	80.0	76.5	78.6	69.3	66.9	63.4	80.8
-6	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	
-8	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	
-R	-23.0	-26.1	-25.3	-32.2	-42.8	-41.9	-43.6	-43.6	
-20Log10r (18m)	-25.1	-25.1	-25.1	-25.1	-25.1	-25.1	-25.1	-25.1	
+10Log10A	17.2	17.2	17.2	17.2	17.2	17.2	17.2	17.2	
Directivity	3	3.5	4	4	4	4	4	4	
Result	36.0	33.0	36.8	26.4	17.9	9.5	5.4	1.9	29.8

The above calculation is based on the windows being shut and indicates compliance with the proposed daytime noise emission limit of 32dBA based on the assumed internal reverberant sound level.

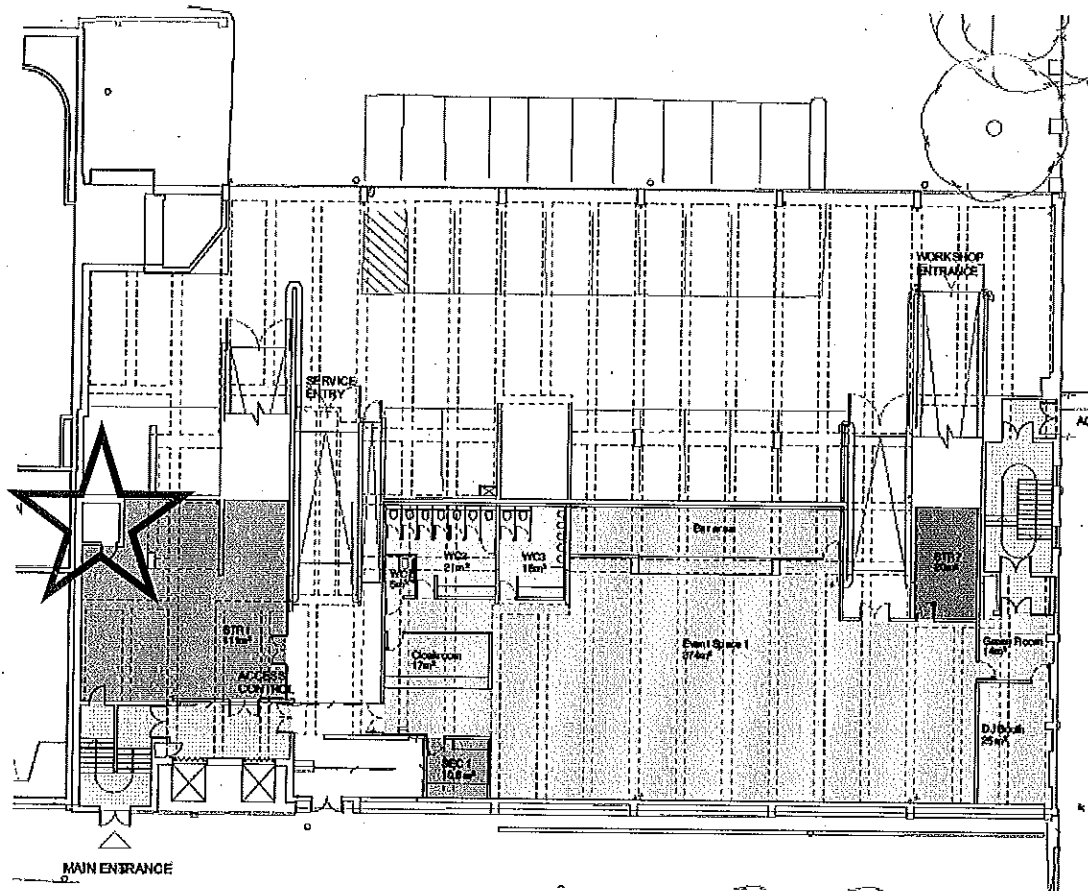
If higher internal noise than those used in our calculations are required, remedial works should be introduced to provide sufficient sound attenuation. This may include introducing blockwork across window openings on the eastern end of building. Any remedial works should be assessed by a suitably qualified acoustic consultant.

9.4 Plant Noise Assessment

The mechanical services plant proposed for this development includes the following:

- 4 x condenser units
- Multiple extract fans, extracting through northern and southern elevations

The condenser units are proposed for location in a Level -1 plant area:



The upper section of the wall to the rear of the plantroom will be open to the car park space. Each condenser unit has an acoustic rating of 59dBA @ 1m. Our calculations indicate the cumulative condenser noise level at the nearest residency, located approximately 45 metres to the north should comply with the proposed plant noise emission criteria.

Each extract fan will be fitted with an in-duct sound attenuator to ensure compliance with the plant noise emission criteria.

9.5 Visitor Noise (External To Site)

The proposed main route for visitors is from Rye Lane to the rear (south) of the building.



This route will allow the visitors to reach the site / a main road with minimal contact with residential buildings. We believe there are a small number of residential units at 1st floor level overlooking the proposed pedestrian route between Rye Lane and the proposed entrance to the site. We recommend the proposed pedestrian route is carefully managed, especially during the later hours of operation to reduce any adverse noise impact.

10.0 Conclusions

A detailed environmental noise survey has been undertaken in order to establish the currently prevailing environmental noise climate around the site.

Noise emission criteria have been recommended based on the results of the noise survey and with reference to the requirements of the Local Authority.

Operational noise has been assessed to the nearest noise sensitive premises. The assessment has determined that the operational noise emissions (based on assumed internal noise levels) should comply with the proposed noise criteria.

The proposed visitor route between the site entrance and Rye Lane will require managing, especially during the later hours of operation to reduce any adverse noise impact on overlooking residences.

All mechanical extract fans will be fitted with in-duct attenuation to ensure compliance with the plant noise emission criteria.



Appendix A

The acoustic terms used in this report are defined as follows:

dB Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. $30\text{dB} + 30\text{dB} = 33\text{dB}$, not 60dB).

dBA The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The _A subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted

It should be noted that levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is just perceptible.

L_{90,T} L₉₀ is the noise level exceeded for 90% of the period *T* (i.e. the quietest 10% of the measurement) and is often used to describe the background noise level.

L_{eq,T} L_{eq,T} is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time period, *T*.

L_{max} L_{max} is the maximum sound pressure level recorded over the period stated. L_{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L_{eq} noise level.

L_p Sound Pressure Level (SPL) is the sound pressure relative to a standard reference pressure of 2×10^{-5} Pa. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).

L_w Sound Power Level (SWL) is the total amount of sound energy inherent in a particular sound source, independent of its environment. It is a logarithmic measure of the sound power in comparison to a specified reference level (usually 10^{-12} W).

Dispersal Procedure Document

1. During the last 30 mins of any licensable activity that continues after midnight we will reallocate staff from service points thus slowing the sale of alcohol and reallocate them to cloak room and customer service points in order to ensure the safe and swift dispersal of Patrons.
2. We will ensure that the dispersal plan (attached) is strictly adhered to and managed for any licensable activity that continues after midnight.
3. Managed transport call point will allow patrons to disperse in a speedy and orderly fashion.
4. The Security staff on duty inside the complex will be moved to the outside to assist patrons and aid in the dispersal plan.
5. Door supervisors and staff will remain in the area for 15 mins after the last patron has left to clean and clear rubbish and barriers
6. Cloakroom will be operated with in an efficient manner with in order to assist in rapid dispersal of patrons
7. All exit lighting and notices shall be well lit and maintained.
8. Door staff will ensure that no patrons exit the premises with Glass or bottles after midnight.
9. Door supervisors and staff will encourage patrons leaving the venue to keep the noise levels to a minimum and be respectful of neighbours.
10. Security and staff will encourage patrons not to assemble outside the venue and direct them either to the smoking area (outlined on the plan) or the transport call point.

-----Original Message-----

From: Pinder, Richard On Behalf Of Public Health Licensing
Sent: Friday, May 20, 2016 4:08 PM
To: Regen, Licensing
Cc: McArthur, Wesley; Tear, Jayne
Subject: Peckham Levels Ltd at 95 Rye Lane, London SE15 4ST

Dear Colleague,

On behalf of the Director of Public Health, Dr Ruth Wallis FFPH, I would like to make the following representation against the application for a premises licence by Peckham Levels Ltd at 95 Rye Lane, London SE15 4ST.

I make the representation in respect of:

- Prevention of crime and disorder
- Prevention of public nuisance
- Public safety

The application provides insufficient detail upon which to fully appraise the nature and type and of activity intended.

Notwithstanding the above concern, the application concerns premises within the Cumulative Impact Zone. In my opinion, the applicant has not outlined how they would ensure they did not incrementally increase the burden of alcohol-related problems in the immediate vicinity. Moreover, the hours for which the applicant applies to retail alcohol are entirely inconsistent with our statement of licensing policy.

I urge the licensing subcommittee to reject this application outright.

Yours faithfully,

Richard Pinder
On behalf of Dr Ruth Wallis FFPH

Dr Richard Pinder | richard.pinder@southwark.gov.uk | [REDACTED] Consultant in Public Health
Medicine Public Health Directorate, London Boroughs of Lambeth & Southwark, 160 Tooley Street,
London SE1 2QH

From: Lewis, Victoria
Sent: Tuesday, May 24, 2016 3:53 PM
To: Regen, Licensing
Cc: McCarthy, Debbie
Subject: RE: Consultation New Premises 95A Rye Lane Peckham Levels Ltd reference 852127

Dear Debbie

Please accept this email as confirmation that planning would object to the proposed hours on the grounds of noise nuisance.

I understand that the application may be revised. If this is the case please could planning be re-consulted on the revised details?

Kind regards

Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
 Southwark Council
 Chief Executive's Department
 Planning
 Development management
 PO Box 64529
 London SE1P 5LX

T 020 7525 5410

F 020 7525 5432

W victoria.lewis@southwark.gov.uk

Think of the environment...please don't print this e-mail unless you really need to.

From: Turay, Michael
 Sent: Tuesday, May 31, 2016 2:47 PM
 To: [REDACTED]
 Cc: Regen, Licensing
 Subject: Application for a Premises Licence-Peckham Levels Ltd, 95A Rye Lane, London, SE15 4ST

Dear Nathan Gee,

The Environmental Protection Team (EPT) has reviewed the application for a premises licence for the licensable activities below:

1. Live Music from 08:00-06:00 hours Monday –Sunday
2. Recorded Music from 08:00-06:00 hours Monday –Sunday
3. Late Night Refreshment from 08:00-06:00 hours Monday-Sunday
4. The supply of Alcohol from 08:00-06:00 hours Monday-Sunday

The EPT make representation to this application under the prevention of Public Nuisance Objective because of the reasons below:

- The EPT has concern that the proposed licensable activities from 08:00-06:00 hours could give rise to noise disturbance to local residents given the proximity of residential premises at the rear particularly in the early hours of the morning
- The application has not submitted an acoustic report to demonstrate the suitability of the premises to carry out the licensable activities applied for without noise breakout from the premises

Therefore, granting a premises licence without demonstrating the suitability of the premises to provide live music/regulated entertainment without causing noise nuisance to nearby residents will not promote the Prevention of Public Nuisance Objective

Regards,

Michael Turay
Principal Environmental Protection Officer
Environmental Protection Team
| 3rd floor | Hub 2 | 160 Tooley Street | London | SE1 5LX.
Tel: 020 7525 7235 | Fax: 0207 525 5705
Email: michael.turay@southwark.gov.uk



The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756
Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/2814/16
Date: 2nd June 2016

Dear Sir/Madam

Re:- Peckham levels Ltd, 95a Rye Lane, London SE15 4ST

Police are in possession of an application from the above for a New Premise licence. The application is for a multi-use, multi-level premises licence situated in a former multi storey car park. The top levels of the building are already licensed to another Licence holder. The premises are situated in the Peckham Community Impact Zone (CIZ). Under the Southwark Council Licensing policy the presumption to grant the application is reversed and unless exceptional circumstance exist or the applicant can demonstrate that the operation will not impact on the area then it should be refused.

We do not believe that any conditions placed on the licence could negate the effects of a late night operation due to the large amounts of extra people that this operation that would attracted to the area and no conditions placed on the premises would negate this as the problems would be caused in the area as people arrive and leave rather than at the premises, as such we have offered no conditions as we do think any are suitable. The application submitted is quite comprehensive however the venue would have no control over

06:00 hours seven days a week and provision of late night refreshment from 23:00 to 06:00 hours seven days of the week.

The application proposes to have maximum occupancy figures for the premises as follows:

Level -1/0 – 1000

Level 1/2 – 300

Level 3/4 – 300

Level 5/6 – 2000

Total capacity – 3600

The plans for the premises highlights various parts of the premises on each floor, however the plans do not make it clear what parts of the premises, or if it is the whole premises, that the licence application relates to. Additionally the plans are unclear if there are fixed structures, such as bars and food service counters, within the rooms.

Section six of the Statement of Licensing Policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Peckham policy area as defined in paragraph 129 of the policy into the class of premises in 130 of the policy are Night Clubs, Public Houses & Bars, Restaurants & Cafes, Off-licences, supermarkets, convenience stores and similar premises. It seems from the application that this premises would fall into the category of a similar premises to those listed.

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

In this application the applicant has not provided sufficient information to rebut the presumption that the operation of the premises will give rise crime and disorder within the policy area with the potential of an additional 3600 people and the premises open and sale of alcohol from 08:00 to 06:00 hrs 7 days a week.

I therefore recommend on the information currently provided that the application is refused under the cumulative impact policy.

Should members consider that the operating schedule proposed by the operators and any additional evidence submitted by the applicants are sufficient to prevent the operation of the premises contributing to crime and disorder and public nuisance within the policy area then I can confirm that under section seven (from page 137) of the statement of policy on hours of operation will apply.

This premises is in the Peckham Major Town Centre Area and under the Southwark Statement of Licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises are:

Closing time for Restaurants and Cafes : Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

Closing time for Public Houses Wine bars or other drinking establishments : Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours

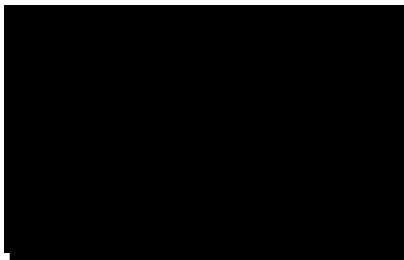
Closing time for Hotel bars and guest houses : No restrictions for residents

Closing time for Night Clubs (with sui generis planning classification) : Monday to Thursday is 01:00 hours and for Friday and Saturday 03:00 hours and for Sunday 00:00 hours

Closing time for Off-Licences and alcohol sales in grocers and supermarkets is 00:00 hours daily
Closing time for Take-away establishment : Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours
Closing time for Cinemas and Theatres is 02:00 hours daily

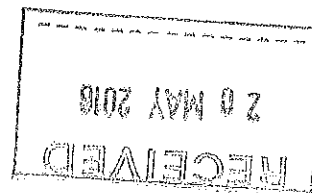
The applicant's description of the premises in the application does not provide sufficient information to classify the premises by premises type, the applicants may wish to expand on this, however the latest times for the operation of a nightclub in this area, which may be the closest classification to the proposed premises operation, is listed above.

David Franklin
Licensing Authority as a Responsible Authority



15 May 2016

Southwark Licensing Team
Hub 2, 3rd Floor
PO Box 64529
London
SE1P 5LX



Licensing Application 852127 - Peckham Levels

To whom it may concern,

I wish to make representation and object to the above licensing application on the grounds of causing a nuisance.

I am a resident in [REDACTED], a neighbour of the premises, and object most strongly to the application in general and in particular as detailed below.

Generally, I find it irresponsible and unprofessional for a premises to be applying for a licence, prior to applying for Planning Permission, ensuring that any objectors have no details against which to judge this application, nor wither the premises will be granted a Change of Use or any detail of the Designated Premises Supervisor. On these grounds alone the application should be rejected entirely and the applicant considered to not be promoting the Licensing Objectives and ignoring the harm they will cause to the public good.

What little detail that is given in the application, I wish to object on the grounds of Prevention of Public Nuisance.

The application applies for licensing for twenty two (22) hours of the day, seven days a week, to include Off Licence alcohol sales, On Premises alcohol sales, recorded and live music events. It also applies for plays, films, sporting events and for all of these applies for indoor and outdoor approval.

For the majority of the year, [REDACTED] is a residential location, the temporary use of the premises, as used by other applicants, is strictly controlled, and has been subject to consultation over the seven years of their existence.

The additional disruption to this residential area would breach all nuisance regulations, the increased noise from a premises that has not been designed to contain noise (as a car park it has effectively been designed to allow all external walls to be pervious to air, to avoid the build up of noxious fumes from vehicles - and therefore to sound, which will travel by any and all air gaps in a building. Without extensive rebuilding of the property, it will be impossible to ensure the acoustic sound proofing of the property) and extending licensing hours into the period of the night when residents will suffer most from even the slightest noise.

The increased number of visitors to the premises (information available on the applications website cite entertainment for 800 people), the intention of the application for Off Licence sales will only encourage public drinking on the highway, again causing a nuisance for those residents who use that Alley as a route to and from the train station and the high street.

The increased waste and litter, public urination and defecation associated with the increase number of visitors and no details on how Public Health facilities will be provided to a site with no existing soil waste connections will increase the nuisance to residents.

Existing licence holders in the area have been restricted on external live and recorded music events, and on their licensing hours for the sale of alcohol. To that end I would suggest the following changes be made to the application:

Opening Hours - Tuesday to Friday 17:00 to 23:30, Saturday and Sunday 11:00 to 23:30, Monday - closed

Films - indoors - Refused - dependent on information on construction of sound proofing, then Tuesday to Friday 17:00 to 23:30, Saturday and Sunday 11:00 to 23:30, Monday - closed

Indoor Sporting Events - Refused

Late Night Refreshment - Indoors and Outdoors Tuesday to Friday 17:00 to 23:30, Saturday 11:00 to 23:00 and Sunday 12:00 to 22:00, Monday - closed

Live Music - Refused - dependent on information on construction of sound proofing and noise not to cause a nuisance to neighbours, then - Tuesday to Friday 17:00 to 23:30, Saturday and Sunday 11:00 to 23:30, Monday - closed - dependent on compliance with Noise Regulations

Performance of Dance - dependent on information on construction of sound proofing, Tuesday to Friday 17:00 to 23:30, Saturday and Sunday 11:00 to 23:30, Monday - closed

Plays - dependent on information on construction of sound proofing - Tuesday to Friday 17:00 to 23:30, Saturday 11:00 to 23:00 and Sunday 12:00 to 22:00, Monday - closed

Recorded Music Refused - dependent on information on construction of sound proofing and noise not to cause a nuisance to neighbours, then - Tuesday to Friday 17:00 to 23:30, Saturday and Sunday 11:00 to 23:30, Monday - closed - dependent on compliance with Noise Regulations

Sale by retail of alcohol to be consumed off premises - Refused (on nuisance grounds raised above)

Sale by retail of alcohol to be consumed on premises - Tuesday 17:00 to 23:00, Wednesday 17:00 to 23:00, Thursday 17:00 to 23:00, Friday 17:00 to 23:00, Saturday 12:00 to 23:00, Sunday 12:00 to 22:00

Sincerely yours,



-----Original Message-----

From: [REDACTED]

Sent: Wednesday, May 18, 2016 10:53 PM

To: Regen, Licensing

Subject: Peckham Levels 852127

As a local resident in [REDACTED] SE15 I wish to raise concerns about the proposed timings of the license application.

Public nuisance issues arise from such extended hours proposals and inadequate toilet facilities cause public nuisance to local residents. I seek assurance that adequate facilities and security are in place to minimise public nuisance.

Thank you.

General

1. The complex will operate as a facility for all forms of entertainment including, Arts, Films, Music and dance. The provision of which shall be closely regulated with regard to licensing objectives (b,c,d,e).
2. The Licensable areas will be on levels 5/6 only with no off sales.
3. The Licensable hours will be Level 5/6 Food and Beverage Outlets and multi-use event space as per the spaces outlined in schedule A. The proposed licensable hours are:

Sunday- Wednesday 10am – 0000

Thu – Sat 8am – 01:00

Level -1 is now no-longer part of the licensable area.

4. The licensable area on level 5/6 is formed of two areas as follows:
 - a. A ‘food court’ style offering proposed to house a café, 2 bars, 3 food kiosks and 1 restaurant. Capacity 600.
 - b. A multi-use event space to be used for all of the licensable activities applied for. A moveable (i.e. non fixed) bar is to be provided in this area. Capacity 650.
5. There will be a condition that the sale of alcohol will finish 20 minutes prior to the termination time daily.
6. For any music events involving DJ’s in the event space there must be SIA door staff employed at a ratio of 1/100 for all such events.
7. The premises license will be held by Peckham Levels ltd and controlled centrally by the management team and the DPS who will ensure licensing objectives are upheld by tenants and operators.
8. The Premises license conditions shall be outlined in all tenant contracts and a copy of the license and the conditions therein provided to all tenants.
9. All tenants that supply alcohol shall do so with a personal license holder on site and a copy of the conditions of the license on public display.
10. The Licensee shall ensure that all promoters, contractors and any other operators involved in the provision of licensable activities shall be made aware of all the conditions of the premises license and provided with a copy prior to carrying out any licensable activities on the site.
11. The capacity of the entire licensable area shall be limited to 1250 during any licensable activity and shall be controlled by security staff using clickers or appropriate counting devices and/or technology
12. That external waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00 and 17.00.
13. That access shall be made available for emergency services at all times.
14. The red line drawing attached now encompasses the only licensable areas in the building. This has now been reduced to just levels 5/6 and is only till 1am in line with planning

15. 24 hour Security and CCTV will operate on the building as per our previous proposal and a minimum of 3 SIA licensed officers will operate within the licensed space during the hours of 11pm-1am on Friday and Saturday nights during the first 6 months of operation.
16. All windows will be shut from 2200 daily.
17. A minimum of 400 fixed seats will be supplied throughout the restaurants/food and bar areas as demonstrated by the drawing in Schedule C.

The Prevention of crime and disorder (b):

1. To provide regular alcohol responsibility and drug awareness training and campaigns throughout the site including the implementation of challenge 21 in all the licensed establishments.
2. The DPS shall ensure that all tenants involved in the supply of alcohol under a tenancy agreement shall have a personal license holder responsible for supervising all licensable activities in compliance with the premises license and the licensing act 2003.
3. A CCTV system shall be installed and maintained in good working order and there shall be a trained operative on site at all times during the operation of licensable activities.
4. All CCTV recordings shall be kept on site for 31 days and made available for inspection by the relevant authorities.
5. The security will have in place procedures whereby they work with the Police and local Authorities to further their objectives with regard to prevention of crime and disorder and regular reviews will be conducted with the local police liaison officer ensure the site takes a pro-active approach to these objectives.
6. CCTV will be monitored and radio link used to assist security in preventing crime and disorder.
7. The Security firm that is used will be the same as the other tenants in the building and linked via radio to ensure continuity throughout the site and effective prevention of Crime and disorder throughout the building and along the route for the dispersal plan.

Public Safety (c):

1. Regular patrols by security and staff undertaken to ensure all entry and exit points are clean and clear of obstruction.
2. A provision will be made with a local taxi firm for all late night guests are ferried away from the venue in a swift and safe manner.
3. Staff and security will also monitor any queues for taxis and travel to ensure public safety and alacrity of process.
4. All queues for entry will also be monitored by staff and security to ensure public safety.
5. Suitable and sufficient lighting will be provided for all entry and exits from the building.
6. Suitable sitemaps and signage will be provided to allow people to ascertain all entry and exit points along with security at all non-emergency points after midnight.
7. CCTV will be used to monitor entry and exit points as well as the queues for transport and radio linkups used to assist security in identifying any potential public safety issues.

8. Suitable and sufficient fire plans will be placed throughout the complex to allow public to easily identify exits and mustering points in case of Fire.
9. Emergency exits shall be clearly marked with standard emergency exit signs (staircase and ramps).
10. Fire marshals and first aid trained staff will be present on site during all trading hours.
11. Security systems will be integrated so that the alarm, CCTV and lighting work together in an effective manner.

The Prevention of Public Nuisance (d):

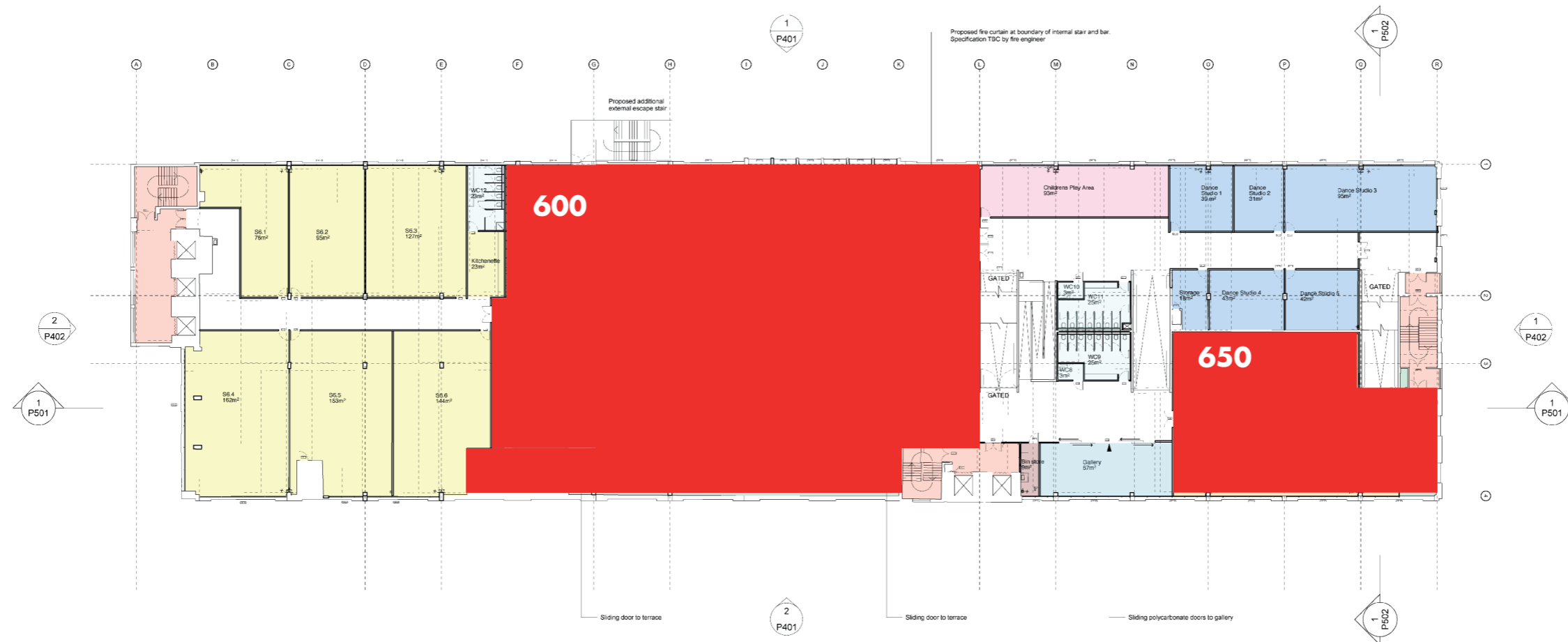
1. Caretaking and security staff will keep the premises and the vicinity clean and tidy, free of rubbish and debris.
2. Contracts for sustainable removal of waste shall be made and enforced throughout the complex to ensure prevention of any waste build up and removal of such waste in a sustainable and environmentally friendly manner.
3. Public will be asked to leave the area quietly and respect neighbours and local residents. Signage to this effect will be put up throughout the complex with a concentration at exit points.
4. Queues into the venue and for transport away from the venue will be monitored by security for both noise levels and anti-social behaviour.
5. A dispersal policy shall be produced, maintained and updated, and all staff will be trained and made aware of any changes. A copy of the dispersal policy shall be made available to the council or police on request. (Please see document attached Schedule B)
6. Emergency numbers shall be displayed for all members of staff where licensable activities are undertaken
7. An evacuation plan shall be provided in regards to the premises and shall detail steps to be taken should all or any part of the premises need to be evacuated. The evacuation procedure will be supplied in writing with documented staff training in place. Evacuation plans and procedures along with records of training will be made available to the council, police or fire officers on request.
8. Door staff and Stewards should be easily identifiable by wearing a uniform, high visibility jackets or arm bands.

The Prevention of Children From Harm (e):

1. An incident book will be kept at the operation of every licensable activity. This book shall record all the details of any attempts by underage persons to purchase alcohol and shall be available for inspection on demand in line with the challenge 25 program.
2. Signage will be placed throughout the complex and specifically at every point carrying on licensable activities stating that alcohol will not be served to those under 18. Staff shall be trained (records of training available for inspection) to prevent the sale of alcohol to those under 18.
3. Persons under the age of 18 will not be permitted in the licensable areas beyond 8pm unless accompanied by an adult and no person under the age of 18 will be permitted on site after 2300 whatsoever.
4. Valid ID shall be required of anyone who is suspected of being under 18 prior to the sale of alcohol, staff to be trained on the challenge 25 program and records to be kept for inspection by the relevant authorities. Approved forms of identification under this scheme shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.

5. All films to be exhibited on the premises shall be as per the BBF classification and entry shall be monitored according to these classifications.
6. A register of refused sales of alcohol and if applicable, cigarette sales which is clearly marked with details of the premises, address and name of licence holder shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

LICENSABLE AREAS FOR SALE OF ALCOHOL



Key

Studio space	757 sq m
Dance studio	251 sq m
WC, Shower + Change	152 sq m
Flexible event space	331 sq m
Childrens play area	93 sq m
Gallery	67 sq m
Outdoor terrace	183 sq m
Food & Beverage	891 sq m
Storage/Bin store	37 sq m
Core	158 sq m

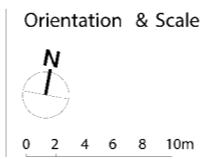
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Architects**

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Revision History

Rev	Date	Description
B	25 01 16	Design development
C	12 02 16	Design development
D	18 02 16	Issued for comment
E	23 03 16	Issued for comment
F	21 04 16	Issued for comment
G	25 04 16	Issued for pricing



Project
Peckham Levels

Drawing Title
Proposed Level 5 and 6

Drawing No.
P305

Drawn by
EW

Date
03 12 2015

Scale
1:250 @ A1 / 1:500 @ A3

Schedule B 1**Dispersal Policy Document**

1. During the last 30 mins of any licensable activity that continues after midnight, alcohol sales will cease trading with staff relocated from service points to main floor and exits to assist with the safe and swift dispersal of Patrons.
2. We will ensure that the dispersal plan (attached) is strictly adhered to and managed for any licensable activity that continues after midnight.
3. Managed transport call point will allow patrons to disperse in a speedy and orderly fashion.
4. The Security staff on duty inside the complex will be moved to the outside of the venue during closing time to assist patrons and aid in the dispersal plan.
5. Door supervisors and staff will remain in the area for 15 mins after the last patron has left to ensure patrons have all dispersed safely and to assist with rubbish clearance and barrier removal
6. Cloakroom will be operated with in an efficient manner with in order to assist in rapid dispersal of patrons
7. All exit lighting and notices shall be well lit and maintained.
8. Door staff will ensure that no patrons exit the premises with Glass or bottles after midnight.
9. Door supervisors, staff and signage placed at the exits will encourage patrons leaving the venue to keep the noise levels to a minimum and be respectful of neighbours.
10. Security and staff will encourage patrons not to assemble outside the venue and direct them either to the smoking area (outlined on the plan) or the transport call point.

Schedule B2 - Dispersal map



CCTV



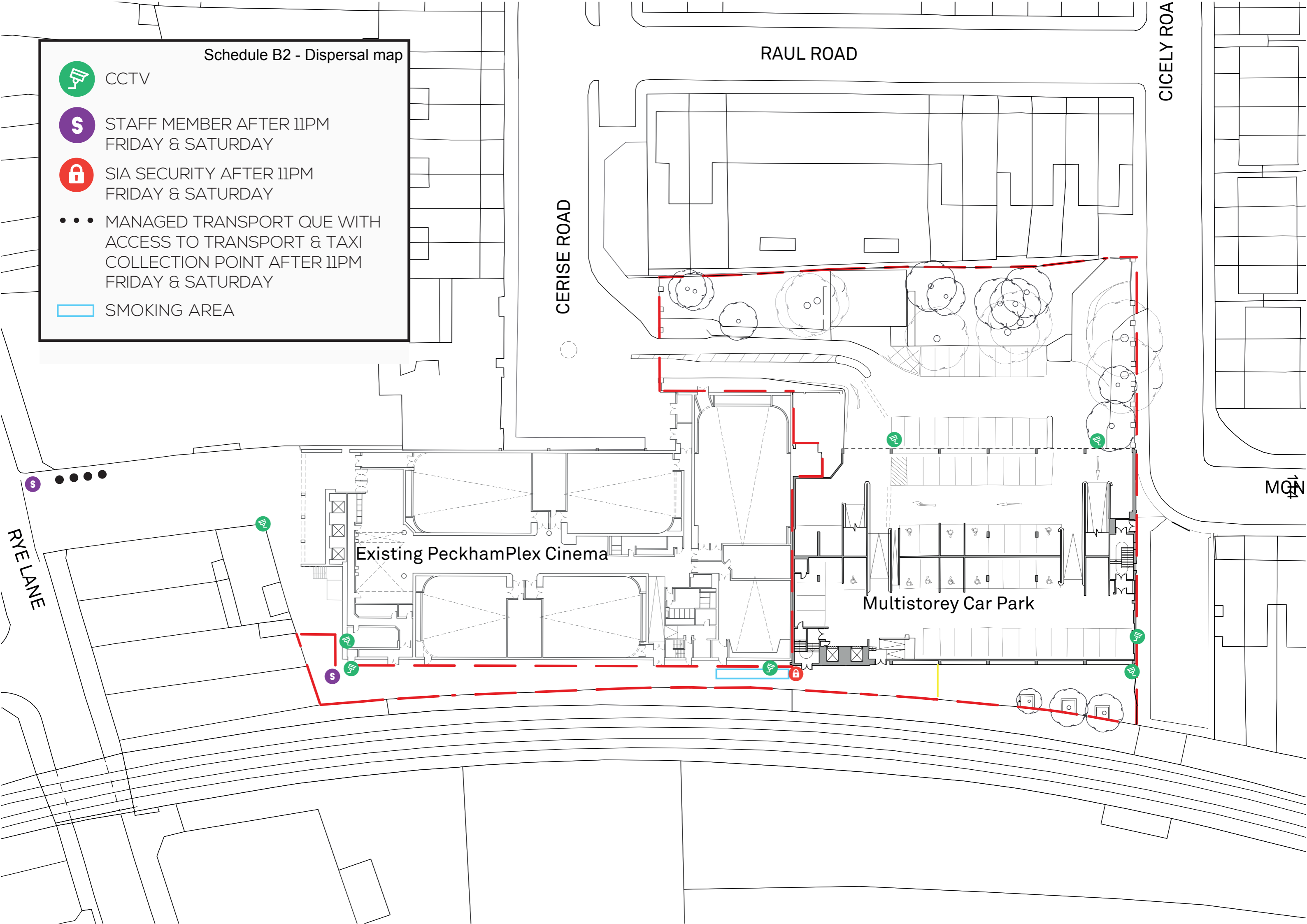
STAFF MEMBER AFTER 11PM
FRIDAY & SATURDAY



SIA SECURITY AFTER 11PM
FRIDAY & SATURDAY

••• MANAGED TRANSPORT QUE WITH
ACCESS TO TRANSPORT & TAXI
COLLECTION POINT AFTER 11PM
FRIDAY & SATURDAY

SMOKING AREA



RAUL ROAD

CICELY ROA

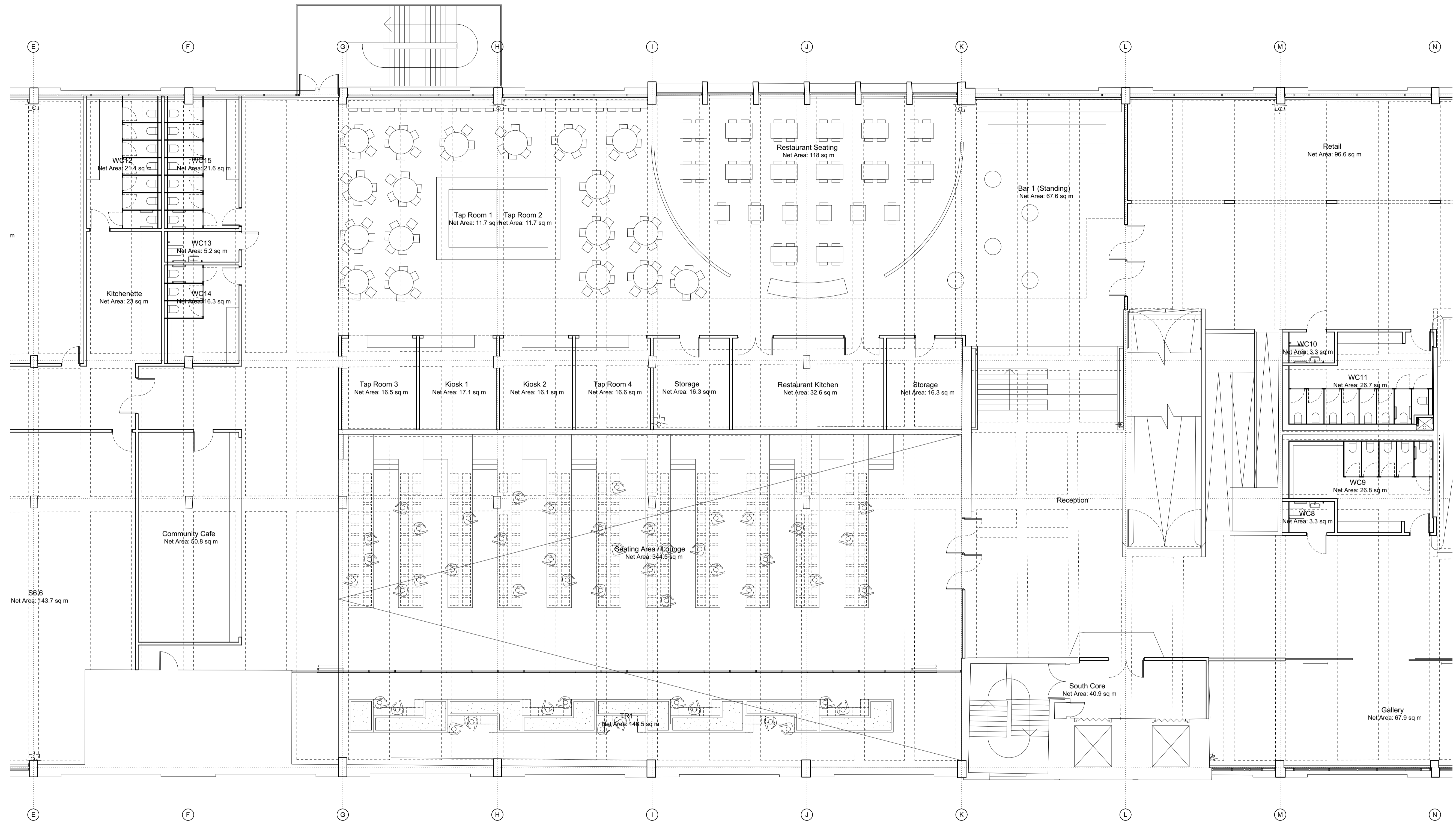
CERISE ROAD

RYE LANE

Existing PeckhamPlex Cinema

Multistorey Car Park

MON



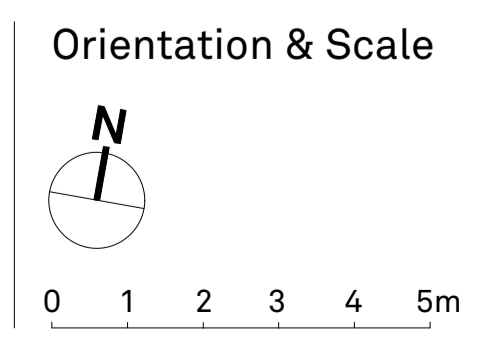
Layout and seating indicative. Fixed seating capacity 512 as shown in plan

Breakdown:
 Level 6 F&B area: 201 seats
 Seating Area / Lounge: 276 seats
 TR1: 35 seats

**Carl
 Turner
 Architects**

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Revision History
 Rev Date Description



Project
Peckham Levels
 Drawing Title
Level 5/6 F&B Plan
 Drawing No.
15PLV_SK164

Drawn by
 TW
 Date
 02 09 2016
 Scale
 1:100 @ A1 / 1:200 @ A3

POP BRIXTON

SPRING MANAGEMENT PACK

POP BRIXTON

< APRIL 2016 >

- LIVE MUSIC
- DINING
- SCREENINGS
- COMMUNITY
- WELLBEING
- MARKETS
- PERFORMANCE
- EDUCATIONAL
- MEET UPS
- COMMERCIAL

MON	TUE	WED	THU	FRI	SAT	SUN
				● FREE MUSIC FRIDAYS: THE THIRST ● INSPIRING BUTTERFLIES MENTORING SESSIONS	● BOOGIE BOX: AMY MCKNIGHT / WU-LU ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00)	● BLOCK PARTY CINEMA
				1	2	3
● INSPIRING BUTTERFLIES MENTORING SESSIONS ● CHILDRENS MINDFULNESS WORKSHOP & FILM SCREENING ● CURVE YOGA (17:00 - 18:00) ● DISCOBARRE (18:30 - 19:30) ● CAPOEIRA (19:45 - 21:15)	● INSPIRING BUTTERFLIES MENTORING SESSIONS ● GROOVESCHOOL DJ WORKSHOP ● KYONOCOA SUSHI WORKSHOP	● INSPIRING BUTTERFLIES MENTORING SESSIONS ● GROOVESCHOOL DJ WORKSHOP ● LULULEMON PRIVATE EVENT	● INSPIRING BUTTERFLIES MENTORING SESSIONS ● POP FEAST SUPPER CLUB	● INSPIRING BUTTERFLIES MENTORING SESSIONS ● FREE MUSIC FRIDAYS: BRASSTERMIND	● YOGA (10:00 - 11:30) ● GRAND NATIONAL SCREENING ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00) ● DJ	● INSPIRING BUTTERFLIES FINALE
4	5	6	7 HIGHLIGHT	8	9	10
CLOSED	CLOSED	● STRAIGHT OUT THE BOX WITH SPEECH DEBELLE & KOJEY RADICAL & DEBRIS STEVENSON	● YOUR EVENT?	● FREE MUSIC FRIDAYS: SUMOCHIEF	● CONTAINER RECORDS VINYL FAIR ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00)	● POP RITZY: VERTIGO
11	12	13	14	15	16 HIGHLIGHT	17
● THAI CHI (12:30 - 13:15) ● LAUGHTER YOGA (17:00 - 18:00) ● DISCOBARRE (18:30 - 19:30) ● CAPOEIRA (19:45 - 21:15)	● LONDON AIR AMBULANCE FUNDRAISER	● SECRET BRIXTON	● FILM FEAST: SLUMDOG MILLIONAIRE WITH BABA G'S	● FREE MUSIC FRIDAYS: SHANTY	● AFRORETRO HAPPY FASHION DAY MARKET ● YOGA (9:00 - 10:30) ● FIRST WORD RECORDS SHOWCASE ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00)	● BEATPOP BRIXTON ● TENANTS PARTY
18	19	20	21	22	23 HIGHLIGHT	24
● THAI CHI (12:30 - 13:15) ● CURVE YOGA (17:00 - 18:00) ● DISCOBARRE (18:30 - 19:30) ● CAPOEIRA (19:45 - 21:15)	● CHAMPIONS LEAGUE SEMI FINAL	● CHAMPIONS LEAGUE SEMI FINAL	● INDEPENDENT FILM SCREENING	● FREE MUSIC FRIDAYS: 7SUNS	● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00) ● DJ	
25	26	27	28	29	30	



EVENTS CALENDAR

POP BRIXTON

POP BRIXTON

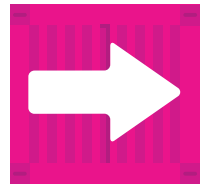
< MAY 2016 >

- LIVE MUSIC
- DINING
- SCREENINGS
- COMMUNITY
- WELLBEING
- MARKETS
- PERFORMANCE
- EDUCATIONAL
- MEET UPS
- COMMERCIAL

SUN	MON	TUE	WED	THU	FRI	SAT
<ul style="list-style-type: none"> ● VIETBOX BRUNCH CLUB ● MAY DAY FESTIVAL <p style="text-align: right; font-weight: bold;">1</p>	<p style="text-align: center; font-weight: bold; color: #FF00FF;">YOUR EVENT?</p> <p style="text-align: right; font-weight: bold;">2</p>	<ul style="list-style-type: none"> ● CHAMPIONS LEAGUE SEM-FINAL 2ND LEG <p style="text-align: right; font-weight: bold;">3</p>	<ul style="list-style-type: none"> ● CHAMPIONS LEAGUE SEM-FINAL 2ND LEG ● ILLUSTRATION WORKSHOP <p style="text-align: right; font-weight: bold;">4</p>	<ul style="list-style-type: none"> ● MARIA SABINA MEXICAN SUPPER CLUB <p style="text-align: right; font-weight: bold;">5</p>	<ul style="list-style-type: none"> ● FREE MUSIC FRIDAYS: AGE OF L.U.N.A <p style="text-align: right; font-weight: bold;">6</p>	<ul style="list-style-type: none"> ● BOOGIE BOX ● YOGA (10:00 - 11:30) ● HOUSE OF VOGA ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00) <p style="text-align: right; font-weight: bold;">7</p>
<p style="text-align: center; font-weight: bold; color: #FF00FF;">YOUR BRUNCH CLUB?</p> <p style="text-align: right; font-weight: bold;">8</p>	<ul style="list-style-type: none"> ● THAI CHI (12:30 - 13:15) ● CURVEYOGA (17:00 - 18:00) ● DISCOBARRE (18:30 - 19:30) ● CAPOEIRA (19:45 - 21:15) <p style="text-align: right; font-weight: bold;">9</p>	<ul style="list-style-type: none"> ● KYONOCCHA SUSHI WORKSHOP <p style="text-align: right; font-weight: bold;">10</p>	<ul style="list-style-type: none"> ● STRAIGHT OUT THE BOX <p style="text-align: right; font-weight: bold;">11</p>	<ul style="list-style-type: none"> ● START UP KITCHEN MENTORING SESSIONS ● START UP KITCHEN EVENT <p style="text-align: right; font-weight: bold;">12</p>	<ul style="list-style-type: none"> ● FREE MUSIC FRIDAYS: REGGAE ICONS <p style="text-align: right; font-weight: bold;">13</p>	<ul style="list-style-type: none"> ● YOGA (10:00 - 11:30) ● CALAIS FUNDRAISER ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00) <p style="text-align: right; font-weight: bold;">14</p>
<ul style="list-style-type: none"> ● POP RITZY: BREAKFAST CLUB WITH HOMEMGROWN BRUNCH ● POP RITZY: LEGO MOVIE <p style="text-align: right; font-weight: bold;">15</p>	<ul style="list-style-type: none"> ● THAI CHI (12:30 - 13:15) ● LAUGHTER YOGA (17:00 - 18:00) ● DISCOBARRE (18:30 - 19:30) ● CAPOEIRA (19:45 - 21:15) <p style="text-align: right; font-weight: bold;">16</p>	<p style="text-align: center; font-weight: bold; color: #FF00FF;">YOUR EVENT?</p> <p style="text-align: right; font-weight: bold;">17</p>	<ul style="list-style-type: none"> ● ILLUSTRATION WORKSHOP <p style="text-align: center; font-weight: bold; color: #FF00FF;">YOUR EVENT?</p> <p style="text-align: right; font-weight: bold;">18</p>	<ul style="list-style-type: none"> ● SCHOOL GROUND SOUNDS <p style="text-align: right; font-weight: bold;">19</p>	<ul style="list-style-type: none"> ● FREE MUSIC FRIDAYS: THE REFORMATION BLUES CLUB <p style="text-align: right; font-weight: bold;">20</p>	<ul style="list-style-type: none"> ● VINTAGE KILO SALE MARKET ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00) <p style="text-align: right; font-weight: bold;">21</p>
<ul style="list-style-type: none"> ● FARO DANCE CLASS <p style="text-align: right; font-weight: bold;">22</p>	<ul style="list-style-type: none"> ● THAI CHI (12:30 - 13:15) ● CURVE YOGA (17:00 - 18:00) ● DISCOBARRE (18:30 - 19:30) ● CAPOEIRA (19:45 - 21:15) <p style="text-align: right; font-weight: bold;">23</p>	<ul style="list-style-type: none"> ● EVENTS & CAREER ADVICE <p style="text-align: right; font-weight: bold;">24</p>	<p style="text-align: center; font-weight: bold; color: #FF00FF;">YOUR EVENT?</p> <p style="text-align: right; font-weight: bold;">25</p>	<ul style="list-style-type: none"> ● WORLD OF WURST EVENT <p style="text-align: right; font-weight: bold;">26</p>	<ul style="list-style-type: none"> ● FREE MUSIC FRIDAYS: KOKOROKO <p style="text-align: right; font-weight: bold;">27</p>	<ul style="list-style-type: none"> ● START UP BRIXTON MARKET ● START UP BRIXTON PARTY ● POP FARM: HANDS ON WORKSHOP (11:00 - 14:00) <p style="text-align: right; font-weight: bold;">28</p>
<ul style="list-style-type: none"> ● FLOWER LOVE LONDON FLOWER MARKET ● HOMEMGROWN SPRING BRUNCH CLUB ● CHAMPIONS LEAGUE FINAL <p style="text-align: right; font-weight: bold;">29</p>	<p style="text-align: center; font-weight: bold; color: #FF00FF;">YOUR EVENT?</p> <p style="text-align: right; font-weight: bold;">30</p>	<ul style="list-style-type: none"> ● GENERAL ASSEMBLY <p style="text-align: right; font-weight: bold;">31</p>				



CALAIS FUNDRAISER



POP BRIXTON

< JUNE 2016 >

- LIVE MUSIC
- DINING
- SCREENINGS
- COMMUNITY
- WELLBEING
- MARKETS
- PERFORMANCE
- EDUCATIONAL
- MEET UPS
- COMMERCIAL

MON	TUE	WED	THU	FRI	SAT	SUN
<p>POP FIELDS</p>		<p>POP BRIXTON 1ST BIRTHDAY PRIVATE PARTY</p>	<p>POP FEAST BIRTHDAY SPECIAL</p>	<p>POP BRIXTON PROHIBITION FIRST BIRTHDAY BALL</p>	<p>POP BRIXTON ONE YEAR</p>	<p>SHOP TIL YOU POP MARKET</p>
		1	2	3	4	5
<p>THAI CHI - 12.30 - 1.15PM</p> <p>LAUGHTER YOGA - 5PM</p> <p>DISCOBARRE - 6.30PM</p> <p>CAPOEIRA 7.45PM</p>	<p>POP RITZY LOCAL</p>	<p>STRAIGHT OUT THE BOX</p>		<p>FREE MUSIC FRIDAYS: NERIJA</p>	<p>THE FULL CIRCLE PROJECT</p> <p>POP FARM: HANDS ON WORKSHOP (11:00 - 14:00)</p>	
6	7	8	9	10	11	12
<p>THAI CHI - 12.30 - 1.15PM</p> <p>CURVE YOGA - 5PM</p> <p>DISCOBARRE 6.30PM</p> <p>CAPOEIRA 7.45PM</p>	<p>CRAFTY FOX EVENT</p>	<p>THE PRICE WE PAY SCREENING THE PANAMA PAPERS DEBATE</p>		<p>FREE MUSIC FRIDAYS: BABILONION</p>	<p>POP FARM: HANDS ON WORKSHOP</p> <p>MAKE DO AND MEND MARKET</p> <p>HANDSON FAMILY TAKEOVER</p>	<p>BRITAINS YOUNG LEADERS</p>
13	14	15	16	17	18	19
<p>EUROS: IRELAND V SWEDEN</p> <p>IRELAND V ITALY</p>	<p>EUROS: AUSTRIA V HUNGARY</p> <p>PORTUGAL V ICELAND</p>	<p>EUROS: ROMANIA V SWITZERLAND</p> <p>FRANCE V ALBANIA</p>	<p>EUROS: ENGLAND V WALES</p> <p>UKRAINE V N.IRELAND</p>	<p>EUROS: CZECH REPUBLIC V CROATIA</p> <p>SPAIN V TURKEY</p>	<p>EUROS: BELGIUM V REP. IRELAND</p> <p>ICELAND V HUNGARY</p>	<p>EUROS: SWITZERLAND V FRANCE</p>
20	21	22	23	24	25	26
<p>THAI CHI - 12.30 - 1.15PM</p> <p>LAUGHTER YOGA (17:00 - 18:00)</p> <p>DISCOBARRE (18:30 - 19:30)</p> <p>CAPOEIRA (19:45 - 21:15)</p>			<p>FILM FEAST</p>	<p>FREE MUSIC FRIDAYS: TBC</p>	<p>YOGA (9:00 - 10:30)</p> <p>LAMBETH LIVE EXPLOSION</p>	<p>POP RITZY: ROMEO & JULIET</p>
27	28	29	30			
<p>EUROS: SLOVAKIA V ENGLAND</p>	<p>EUROS: HUNGARY V PORTUGAL</p> <p>ITALY V REP. IRELAND</p>	<p>EUROS: N.IRELAND V GERMANY</p> <p>CROATIA V SPAIN</p>	<p>EURO FANZONE</p>	<p>EURO FANZONE</p>	<p>GLASTONBURY SCREENING</p> <p>EURO FANZONE</p>	<p>GLASTONBURY SCREENING</p> <p>EURO FANZONE</p>
<p>THAI CHI - 12.30 - 1.15PM</p> <p>CURVE YOGA - 5PM</p> <p>DISCOBARRE 6.30PM</p> <p>CAPOEIRA 7.45PM</p>						
<p>WIMBLEDON</p>	<p>WIMBLEDON</p>	<p>WIMBLEDON</p>	<p>WIMBLEDON</p>			

JUNE

➔

HIGHLIGHTS

➔

YEAR HERE

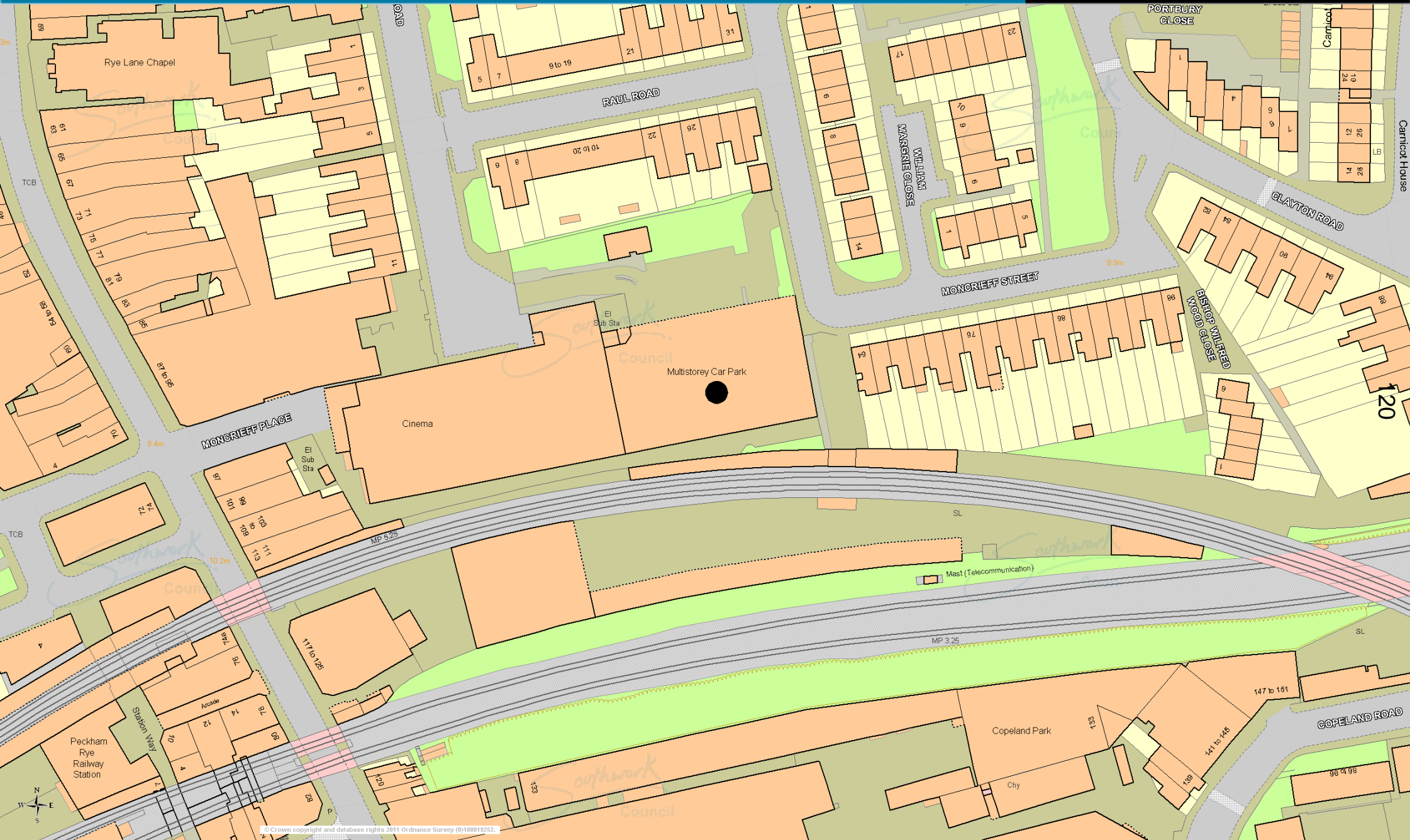
2-5 JUNE

POP BRIXTON

LAUNCH

Make Do
AND
MEND

Date 13/6/2016



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Item No. 6.	Classification: Open	Date: 27 September 2016	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: 68 Morley Street, London SE1 7QZ	
Ward(s) or groups affected:		Cathedral	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Mujibul Islam for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as 68 Morley Street, London SE1 7QZ.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities other persons and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 10 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application and amendments are attached at Appendices A and A1.
 - c) Paragraphs 12 to 19 of this report deals with the representations received to the premises licence application and conciliations progress made. Copies of the relevant representations from responsible authorities and other persons and further correspondences are attached as Appendices B, B1 and C.
 - d) Paragraph 20 deals with licensed premises within a 100m radius of the premises. A map of the area is attached as Appendix D.
 - e) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.

6. In carrying out its licensing functions, a licensing authority must also have regard to
 - The Act itself
 - The guidance to the act issued under section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.

7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application amended

8. On 17 June 2016, Mujibul Islam applied to this council for the grant of a new premises licence in respect of the premises known as 68 Morley Street, London SE1 7QZ. The premises are described as currently vacated and previously used as a retail unit. The original application sought hours of 08:00 to 02:00 for both alcohol sales and operating hours. The licensing unit advised the applicant that as well as being in the cumulative impact area the hours requested fell outside of Southwark's 2016 licensing policy which state Monday to Sunday 23:00 closing time. The applicant responded by amending the application by a reduction in hours and also clarifying that the premises will be run as an off licence. Copies of the application and amendments to it are attached as Appendices A and A1.

9. The application is summarised as follows:
 - Sale and supply of alcohol (off the premises)
Monday to Sunday from 08:00 to 23:00

- Operating hours
Monday to Sunday from 08:00 to 23:00.

10. The premises licence application form provides the applicant operating schedule. Parts J, K, L, and M set out the proposed operating hours and operating controls in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to the licence.

Designated premises supervisor

11. The proposed designated premises supervisor Mujibul Islam who is has a personal licence issued by Southwark Council.

Representations from responsible authorities

12. There are three representations submitted by the Metropolitan Police, public health and planning.
13. The police representation was concerned that the application was lacking in sufficient detail for them to provide a satisfactory response to address the licensing objectives. After further information and clarification as to the use of the premises was submitted and considered, they recommended that the following conditions be included on the licence, some of which may have been offered as part of the operating schedule but the wording is important to avoid ambiguity. The Police are of the opinion that the following conditions will assist with the prevention of crime and disorder in addition to the conditions offered within the operating schedule. The conditions have been agreed by the applicant and as such the representation has been withdrawn.
 - 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.
 - 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 in that there will be a member of staff present at all times to operate the CCTV for viewing and downloading to a removable device.
 - 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.
 - Alcohol sales shall be supplied ancillary to substantial takeaway food only and sold only in a sealed container.
 - No alcohol shall be consumed on the premises.
14. Public health are concerned that the application is for a premises located within the Borough and Bankside cumulative impact policy area, and that the applicant has

made no mention of the types of alcohol that will be stocked, and suggest a restriction on high-strength beers, lagers, and ciders, given that many purchasers of these drinks are alcohol misusers, and that just one of these drinks exceeds the NHS's safer drinking guidelines. They have recommended the following conditions which have been agreed by the applicant and as such the representation has been withdrawn:

- That the start time of alcohol sales be changed to 11:00 for all days of the week.
- That no beers, lagers, ciders or similar alcohols to be sold in cans with an alcohol by volume (ABV) in excess of 5.5%, or in bottles larger than 750ml with an ABV in excess of 5.5%.

15. The planning representation stated that it was not clear what the site was to be used as. However, the site is located in a predominantly residential area, with a terrace of residential properties directly opposite the site, and further residential properties in the surroundings. More clarification has been submitted and after consideration the planning representation has been withdrawn.
16. The representations and their corresponding withdrawals are attached as Appendices B and B1 to the report.

Representation from other persons

17. There are six representations from other persons, consisting of one from a local ward councillor and five local residents. The representations are made on the grounds of public nuisance and protection of children from harm. The premises are on the ground floor of a small and residential block. Residents are concerned that these hours will be busy and noisy, and if they factor in opening and closing the premises and delivery and clean up each day, it is likely the disruption and noise will go on outside these hours. They are also concerned that the sale of snacks and drinks and alcohol in particular will encourage people to loiter around the building at all hours.
18. Copies of the representations are attached as Appendix C.

Conciliation

19. The representations were forwarded to the applicant. The amendment to the application, submission of further information and agreement to conditions has resulted in the police, public health and planning withdrawing their representations. The licensing sub committee will be updated of any developments on 27 September 2016.

The local area

20. A map of the area is attached to this report as Appendix D. The premises are identified by a triangle at the centre of the map. For purposes of scale-only the circle on the map has a 100-metre radius. The following licensed premises terminal hours are also shown on the map.

Deregulation of entertainment

21. On 6 April 2015 entertainment became deregulated and as a result:

- Live unamplified music is deregulated between 08:00 and 23:00 on any premises
- Live amplified music is deregulated between 08.00 and 23.00 provided the audience does not exceed 500 people.

22. However, live music can become licensable in on-licensed premises if the licensing authority removes the effect of the deregulation following a licence review ('licence review mechanism').

Southwark statement of licensing policy

23. Within the Southwark statement of licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises as follows:

- Closing time for restaurants and cafes: Sunday to Thursday is 00:00 and for Friday and Saturday is 01:00
- Closing time for public houses, wine bars or other drinking establishments: Sunday to Thursday is 23:00 and for Friday and Saturday 00:00
- Closing time for hotel bars and guest houses: No restrictions for residents
- Closing time for night clubs (with sui generis planning classification): Monday to Thursday is 01:00 and for Friday and Saturday 03:00 and for Sunday 00:00
- Closing time for off-licences and alcohol sales in grocers and supermarkets is 00:00 daily
- Closing time for take-away establishment: Sunday to Thursday is 00:00 and for Friday and Saturday is 01:00
- Closing time for cinemas and theatres is 02:00 daily
- Closing time for vessels is 23:00 daily
- Closing time for qualifying members club is 02:00 daily.

24. Council assembly approved Southwark's statement of licensing policy 2016 - 20 on 25 November 2015. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:

- Section 3 - Purpose and Scope of the Policy: This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications
- Section 5 – Determining Applications for Premises Licences and Club Premises certificates: This explains how the policy works and considers issues such as location, high standards of management and the principles behind condition setting.

- Section 6 – Local Cumulative Impact Policies: This sets out this authority’s approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy
- Section 7 – Hours of Operation: This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification. To be read in conjunction with Appendix B to the policy.
- Section 8 – The Prevention of Crime and Disorder: This provides general guidance on the promotion of the first licensing objective
- Section 9 – Public Safety: This provides general guidance on the promotion of the second licensing objective
- Section 10 – The Prevention of Nuisance: This provides general guidance on the promotion of the third licensing objective
- Section 11 – The Protection of Children from Harm: This provides general guidance on the promotion of the fourth licensing objective.

25. The purpose of Southwark’s statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

Resource implications

26. A fee of £100 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band A.

Consultations

27. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and a similar notice exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

28. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

29. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.

30. The principles which sub-committee members must apply are set out below.

Principles for making the determination

31. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
32. Relevant representations are those which:
 - Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
33. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
 - to grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence
 - to exclude from the scope of the licence any of the licensable activities to which the application relates
 - to refuse to specify a person in the licence as the premises supervisor
 - to reject the application.

Conditions

34. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
35. The four licensing objectives are:
 - The prevention of crime and disorder
 - Public safety

- The prevention of nuisance
 - The protection of children from harm.
36. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
37. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
38. Members are also referred to the Home Office revised guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

39. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

40. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private

- In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

41. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

42. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.

43. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.

44. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.

45. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.

46. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.

47. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.

48. Under the Human Rights Act 1998 the sub-committee needs to consider the balance between the rights of the applicant and those making representations to

the application when making their decision. The sub-committee has a duty under section 17 of the Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.

49. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

50. Members are required to have regard to the Home Office guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance and Governance

51. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

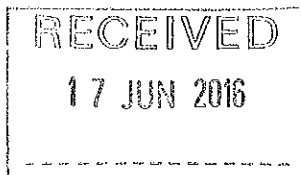
Background Papers	Held At	Contact
Licensing Act 2003 Home Office Guidance to the Act Secondary Regulations Southwark statement of licensing policy case file	Southwark Licensing c/o Community Safety and Enforcement 160 Tooley Street London SE1 2QH	Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A and A1	Application for a new premises licence and amendments to it
Appendix B and B1	Representations from responsible authorities and withdrawals
Appendix C	Representation from other persons
Appendix D	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Dorcas Mills, Principal Licensing Officer	
Version	Final	
Dated	15 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		15 September 2016



Community Safety EHTS, Health Safety & Licensing Team, Southwark Council, 3rd Floor
Hub 2, P O BOX 65429, London, SE1P 5LX

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

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 MUSIBU ISLAM

(Insert name(s) of applicant)

apply for a premises licence under section 17 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			
<u>6 & MORLEY STREET</u>			
Post town	<u>LONDON</u>	Postcode	<u>SE1 7QZ</u>
Telephone number at premises (if any)	<u>N/A</u>		
Non-domestic rateable value of premises	<u>£ tbc</u>		

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i. as a limited company please complete section (B)
- ii. as a partnership please complete section (B)
- iii. as an unincorporated association or please complete section (B)
- iv. other (for example a statutory corporation) please complete section (B)

- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment 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:

Please tick yes

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 checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname ISLAM			First names MUJIBUL		
I am 18 years old or over				<input checked="" type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town	LONDON			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		<u>N/A</u>			
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
Address
<u>N/A</u>
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
01	12	2014

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

N/A

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

CURRENTLY AN EMPTY VACATED PREMISES
PREVIOUSLY USED AS A RETAIL UNIT.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

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

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon				Please give further details here (please read guidance note 3)	
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4) <div style="text-align: center; font-size: 2em; font-family: cursive;">N/A</div>		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 4) <i>N/A</i>		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			N/A
Thur			<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 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
Thur				<u>N/A</u>	
Fri			<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 5)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 4) <i>N/A</i>		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

N/A

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing <div style="text-align: center;"><u>None</u></div>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	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 3)		
Wed					
Thur					
Fri			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)		
Sat					
Sun					
			<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 5)		

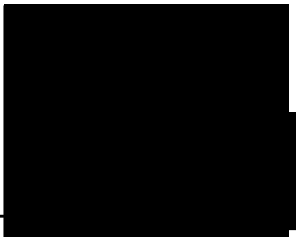
I

Late night refreshment Standard days and timings (please read guidance note 6) *			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	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 3)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)		
Thur					
Fri			<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 5)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
Day	Start	Finish		Off the premises	<input checked="" type="checkbox"/>
Mon	8am	2am	State any seasonal variations for the supply of alcohol (please read guidance note 4)	Both	<input type="checkbox"/>
Tue	8am	2am			
Wed	8am	2am		N/A	
Thur	8am	2am		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 (please read guidance note 5)	
Fri	8am	2am			
Sat	8am	2am			
Sun	8am	2am			
			N/A		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name	MUJIBU ISLAM
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known)	SOUTHWARK

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 8).

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	<p>N/A</p> <p>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 (please read guidance note 5)</p> <p>N/A</p>
Mon	8am	2am	
Tue	8am	2am	
Wed	8am	2am	
Thur	8am	2am	
Fri	8am	2am	
Sat	8am	2am	
Sun	8am	2am	

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 9)

AWARENCE & LIAISE WITH COMMUNITY OFFICERS

b) The prevention of crime and disorder

LIAISE WITH COMMUNITY OFFICERS

c) Public safety

LIAISE WITH COMMUNITY OFFICERS

d) The prevention of public nuisance

LIAISE WITH COMMUNITY OFFICERS

e) The protection of children from harm

Premises License application Addendum - 68 Morley Street, SE1

Operating schedule for 68 Morley Street, SE1

Section M: Licensing Objectives

A). General – all four objectives

Strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:

- Training to all staff on understanding the licensing act 2003
- no selling of alcohol to underage people
- no drunk and disorderly behaviour on the premises area
- no violent and anti-social behaviour
- no any harm to children
- Operating Schedule providing the hours of operation and licensable activities during those hours.
- Designated premises supervisor confirmed it is obligated to be in day-to-day control of the premises, to provide good training for staff on the Licensing Act (Training Record), to make or authorise each sale
- Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers.
- CCTV system installed with recording option available and CCTV clear signage
- Roller metal exterior window shutter will be fixed to ensure that shop front is safe and secure at all times
- Neighbourhood watch with regular liaison with local community and community officers

As a licensed premises we know that it is necessary to carry out our functions or operate our businesses with a purpose of promoting these objectives. We commit to support these objectives through our operating schedules and other measures (including staff training and qualifications, policies, and strategic partnerships with other agencies).

B). The Prevention of Crime & Disorder

- 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.
- Clear and conspicuous notices warning of potential criminal activity, such as theft, that may target customers will be displayed.
- As a late night refreshment premises, custom will not be sought by means of personal solicitation outside or in the vicinity of the premises.
- CCTV System installed to monitor entrances, exits, and other parts of the premises in order to address the prevention of crime objective. All recordings to be kept for a minimum of 1 month before recycling. A trained member of staff will be onsite at all times to operate the CCTV system.
- Not selling of alcohol to drunk or intoxicated customers.
- Prevention and vigilance in illegal drug use on the premises
- Staff will be well trained in asking customers to use premises in an orderly and respectful manner and prevent drinking alcohol on the premises
- Security in and around the premises – fixed alarm with clear signage and external lighting
- Security policies – prepared and updated in coordinated with crime prevention officer and liaison with local community officers.
- Security reviews – every 3 months and logged. Daily staff briefings and debriefs at regular staff meetings.
- Zero tolerance to drugs or weapons being brought into the premises – maintain a zero tolerance policy at all times. Provide drugs awareness training to all staff.
- Panic button – calling the police for emergencies. Clear signage to that effect.
- Use of mirrors – to aid supervision and act as a deterrent
- Carefully positioned alcohol – away from public reach and not accessible. Under CCTV coverage
- Maintain a duty of care policy – staff to be briefed on the policy

Premises License application Addendum - 68 Morley Street, SE1

- Lockable shutters and store room – at the end of permitted hours
- Neighbourhood watch with regular liaison with local community and community officers

C). Public Safety

- Full risk assessment – all staff to be made aware and precautionary measures
- A log book or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises licence that requires the recording of such information. The log book shall be kept available for inspection when required by persons authorised by the Licensing Act 2003 or associated legislation.
- Adequate access is provided for emergencies.
- All parts of the premises and all fittings and apparatus therein, door fastenings and notices and the seating, lighting, heating, electrical, ventilation, sanitary accommodation, washing facilities and other installations, will be maintained at all times in good order and in a safe condition.
- Internal and external lighting fixed to promote the public safety objective.
- Well trained staff adherence to environmental health requirements.
- Training and implementation of underage ID checks.
- First Aid boxes and a recognised qualified first aider – made clear to all staff onsite
- Accident or other emergency incident on the premises - A written policy to deal with all types of accidents and emergency incidents should be in place at the premises.
- Equipment to be regularly checked and maintained including maintaining an accident log book
- Neighbourhood watch with regular liaison with local community and community officers

D). The Prevention of Public Nuisance

- Prominent, clear and legible notices will be displayed at all exits requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly.
- 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.
- The Licensee will ensure that staff who arrive early morning or depart late at night when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.
- Customers will be asked not to stand around talking in the street outside the premises; and asked to leave the vicinity quickly and quietly.
- A specific taxi operator has been nominated for staff and customers use. The company's telephone number is advertised to customers. The operator, and all drivers, are aware that they should arrive and depart as quietly as possible, should not sound vehicle horns as a signal of their arrival or leave engines running unnecessarily.
- The movement of bins and rubbish outside the premises will be kept to a minimum after 11.00pm. This will help to reduce the levels of noise produced by the premises.
- Bright lights on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to nearby residents.
- Adequate waste receptacles for use by customers will be provided in the local vicinity.
- Noise reduction measures to address the public nuisance objective.
- The Licensee will ensure that staff who arrive early morning or depart late at night (ex. for unpacking, pricing newly delivered goods) when the business has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.
- Customers will not be admitted to premises above opening hours.
- Neighbourhood watch with regular liaison with local community and community officers

Premises License application Addendum - 68 Morley Street, SE1**E). The Protection of Children from Harm**

- A documented policy setting out measures to protect children from harm should be in place at the premises. The policy should consider all activities associated with the premises including the sale of alcohol and the provision of regulated entertainment and when children should be allowed on or restricted from the premises.
- Operate a strict 'No ID – No Sale' policy. 'Challenge 21' scheme serves as a reminder to staff of the need to be vigilant in preventing underage sales and to customers that it is against the law for anyone under 18 to purchase alcohol.
- "Challenge 25" sign which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry acceptable ID (a card bearing the PASS hologram, a photographic driving license or a passport) if they wish to buy alcohol.
- Well trained staff about requirement for persons' identification, age establishment etc.
- All the details provided in Training Record Book and available on the premises.
- Log Book will be kept upon the premises all the time.
- Restrict access to children unless supervised by an adult
- Keep a refusals book on the premises and ensure it is completed whenever a sale is refused to a person who cannot prove they are over the age of 18.
- Neighbourhood watch with regular liaison with local community and community officers

LIAISE WITH COMMUNITY OFFICERS

Checklist:


Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- 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, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	2/3/16
Capacity	MANAGER

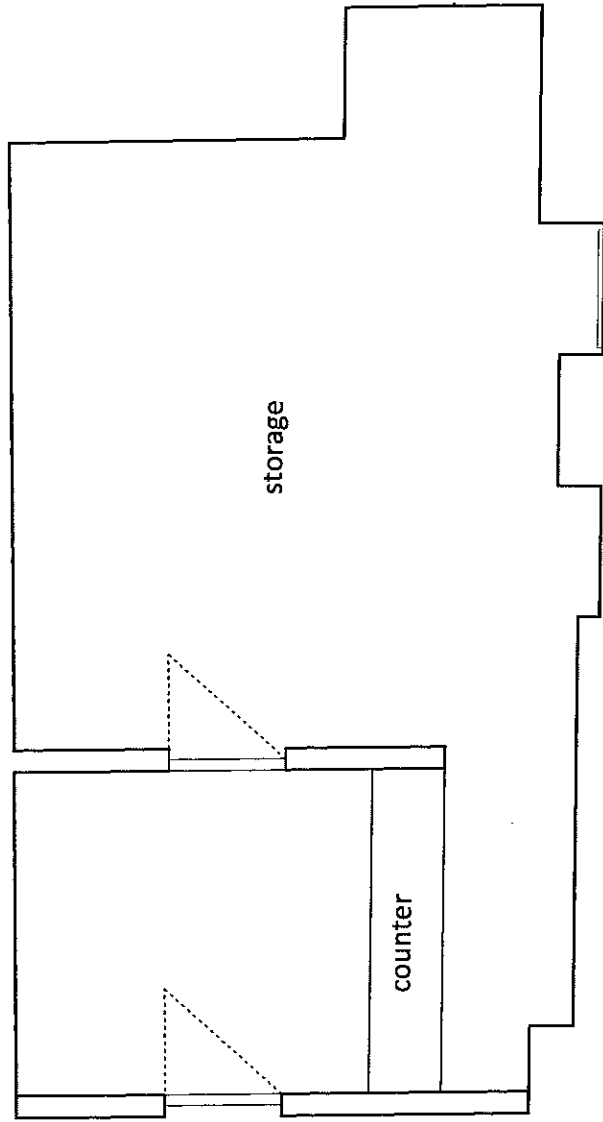
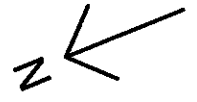
For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where 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. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. 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.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. 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.
7. 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'.
8. 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.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

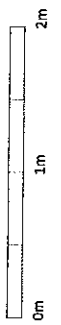


68 Morley Street

SK-002

Scale 1:50@a4

68 Morley Street,
London SE1 7QZ



From: Mohammed Malik [<mailto:>]
Sent: Thursday, June 30, 2016 3:19 PM
To: Mills, Dorcas
Cc: 'Muji'; Mohammed Malik
Subject: RE: Premises Licence application - 68 Morley Street, SE1

Dear Dorcas,

On behalf of Mujibul Islam and in relation to the above premises license application at 68 Morley St, please find attached a completed addendum in support of our application. The addendum is for additional information in relation to the **licensing objectives** as set out in the guidance notes.

In relation to **operating hours** for licensing, we agree to amend the licensing hours as described below i.e. **mon-Sunday 23:00 closing time**.

We hope you now have everything you need for this application to progress and we look forward to receiving confirmation from you in due course.

Please copy me in on all related matters.

Regards

Mohammed Malik

On behalf of Mujibul Islam

From: Mohammed Malik [<mailto:>]
Sent: 20 July 2016 12:19
To: Lynch Mark A - MD < >
Cc: ; 'muji12@gmail.com' < >
Subject: RE: Premises Licence application - 68 Morley Street, SE1 .Mujibul Islam

Dear Mark

Many thanks for sending through your comments of which we are happy to respond to.

The premises is intended to be used to sale ready meals deli style including snacks, sandwiches, tea, coffee, drinks and beverages.

We would also like to have the option of sale of alcohol permissible hence the application for premises license.

There will be no cooking on the premises and therefore no kitchen or cooking appliances are required. All cooking will be done offsite and prepared in packaging for over the counter sale. We are working through each of the application processes to ensure all permissions are in place.

Hope this clarifies and is sufficient for your approval.

With regards
Mohammed



The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/2826 /16

Date: 24th June 2016

Re:- Mujibul Islam

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence for the Off Sale of Alcohol for the following opening hours

Mon – Sun 0800 to 0200

These premises are situated within the cumulative impact area and as such require special consideration from the applicant as to how they intend to reduce any potential impact on the licensing objectives.

For a premises open to the public which is within a residential area I would have expected to see more control measures other than 'liaise with community officers'

The applicant has not addressed the four licensing objectives in the application, there is no mention of the control measures for the promotion of public safety, prevention of public nuisance or the protection of children from harm and the prevention of crime and disorder.

As well as being in the cumulative impact area the hours requested in the operation falls outside of Southwark's 2016 licensing policy which state Mon-Sun 2300 closing time

In my opinion the application is lacking in sufficient detail for me to provide a satisfactory response to address the licensing objectives. If further information is forthcoming then further consideration can be given.

As it stands the application is outside of the licensing policy and does not address the cumulative impact concerns.

Kind Regards

PC Mark Lynch 246MD

On 21 Jul 2016, at 17:58, "[REDACTED]"
<[REDACTED]> wrote:

In regards to the above premises application , I have agreed that the conditions to which the applicant has made on his application are acceptable with the following changes to wording , please see the below and if in agreement reply stating you accept the conditions applied

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 in that there will be a member of staff present at all times to operate the cctv for viewing and downloading to a removable device.
3. 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
4. Alcohol sales shall be supplied ancillary to a substantial takeaway food only and sold only in a sealed container.
5. No alcohol shall be consumed on the premises.

Regards

Pc Mark Lynch 246MD
Southwark Licensing/NTE
Southwark Police Station
323 Borough High Street
SE1 3JL
0202 232 6756

From: Sharpe, Carolyn **On Behalf Of** Public Health Licensing
Sent: Tuesday, July 26, 2016 5:05 PM
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: Premises Licence application - 68 Morley Street, SE1

To whom it may concern:

Re: 68 Morley Street, London SE1 7QZ

On behalf of the Acting Director of Public Health for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation in respect of the above.

The representation is made in respect of the following licensing objective(s):

- The prevention of crime and disorder
- Prevention of public nuisance
- Public safety

General Comments

The applicant requests an off-license to sell alcohol from the premises between the hours of 08:00 and 23:00 on Mondays to Sundays. I have concerns regarding the hours of alcohol sales requested, and the types of alcohol to be sold from the premises.

I suggest a later start time for alcohol sales. Early-morning alcohol purchasers are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking.

The applicant has made no mention of the types of alcohol that will be stocked . I would suggest restriction on high-strength beers, lagers, and ciders, given that many purchasers of these drinks are alcohol misusers, and that just one of these drinks exceeds the NHS's Safer Drinking Guidelines.

Recommendation

- I recommend that the start time of alcohol sales be changed to 1100 for all days of the week.
- I recommend that no beers, lagers, ciders or similar alcohols to be sold in cans with an Alcohol By Volume (ABV) in excess of 5.5% or in bottles larger than 750ml with an ABV in excess of 5.5%.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully,

Carolyn Sharpe
on behalf of Dr Jin Lim, Acting Director of Public Health

**Chief executive's department**

Planning division

5th floor, hub 2

PO Box 64529

LONDON SE1P 5LX

EH & TS Licensing Unit
Hub 2 3rd Floor Tooley Street

X

Your Ref: 851973**Our Ref:** 16-CE-00580**Contact:** Matthew Lambert**Telephone:** 020 7525 7451**Fax:** 020 3357 3101**E-Mail:** planning.enquiries@southwark.gov.uk**Web Site:** <http://www.southwark.gov.uk>**Date:** 12/07/2016

Dear Sir/Madam

Premises Licensing re:

68 MORLEY STREET, LONDON, SE1 7QZ

Summary description: New Premises Licence for the sale of alcohol off the premise**Date Received:** 20/06/2016

As it currently stands, the planning department object to this application on the grounds of public nuisance. It is not clear what the site shall be used as. However the site is located in a predominantly residential area, with a terrace of residential properties directly opposite the site, and further residential properties in the surroundings.

The lawful planning use of the site appears to be as a shop (A1 use class), and therefore the change to a restaurant (A3 use class) or a bar (A4 use class) requires planning permission, and if granted may be subject to conditions relating to hours of use. The hours of use applied for, until 2:00am seven days a week, are considered excessive in this predominantly residential area for either a restaurant (A3 use class) or a bar (A4 use class).

Yours faithfully

Matthew Lambert

Planning Enforcement Officer

From: [REDACTED]
Sent: Thursday, July 21, 2016 6:42 PM
To: Mills, Dorcas
Subject: Premises Licence application - 68 Morley Street, SE1 .Mujibul Islam

Dorcas

In regards to the application for the above premises I am pleased to say that we have now conciliated .The conditions to which the applicant has added to his application are acceptable and the below 5 conditions should be added to avoid any confusion with wordings, this is in full agreement with the applicant and therefore I withdraw my objection

Kind regards
Pc Mark Lynch 246MD
Southwark Licensing/NTE
Southwark Police Station
323 Borough High Street
SE1 3JL
0202 232 6756

From: Mohammed Malik [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 21 July 2016 18:00
To: Lynch Mark A - MD <[\[REDACTED\]](mailto:[REDACTED])>
Subject: Re: Premises Licence application - 68 Morley Street, SE1 .Mujibul Islam

Thanks mark. We are in agreement with these conditions. Thank you

Mohammed

From: Sharpe, Carolyn
Sent: Thursday, July 28, 2016 9:24 AM
To: Mills, Dorcas
Subject: RE: Premises Licence applicatiom - 68 Morley Street, SE1

Thank you Dorcas.

Please thank the applicant for accepting our proposed conditions below and pass on that Public Health formally withdraws their objection.

Best regards,
Carolyn

Carolyn Sharpe | 0207525 0025 | [REDACTED]

From: Mills, Dorcas
Sent: 26 July 2016 21:10
To: Sharpe, Carolyn
Subject: FW: Premises Licence applicatiom - 68 Morley Street, SE1

FYI

From: Mohammed Malik [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Tuesday, July 26, 2016 6:34 PM
To: Mills, Dorcas; [REDACTED]
Subject: RE: Premises Licence applicatiom - 68 Morley Street, SE1

Dorcas

Thanks for that. After consulting internally we can agree to the two recommendations outlined below. We will therefore be happy to comply and agree with the comments.

Please can you relay this back and see if the objection is withdrawn.

Regards
Mohammed

From: Lambert, Matthew
Sent: Thursday, July 21, 2016 12:58 PM
To: Mills, Dorcas
Subject: RE: Premises Licence application 68 Morley Street, SE1. forwarding reps

Hi Dorcas,

I have to say it still sounds like a A1 shop in planning terms given that there is to be no primary cooking on site (although I have limited info to go on). Also if there is no eating/drinking on site, nor heating up of food, then this would also point to an A1 use.

The reason for the initial objection was a concern that the premises was turning into a bar or similar, given the proposed opening hours and lack of info.

If the use is to be an A1 shop, then we have no objection, given that the lawful/established use of the site is as an A1 shop, if there is a change to an A3 (Café/restaurant) or A5 (takeaway) then at the proposed (revised) hours I don't think we would raise an objection however planning permission may be required.

Thanks

Matthew Lambert
Planning Officer - Enforcement
London Borough of Southwark - Chief Executives Department
5th Floor - Hub 2, PO Box 64529, London SE1P 5LX
Tel: 020 7525 7451

Please note that advice in this email is the opinion of the officer, given without prejudice to any further decision of the council.

From: Morris, Adele

Sent: Friday, July 15, 2016 8:39 PM

To: Jerrom, Charlie; Linforth-Hall, Maria; Noakes, David

Cc: Tear, Jayne; 'Ian.Clements@met.police.uk'; Public Health
Licensing; Prickett, Mark

Subject: Re: New Premises Licence for 68 Morley Street

Dear Charlie

I would like to object to this licence on the grounds of public nuisance and protection of children from harm. This premises is on the ground floor of a residential building, in a primarily residential street and it is not an appropriate location for an off licence open until 2am.

Best wishes

Councillor Adele Morris

Cathedrals Ward Liberal Democrat Councillor

Opposition Spokesperson for Regeneration

Vice Chair, Licensing Committee

LGA EEHT Board Member

Tel: [REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Sunday, July 31, 2016 10:27 PM
To: Regen, Licensing
Subject: Object to licence for Morley street

Hello,

I wish to file an objection to the licensing application for 68 Morley street. I have concerns regarding prevention of nuisance as this is a residential street with just the takeaway as the only commercial premises. People often sit in cars with loud music outside which disturbs the residence and I worry that a licensed premise would only increase noise and social issues. There are streets full of commercial properties and shops very close by for those wishing to buy alcohol - this quiet residential street does not need this added issue.

I have concerns about the responsibility of those making the application - they failed to put up their notice until just a couple of days before the opportunity to file a complaint closed. We have also had issues with the owners in the past pouring food stuff down drains that they had been asked not to have had overspilled takeaway food pouring into our court yard. It was unhygienic and unpleasant to say the least. An alcohol licence is a big responsibility and I feel based on these incidents they have not proved themselves to be worthy of that responsibility.

Written on 31st July

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 01 August 2016 20:33
To: Regen, Licensing
Cc: Noakes, David; [REDACTED]
Subject: objection to license nr 851973

Dear Sir/Madam:

I hope this finds you well. I'm [REDACTED]. I'm writing to you advised by one of my neighbours regarding the application that has been submitted by Mujbul Islam from 68 Morley Street SE1 7Z I have now got information through a neighbour as how to proceed.

The alert for the application by the applicant has been placed in a practically invisible location behind the black curtain/shutters I was alerted by a neighbour of the intentions of the application and encouraged by them to get details/last night after coming from work I was trying to figure out where the application was placed I couldn't see it I took pictures of the place to send to my neighbours and ask where could I find it when the man from the Morley Tandoori came out in a fashion that to say the least was unfriendly, I politely explained I was trying to find the application when rudely he said is somewhere there (pointing to the railings) I said do you have a copy? It is impossible to see it where it is and get the details / pointless to bore you with the details of the conversation that unfolded he was truly rude.

The application for the licence number 851973 is a worrying development of our neighbourhood we have been for ages complaining about the disposal of rubbish from the Tandoori straight into the street / oil spilling into the pavement and the street, the smell emanating has increased and is overpowering invading our homes and pests (mice/rat population has increased).

Parking space is at a premium already here for residents / we fear that the situation will become unsustainable if these premises open and permission is granted endangering residents many elderly and children. The application states that no food will be cooked on the premises but delivered to the premises we fear that this will increase the flow of traffic and that these deliveries will happen at inconvenient times /before opening or after closing hours. The bikers already collecting and delivering food from the tandoori drive without concern or care already as it is.

We also suspect that the clause stating 'not cooked at the premises' might mean these are cooked or heated at the tandoori making matters even worse than they are currently with amongst other things waste disposal, and increase kitchen activity which as mentioned before translates on strong smells being carried to the point where sometimes I can't smell my own food. On this point please be noted that I'm a great lover of Indian / Pakistani food

so it is not the smells per se I object is just the continuous invading effect they have to my home environment and the neighbours.

Granting them a restaurant status with alcohol license is a recipe for disaster we and my neighbours are really and seriously concerned. Morley Street /Gerridge Street is not equipped to face that challenge. We have already the Ambulance services next door using the street heavily which we respect and accept due to the nature of their work. The street is already used as a shortcut by many drivers the licensing of the premises will increase traffic and the flow of people in this residential street, endangering peoples lives.

Last but not least/ we feel cheated by the way things have been conducted with no proper displaying of the application, in fact hiding it / the aggressive behaviour (I have a video about this). For these reasons we kindly request for the license not to be granted

We kindly ask for all the facts of this objection to be considered and that the fact the objection form was not properly displayed in fact hidden for objectors to have a fair chance to express their concerns at least requires an extension of this evaluation. I'm writing from my work email address but cc'ing myself on private email in replying could you kindly do so to both addresses.

Looking forward to your reply,

Best regards

██████

From: [REDACTED]
Sent: 01 August 2016 21:09
To: Noakes, David; Regen, Licensing
Subject: Re: licensing objection: 68 Morley Street, SE1 7QZ Licence number 851973

1st Aug 2016

Mujibul Islam, 68 Morley Street, SE1 7QZ-Licence number 851973

RE licensing application at the above address

I would like to object to the licence on the following grounds:

Prevention of nuisance and public safety

Noise: The application describes opening hours to be from 0800 - 23.00 7 days a week. The premises is on the ground floor of an a small and otherwise residential block. Residents are concerned that these hours will be busy and noisy - and if we factor in opening and closing the premises and delivery and clean up each day, it is likely the disruption and noise will go on outside these hours. We are concerned that the sale of snacks and drinks and alcohol in particular will encourage people to loiter around the building at all hours

Refuse and waste: The Morley Tandoori, to which these premises are adjacent and which belong to the same applicant, is already responsible for a great deal of food and waste refuse left outside on the street every day. This has attracted mice and other vermin and can be smelly and unpleasant.

The tandoori takeaway have in the past used the residential building's drains in order to dispose of cooking oil and other waste in the past, We are concerned that a larger premises selling more food (whether cooked on the premise or delivered will lead to more waste which may not be disposed out correctly

We would like to be assured that there will be provision for more waste disposal for this new premise, as currently the owner's current refuse bin is on the street and is always overflowing, they also appear to use residents' waste bins for extra waste

Litter: How will the premise ensure that any extra litter generated from the premise (coffee cups, sandwich and snack wrappers, beverage and alcohol containers etc) will not be disposed of in the street or in and around the resident's building? Will the premise's owner take responsibility for the extra litter and cleaning this will entail? There is already a problem with litter in the area, and this type of business, without proper litter provision will cause problems for the building.

Traffic: Both Morley Street and Gerridge street have recently become much busier due to the changes in traffic measures on Westminster Bridge road at St Georges's Circus (the A3202 roundabout) and at Elephant and Castle. We are concerned that having an expanded business in the building will lead to yet more traffic in this area.

Health and Safety: There are a number of elderly and vulnerable residents in Gerridge Court and the increased foot and car traffic, noise, waste and alcohol consumption that the premises could generate could have a detrimental effect on those elderly residents in particular.

Residents are also concerned that having a premises selling these items and the increased number of people in the area this may attract could lead to non residents loitering around the buildings and trying to get into the building - we have had problems with people trying to gain access in the past and the increased foot traffic is a concern

Finally: We would like to bring to your attention that the planning sign for this premises has until very recently been obscured from view, making it difficult for residents to see and therefore raise objections in time for the deadline

Thank you

██████████

██████████

██████████

██████████

██████████

██████████

██

5

From: [REDACTED]

Sent: 01 August 2016 23:37

To: Regen, Licensing

Subject: Objection to licence application 851973

I would like to register my objection to the above premises licence application.

I live in the building (Gerridge Court) and am concerned about the further disruption that selling alcohol between the hours of 8am and 11pm may bring.

The business run by Mr Islam (the Morley Tandoori takeaway) already has a negative effect on the residents of the block, through noise disturbance and the disposal of food waste and I am concerned that this new application will add to the problems.

I also note that the details of the licence application were obscured by a shutter over the shop door until recently.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

6

-----Original Message-----

From: [REDACTED]

Sent: Friday, July 29, 2016 8:46 AM

To: Regen, Licensing

Subject: Objection to license application #851973

Dear Sir/Madam,

My name is [REDACTED] and I'm the owner and resident of

[REDACTED].

I would like to log an objection to the license application number

851973, raise by a Mr. Mujibul Islam for the premises located at 68

Morley Street,

SE1 7QZ. The basis for my objection is the lack of transparency by the

applicant, as the neighbours have not been notified adequately or in a

timely manner, even upon request on an individual basis.

Please let me know if you require further details to support this

objection.

Thanks, and kind regards,

[REDACTED]



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Item No. 7.	Classification: Open	Date: 27 September 2016	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Tilling Jacomb Driver Partners Limited, 11a Station Way, London SE15 4RX	
Ward(s) of group(s) affected		The Lane	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Tilling Jacomb Driver Partners Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as 11a Station Way, London SE15 4RX.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 12 to 18 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted by responsible authorities are attached to this report in Appendix B. A map showing the location of the premises is attached to this report as Appendix C.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.

6. In carrying out its licensing functions, a licensing authority must also have regard to
 - The Act itself
 - The guidance to the act issued under section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.

7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 13 June 2016 Tilling Jacomb Driver Partners Limited applied to this council for the grant of a premises licence in respect of 11a Station Way, London SE15 4RX.

9. The application is summarised as follows:
 - **The provision of late night refreshment**
Monday to Wednesday between 23:00 and 01:00 the following day
Thursday to Sunday between 23:00 and 04:00 the following day

 - **The provision of regulated entertainment**
Monday to Wednesday between 06:30 and 01:00 the following day
Thursday to Sunday between 06:30 and 04:00 the following day
N.B. The application states recorded music is to finish at 01:00 on Thursday to Sunday. This is a mistake and the applicant confirmed by email that recorded music is to finish at 04:00 on those days. The email is attached in Appendix A.

- **The supply of alcohol to be consumed on the premises**
Monday to Wednesday between 06:30 and 01:00 the following day
Thursday to Sunday between 06:30 and 04:00 the following day
 - **Non standard timings:**
When New Year's Eve falls on a Monday to Wednesday licensable activities shall finish at 04:00
 - **Opening hours**
Monday to Wednesday between 06:30 and 01:30 the following day
Thursday to Sunday between 06:30 and 04:30 the following day.
10. The proposed designated premises supervisor of the premises is Richard Robinson who has been granted a personal licence by the London Borough of Southwark.
 11. The premises licence application form provides the applicant's operating schedule. Parts A, B, C, E, F, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application is attached to this report in Appendix A.

Representations from responsible authorities

12. Representations have been submitted by the Metropolitan Police Service, and this council's public health directorate, trading standards service and licensing responsible authority.
13. The representation from the Metropolitan Police Service states that the premises are within the Peckham cumulative impact policy (CIP) area. The representation contends that the four licensing objectives have not been sufficiently addressed. The representation also notes that the hours of operation requested fall outside of the relevant hours of operation suggested in this council's statement of licensing policy 2016 – 2020 (SoLP). The representation states that the application is lacking in sufficient detail for the police to provide a satisfactory response to address the licensing objectives.
14. The public health representation has been submitted in respect of the prevention of crime and disorder, the prevention of public nuisance and the protection of public safety licensing objectives. The representation is concerned with the hours sought in the application in respect of alcohol sales and seeks a later start time in respect of alcohol sales. The representation states that the premises are located in the Peckham cumulative impact policy area and contends that the applicant has not 'successfully' rebutted the presumption that the premises will add to the cumulative impact of alcohol related harm and disorder in the surrounding area. The representation recommends that the application be rejected unless a 'clearer description' of the premises is provided and that the applicant can successfully rebut the presumption that the operation of the premises will add to the cumulative impact of alcohol-related harm and disorder in the area. The representation suggests that if a licence is granted the start time for alcohol sales should be 11:00 each day of the week and that the closing time of the premises should be 00:00 Sunday to Thursday

and 01:00 on Friday and Saturday as per closing times suggested for the premises in this council's SoLP.

15. The representation from trading standards has been submitted in respect of the protection of children from harm and the prevention of crime and disorder licensing objectives. The representation lists control measures that trading standards would like to see included as conditions of any licence granted subsequent to this application, should a licence be granted. The representation further asks that the applicant addresses the issue of children on the premise in relation to the time of day and also children being accompanied (or otherwise) by adults whilst at the premises. The representation also requests that the closing time of the premises is in accordance with the hours suggested for the premises in this council's SoLP.
16. The representation from the licensing responsible authority refers to this council's SoLP and relates to the prevention of crime and disorder and the prevention of public nuisance licensing objectives. The representation notes that the opening hours applied for are not consistent with the SoLP. The representation objects to the hours applied for and recommends that the closing hours are as per those stated in the SoLP for such premises. The representation also requests that the following control measure be included as a condition in any licence granted subsequent to this application: *"That Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking table meals and for consumption by such person as ancillary to his meal or customers waiting to be served a table meal"* to ensure that the premises operates as a restaurant. The representation further states that if sales of alcohol without food were permitted at the premises then the premises could be considered a bar/nightclub and therefore be subject to the Peckham cumulative impact policy.
17. Copies of the representations submitted by the responsible authorities and related correspondence are attached in Appendix B.

N.B. Please note that although some of the representations above refer to the Peckham CIP, the premises are not subject to the Peckham CIP.

18. In regards to the Peckham CIP paragraph 136 of the SoLP states that *"...The classes of premises to which the policy applies is defined as follows – night clubs; pubs and bars; off-licences, grocers, supermarkets, convenience stores; and similar premises."*
19. The premises are described as *"an all day eatery...transitioning into a restaurant in the evening..."* and that the premises shall be *"...a food focussed operation with a full dining menu..."* It has not been found that restaurants have an effect on the cumulative impact of crime and disorder in the area. Therefore the 'rebuttal presumption' does not apply to this application but the presumption to grant does apply to this application (in line with any other guidance stated in the SoLP).

Representations from other persons

20. No representations in respect of the application have been submitted by other persons.

Conciliation

21. The applicant was sent the representations submitted and advised to address the concerns within the representations. At the time of the writing of this report all of the

representations submitted remain outstanding and must therefore be considered by the sub-committee. The sub-committee will be updated, at the hearing to determine this application, should any of the representations be conciliated prior to the hearing.

Premises history

22. No premises licence, or equivalent licence under prior legislation, has previously been granted in respect of the premises.

Temporary event notices (TENs)

23. No TENs have been submitted in respect of the premises.

Deregulation of entertainment

24. On 6 April 2015 entertainment became deregulated and as a result:

- Live unamplified music is deregulated between 08:00 and 23:00h on any premises.
- Live amplified music is deregulated between 08:00 and 23:00 at on-licensed premises provided the audience does not exceed 500 people, however, live music can become licensable in on-licensed premises if the licensing authority removes the effect of the deregulation following a licence review ('licence review mechanism').

Map

25. A map showing the location of the premises is attached to this report as Appendix D. The premises are identified at the centre of the map by a black diamond. The following licensed premises are also shown on the map:

- **Il Giardino Restaurant, 7 Blenheim Grove, London SE15 4QS** licensed for:

The provision of late night refreshment on Monday to Saturday between 23:00 and 00:30 the following day and Sunday between 23:00 and 00:00

The sale of alcohol on Monday to Saturday between 11:00 and 00:00 and Sunday between 12:00 and 23:30

- **James Alexander Fisher, Unit 5, 12-16 Blenheim Grove, London SE15 4QL** licensed for:

The sale of alcohol on Monday to Thursday between 07:00 and 23:30, Friday between 07:00 and 00:30, Saturday between 09:00 and 00:30 day and Sunday between 09:00 and 17:30

The provision of regulated entertainment on Monday to Friday between 06:00 and 00:30 and Saturday and Sunday between 08:00 and 00:30

- **Peckham Refreshment Rooms, Units 3 & 4, 12-16 Blenheim Grove, SE15 4QL** licensed for:

The sale of alcohol on Monday to Friday between 07:00 and 23:30, Saturday between 09:00 and 23:30 and Sunday between 09:00 and 16:30

- **Honest Burgers, Units 1 & 2, 12 – 16 Blenheim Grove SE15 4QL** licensed for:

The sale of alcohol and the provision of regulated entertainment on Sunday to Thursday between 10:00 and 23:00 and Friday and Saturday between 10:00 and 00:00

The provision of late night refreshment on Friday and Saturday between 23:00 and 00:00

- **Little Bird Gin Nights & Weekends, Unit 1, Dovedale Business Centre, 22a Blenheim Grove SE15 4QN** licensed for:

The sale of alcohol on Monday to Sunday between 10:00 and 19:00

- **Iceland Frozen Foods, 74 Rye Lane SE15 5DQ** licensed for:

The sale of alcohol on Monday to Saturday between 08:00 and 23:00 and Sunday between 10:00 and 22:30

- **The CLF Art Café, Units A1, A2, & A3, AG1 & Basement, The Bussey Building, Copeland Park, 133 Copeland Road, London SE15 3SN (entrance at 133 Rye Lane)** licensed for:

The sale of alcohol and the provision of regulated entertainment on Monday to Wednesday between 09:00 and 23:00, Thursday between 09:00 and 02:30, Friday and Saturday between 09:00 and 06:00 and Sunday between 09:00 and 23:00

The provision of late night refreshment on Monday to Wednesday between 23:00 and 23:00, Thursday between 23:00 and 02:30 and Friday and Saturday between 23:00 and 06:00.

Southwark Council statement of licensing policy

26. Council assembly approved Southwark's statement of licensing policy 2016 - 20 on 25 November 2015. The policy came into effect on 1 January 2016. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:

- Section 3 - Purpose and Scope of the Policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications.
- Section 5 - Determining Applications for Premises Licences and Club Premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.

- Section 6 - Local Cumulative Impact Policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 - Hours of Operation. This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 - The Prevention of Crime and Disorder. This provides general guidance on the promotion of the first licensing objective.
 - Section 9 - Public Safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 - The Prevention of Nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 - The Protection of Children from Harm. This provides general guidance on the promotion of the fourth licensing objective.
27. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

Resource implications

28. A fee of £190.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band C.

Consultation

29. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

30. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

31. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
32. The principles which sub-committee members must apply are set out below.

Principles for making the determination

33. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
34. Relevant representations are those which:
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
35. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
- To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence
 - To exclude from the scope of the licence any of the licensable activities to which the application relates
 - To refuse to specify a person in the licence as the premises supervisor
 - To reject the application.

Conditions

36. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
37. The four licensing objectives are:
- The prevention of crime and disorder

- Public safety
 - The prevention of nuisance
 - The protection of children from harm.
38. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
39. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
40. Members are also referred to the Home Office revised guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

41. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

42. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.

- In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
43. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

44. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
45. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
46. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
47. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
48. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.

The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.

49. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
50. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

51. Members are required to have regard to the Home Office guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance and Governance

52. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office Guidance to the Act Secondary Regulations Southwark statement of licensing Policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Kirty Read 020 7525 5748

APPENDICES

Name	Title
Appendix A	Application for a premises licence and related documents
Appendix B	Representations submitted by responsible authorities
Appendix C	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Wesley McArthur, Principal Licensing Officer	
Version	Final	
Dated	14 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		14 September 2016

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

13/06/2016

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

Ref No. 632906

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

	Tilling Jacomb Driver Partners Ltd
--	------------------------------------

Premises Details

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

£	8800
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises

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

Address Line 1	11A STATION WAY
Address Line 2	
Town	LONDON
County	
Post code	SE15 4RX
Ordnance survey map reference	
Description of the location	Next to Peckham Rye train station
Telephone number	

Applicant Details

Please select the capacity in which you are applying to convert your existing licence

	a person other than an individual (limited company, partnership, etc)
--	---

If you 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
--	---

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

Other Applicants

Personal Details - First Entry

Name	Tilling Jacomb Driver Partners Ltd
------	------------------------------------

Address - First Entry

Street number or building name	
Street Description	
Town	
County	
Post code	
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc)	

Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

--	--

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

--	--

General description of premises (see guidance note 1)

	<p>Dear Sir / Madam,</p> <p>Tilling Jacomb Driver Partners Ltd would like to apply for a premise licences at 11a Station Way, London, SE15 4RX. The directors of this newly formed company have previously set up the successful Old Spike Roastery; a Peckham based social enterprise that trains and employs homeless people.</p>
--	---

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

	The concept for the new venture at 11a Station Way, will be an all day eatery serving the commuter crowd in the morning with coffee and breakfast goods and then transitioning into a restaurant in the evening. This will be a food focussed operation with a full dining menu and accompanying selection of wine, beers and cocktails.
--	--

Please select the range of the number of people expected to attend the premises at any one time.

	Less than 5000
If 5,000 or more people are expected to attend the premises at any one time. Please state the number expected to attend	

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 to the Licensing Act 2003)
--	---

Provision of regulated entertainment

	a) plays
	b) films
	c) indoor sporting events
	e) live music
	f) recorded music

Provision of late night refreshment

	i) Late night refreshment
--	---------------------------

Supply of alcohol

	j) Supply of alcohol
--	----------------------

A - Plays

Will the performance of a play take place indoors or outdoors or both? (Please read guidance note 2)

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

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	Permission for plays throughout week, this will not occur every night but will be variable depending on the event.
--	--

Standard days and timings for Plays (Please read guidance note 6)

Day	Start	Finish
Mon	06:30	01:00
Tues	06:30	01:00
Wed	06:30	01:00
Thur	06:30	04:00
Fri	06:30	04:00
Sat	06:30	04:00
Sun	06:30	04:00

State any seasonal variations for performing plays (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed. (Please read guidance note 5)

--	--

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	ad hoc film screening in upstairs bar or projection for meetings
--	--

Standard days and timings for Films (Please read guidance note 6)

Day	Start	Finish
Mon	06:30	01:00
Tues	06:30	01:00

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

Wed	06:30	01:00
Thur	06:30	04:00
Fri	06:30	04:00
Sat	06:30	04:00
Sun	06:30	04:00

State any seasonal variations for the exhibition of films (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 5)

--	--

C - Indoor Sporting Event

Please give further details here (Please read guidance note 3)

	indoor sporting events that could include pool table in future
--	--

Standard days and timings for Indoor Sporting Events (Please read guidance note 6)

Day	Start	Finish
Mon	06:30	01:00
Tues	06:30	01:00
Wed	06:30	01:00
Thur	06:30	04:00
Fri	06:30	04:00
Sat	06:30	04:00
Sun	06:30	04:00

State any seasonal variations for indoor sporting events (Please read guidance note 4)

--	--

Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed. (Please read guidance note 5)

--	--

E - Live Music

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

Will the performance of live music take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	live music performance likely to be acoustic guitar and vocals singing (un-amplified)
--	---

Standard days and timings for Live Music (Please read guidance note 6)

Day	Start	Finish
Mon	06:30	01:00
Tues	06:30	01:00
Wed	06:30	01:00
Thur	06:30	04:00
Fri	06:30	04:00
Sat	06:30	04:00
Sun	06:30	04:00

State any seasonal variations for the performance of live music (Please read guidance note 4)

--	--

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 5)

--	--

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	Recorded music will be played across the duration of the day on the premises
--	--

Standard days and timings for Recorded Music (Please read guidance note 6)

Day	Start	Finish
Mon	06:30	01:00

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

Tues	06:30	01:00
Wed	06:30	01:00
Thur	06:30	01:00
Fri	06:30	01:00
Sat	06:30	01:00
Sun	06:30	01:00

State any seasonal variations for playing recorded music (Please read guidance note 4)

--	--

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 5)

	New Years day we would expect to play music until 04.00 in the event it falls on a Monday - Wednesday.
--	--

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	Given the central location of the site and its lack of proximity to residential properties, we would to operate across later hours throughout the week with a stronger focus on weekend activities.
--	---

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 6)

Day	Start	Finish
Mon	23:00	01:00
Tues	23:00	01:00
Wed	23:00	01:00
Thur	23:00	04:00
Fri	23:00	04:00
Sat	23:00	04:00
Sun	23:00	04:00

State any seasonal variations for the provision of late night refreshment (Please read guidance note 4)

--	--

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

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 5)

	New Years Day we would expect to be open until 4.00am
--	---

J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 7)

	On the premises
--	-----------------

Standard days and timings for Supply of alcohol (Please read guidance note 6)

Day	Start	Finish
Mon	06:30	01:00
	00:00	00:00
Tues	06:30	01:00
	00:00	00:00
Wed	06:30	01:00
	00:00	00:00
Thur	06:30	04:00
	00:00	00:00
Fri	06:30	04:00
	00:00	00:00
Sat	06:30	04:00
	00:00	00:00
Sun	06:30	04:00
	00:00	00:00

State any seasonal variations for the supply of alcohol (Please read guidance 4)

	New Years day open until 4.00am
--	---------------------------------

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 5)

--	--

Please upload the consent form completed by the proposed premises supervisor

	DPS-Richard-Robinson.pdf
--	--

Premises Supervisor

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

Full name of proposed designated premises supervisor

First names	Richard
Surname	Robinson

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)	Southwark

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 8)

	no activity
--	-------------

L - Hours premises are open to public

Hours premises are open to the public (standard timings Please read guidance note 6)

Day	Start	Finish
Mon	06:30	01:30
Tues	06:30	01:30
Wed	06:30	01:30
Thur	06:30	04:30
Fri	06:30	04:30
Sat	06:30	04:30
Sun	06:30	04:30

State any seasonal variations (Please read guidance note 4)

--	--

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

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 5)

--	--

M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) (Please read guidance note 9)

	The following document outlines the steps we will take to ensure that the following four licensing objectives are met.
--	--

b) the prevention of crime and disorder

	<p>An appropriate CCTV system including the numbers and siting of all cameras shall be agreed with the metropolitan police and licensing authority. All recordings made by the CCTV will be retained and stored in a suitable and secure manner for a minimum of 31 days and shall be made available on request to the Police, the licensing Authority or other Responsible Authorities. The CCTV shall be maintained in effective working order and a member of staff who is trained in the use of the CCTV will be on duty at the premises at all times whilst they are open.</p> <p>Door supervision Door supervision and control of customer ingress will be of paramount importance to the operation of Locwil to ensure customers can enjoy their time in our establishment in safety. We will employ door supervisors across peak hours of operation and make sure they operate across both entrances to the site.</p>
--	---

c) public safety

	<p>Advertising public safety Notices will be placed around the premises notifying customers about the need to be vigilant of pick pocketers and bag snatchers and to guard their property, or unattended bags.</p>
--	--

d) the prevention of public nuisance

	<p>Customer taxi The licences shall maintain an arrangement with a mini-cab / taxis company with a view to providing a service directly to the premises.</p> <p>Noise pollution The windows will be closed at 23.00 hours to limit any noise travelling into public spaces. The licensee will also provide a system or device which shall control the maximum audible levels of music played at the premises at a set level and be subject to the following provisions.</p> <ul style="list-style-type: none"> - The system or device shall be of a specification approved by an authorised officer of licensing authority - All music played at the premises shall be played through this system of device - The system or device shall not be adjusted or altered without the prior written approval of an authorised officer of the licensing authority - The system or device shall be maintained in a secure state as approved by an
--	---

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

	<p>authorised officer of the licensing authority - The system or device shall be monitored and be maintained in effective working order so that the maximum levels of music players at the premises do not exceed the level that has been set.</p> <p>Winding down Management of Locwil will take full responsibility to ensure the orderly dispersal of customers. We will display 'leave quietly' notices and a member of the door team will direct customers to either Peckham Rye station or Rye Lane to continue their journey home to avoid disturbing residents on either Holly Grove or Blenheim Grove</p>
--	--

e) the protection of children from harm

	<p>Challenge 21 Policy The premise will operate a 'Challenge 21' policy and also offer suitable beverages other than alcohol (including free drinking water) shall be equally available for consumption all times.</p>
--	---

Please upload a plan of the premises

	11a-Station-Way-Premises-Plan.pdf
--	---

Please upload any additional information i.e. risk assessments

--	--

Checklist

	<p>I have enclosed the plan of the premises. 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.</p>
--	---

Declaration

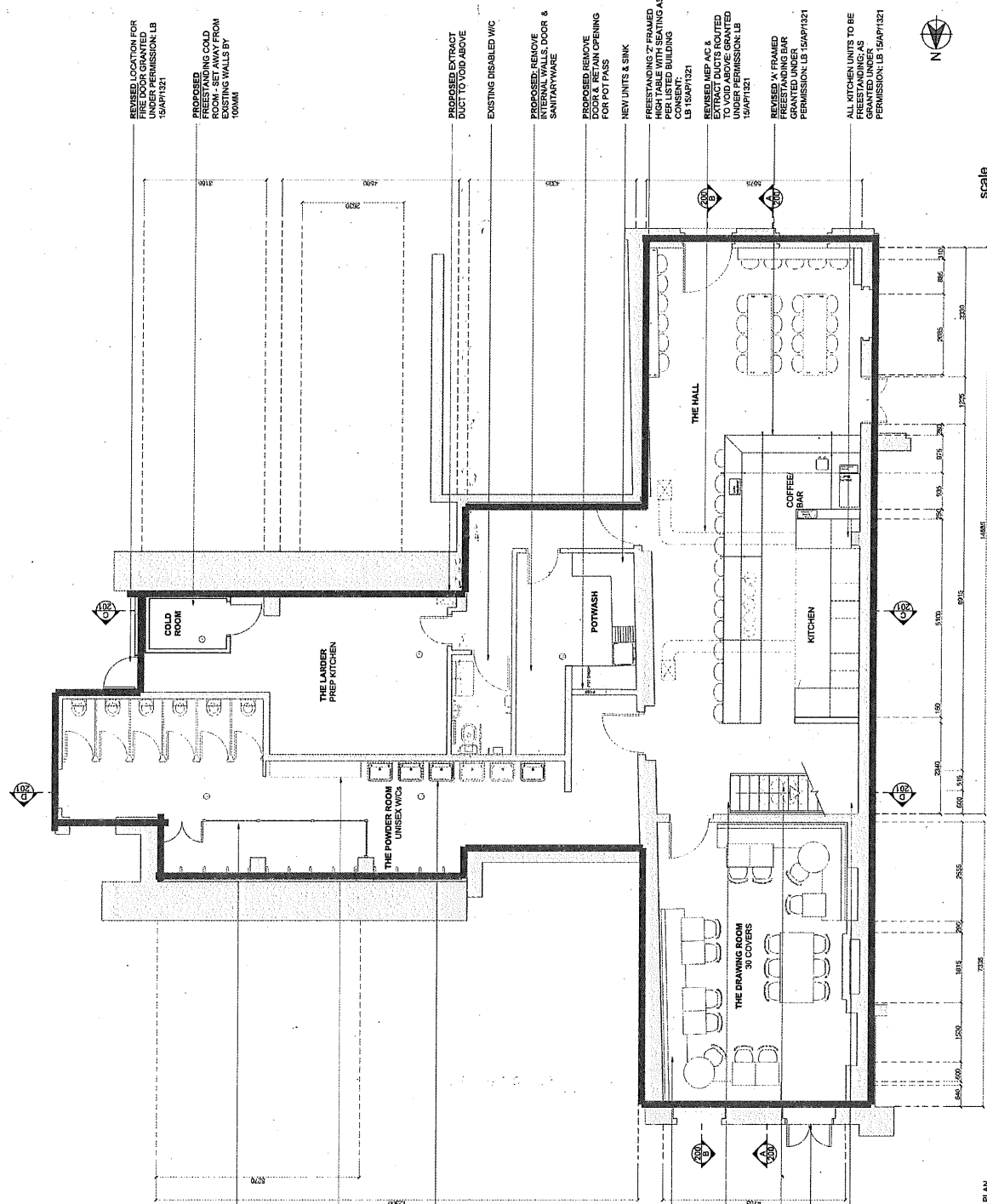
I agree to the above statement

	I agree
PaymentDescription	
AuthCode	
LicenceReference	
PaymentContactEmail	

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.

REVISIONS

Rev.	Date	Comment
A	30.07.15	FIRST ISSUE
B	30.07.15	REVISION TO URINALS ADDITION OF COLD ROOM
C	19.08.15	REVISED FIRE DOOR LAYOUT REVISED
D	20.10.15	LAYOUT REVISED INC. NEW STAIRS
E	30.11.15	REVISED LAYOUT
F	04.12.15	UPDATED NOTES
G	09.12.15	UPDATED NOTES
H	18.12.15	UPDATED NOTES



NOTES

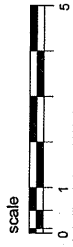
1. THE DRAWING ROOM DESIGN INTENT ONLY. ALL DIMENSIONS AND FINISHES TO BE CONFIRMED BY THE ARCHITECT ON SITE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS.
2. ALL DIMENSIONS AND FINISHES TO BE CONFIRMED BY THE ARCHITECT ON SITE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS.
3. ALL ELECTRICAL, LIGHTING, HVAC AND PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS.
4. ALL ELECTRICAL, LIGHTING, HVAC AND PLUMBING TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS.
5. THE DRAWING ROOM DESIGN INTENT ONLY. ALL DIMENSIONS AND FINISHES TO BE CONFIRMED BY THE ARCHITECT ON SITE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS.
6. ALL DIMENSIONS AND FINISHES TO BE CONFIRMED BY THE ARCHITECT ON SITE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS.

STATUS

Project: PECKHAM TICKET HALL
Drawing Name: PROPOSED GROUND FLOOR PLAN
Date: 30.07.15
Scale: 1:50@A1
Project No.: 15039
Drawing No.: 110
Drawn By: HMM
Checked By: LW

Rev. H
Checked By LW

Zopsigog Ltd
Highfield House, Wycombe Hill, Liphford, East Riding of Yorkshire, YO25 5YP



Denotes area to be used for licensable activity

01 PROPOSED GROUND FLOOR PLAN
1:50

Rev.	Date	Comment
A	30.07.15	FIRST ISSUE
B	13.06.15	DRAINAGE STACK ADDED
C	20.10.15	LAYOUT REVISED
D	30.11.15	LAYOUT REVISED INC. NEW STAIRS
E	04.12.15	LAYOUT REVISED AMENDMENTS TO NOTES
F	09.12.15	AMENDMENTS TO NOTES & DIMENSIONS

NOTES

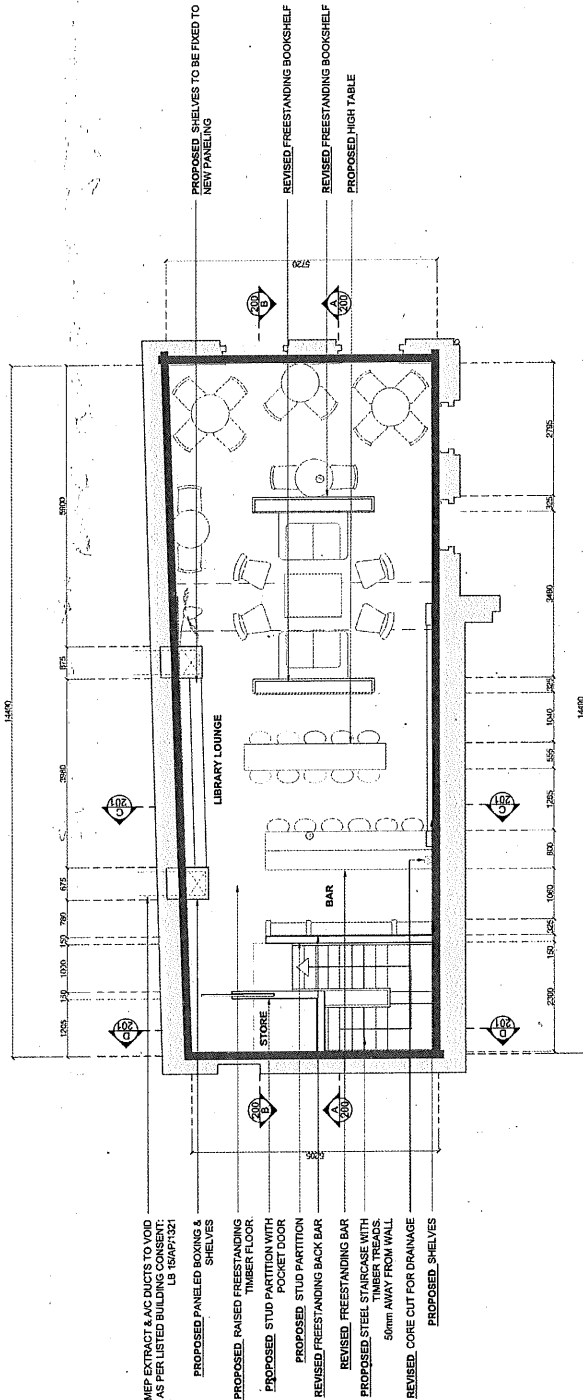
1. THE DRAWING SHOWS ONLY THE DIMENSIONS TO BE CONSIDERED FOR CONSTRUCTION OR PRODUCTION AND NOT THE DIMENSIONS TO BE MANUFACTURED. MANUFACTURERS ARE TO BE CONSULTED FOR DIMENSIONS TO BE MANUFACTURED.
2. DESIGN / DRAWING IS TO BE SCALED FOR PRODUCTION AND CONSTRUCTION PURPOSES.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
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8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.

STATUS

Project
PECKHAM TICKET HALL
 Drawing Name
PROPOSED FIRST FLOOR PLAN

Date
 09.12.15
 Scale
 1:500@A1
 Project No.
 15039
 Drawing No.
 111
 Rev.
 F
 Drawn By
 HMH
 Checked By
 LW

Zopsigog Ltd
 Highfield House, Winchmill Hill, Driffield, East Riding
 of Yorkshire, YO25 5YP



Denotes area to be used
 for licensable activity

NOT ALL REVISIONS RELATE TO THIS DRAWING CONSENT.
 LB 1504P/1321
 01
 111
 150
 PROPOSED FIRST FLOOR PLAN

From: Richard Robinson [REDACTED]
Sent: Tuesday, June 28, 2016 8:59 AM
To: Jerrom, Charlie
Subject: Re: FW: New Premises Licence for 56 Goldsmith Road

Hi Charlie,

I have noticed that I have made a slight error on the premises application for 11a station way (852670)

The application states that I have asked for a 1am recorded music licence from Thursday - Sunday when I had meant to put a 4am licence.

Will this require a full re-submission of the premises licence?

Thanks

Richard



The Licensing Unit

Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service

Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: [REDACTED]

Email: [REDACTED]

Our reference: MD/2825 /16

Date: 23rd June 2016

Re:- Tilling Jacomb Driver Partners Ltd

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence for the following opening hours

Mon - Wed 0630-0130
Thu - Sun 0630-0430

Sale of Alcohol

Mon - Wed 0630-0100
Thu - Sun 0630-0400

These premises are situated within the cumulative impact area and as such require special consideration from the applicant as to how they intend to reduce any potential impact on the licensing objectives.

The premises describes itself initially as an eatery/restaurant however the hours of opening and request for the sale of alcohol ,live and recorded music for such extensive hours suggests otherwise

For a premises open to the public which is within a major town centre I would have expected to see more control measures other than the provision of CCTV and more information regarding the provision of security staff and their roles.

The applicant has addressed the four licensing objectives in the application, however there is a lack of detail which suggests that the applicant has either not read or not fully understood Southwark's 2016 Licensing policy.

As well as being in the cumulative impact area the hours requested in the operation fall outside of Southwark's 2016 licensing policy which state
Fri to Sat 0100 closing time

Sun to thurs 0000 closing time

In my opinion the application is lacking in sufficient detail for me to provide a satisfactory response to address the licensing objectives. If further information is forthcoming then further consideration can be given.

As it stands the application is outside of the licensing policy and does not address the cumulative impact concerns.

Kind Regards

PC Mark Lynch 246MD

From: Sharpe, Carolyn On Behalf Of Public Health Licensing [REDACTED]
Sent: 05 July 2016 12:36
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: New Premises Licence For 11A Station Way

To whom it may concern:

Re: 11A Station Way, London SE15 4RX
On behalf of the Acting Director of Public Health for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation in respect of the above.

The representation is made in respect of the following licensing objective(s):

The prevention of crime and disorder
Prevention of public nuisance
Public safety

General Comments

The applicant requests a license to serve alcohol on the premises between the hours of 06:30 and 01:00 Mondays to Wednesdays and 06:30 to 04:30 Thursday to Sunday. I have concerns regarding the hours of alcohol sales requested. I would suggest a later start time of alcohol sales. Early-morning alcohol purchasers are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking. I would also suggest an earlier finishing time for alcohol sales. Research suggests that increased hours of alcohol sales are associated with increased alcohol consumption, increased alcohol-related injuries, and increased alcohol-related harm.

Moreover, this application is for a premises located within Peckham's CIP area. In my opinion the applicant has not successfully rebutted the presumption that this premises will not add to the cumulative impact of alcohol-related harms and disorder in the surrounding area.

Notwithstanding the above, the application alludes to a license for a restaurant/café however they have requested hours that are much wider than those outlined in Southwark's Statement of Licensing Policy for such an establishment.

Recommendations

I request this application be rejected unless the applicant can provide a clearer description of the premises

I request this application be rejected unless the applicant can successfully rebut the presumption that this premises will add to the cumulative impact of alcohol-related harms and disorder in the

area

If the above requests can be met, I recommend that the start time of alcohol sales be changed to 1100 for all days of the week

If the above requests can be met, I recommend that the finishing time of alcohol sales be changed to 00:00 Sunday-Thursday and 01:00 Friday-Saturday as per Southwark's Statement of Licensing Policy

If you have any further questions, please do not hesitate to contact me.

Yours faithfully,
Carolyn Sharpe
on behalf of Dr Jin Lim, Acting Director of Public Health

Carolyn Sharpe 

From: Masini, Bill [REDACTED]
Sent: Wednesday, July 06, 2016 3:18 PM
To: Regen, Licensing
Cc: Tear, Jayne
Subject: Application for licence - Tilling Jacomb Driver Partners Limited 11a Station Way SE15 4RX

As a Responsible Authority under The Licensing Act, Trading Standards are in receipt of the application for a premise licence for Tilling Jacomb Driver partners Ltd at 11a Station Way SE15 4RX and respond accordingly under the Licensing objectives of The Protection of Children from harm and the prevention of crime and disorder.

Trading Standards welcome the statements in the application to promote the four licensing objectives and for completeness and clarity would like to see the following conditions on the licence to address the potential for harm of selling alcohol to children – Southwark seeks to promote Challenge 25 which has largely replaced Challenge 21:

- 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.
- 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.
- 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.

- 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.

Trading Standards would like the applicant to address the issue of children on the premise in relation to the time of day and also children being accompanied (or otherwise) by adults; these are not mentioned in the operating schedule (Steps to promote four licensing objectives – section M)

Finally, Trading Standards refers to Southwark's current Licensing Policy in relation to hours of operation and note this application significantly exceeds these. Trading Standards would like to see operating hours in accordance with its Policy.

Bill Masini - Trading Standards Officer
Southwark Council Trading Standards | Environment & Leisure
3rd Floor Hub 2, PO Box 64529 | London SE1P 5LX
Direct line [REDACTED] | Fax 020 7525 5735 | Call Centre 020 7525 2000

Visit our web pages www.southwark.gov.uk/TradingStandards
Need clear practical consumer advice? Visit Consumer Direct at www.direct.gov.uk/consumer

MEMO: Licensing Unit

To	Licensing Unit	Date	11 July 2016
Copies			
From	Jayne Tear	Telephone	020 7525 0396
Email	[REDACTED]		

Subject Re: Tilling Jacomb Driver Partners Ltd, 11a Station Way, London,
SE15 4RX

-Application for a premises licence.

I write with regards to the above application for a premises licence submitted by Tilling Jacomb Driver Partners Ltd under the licensing act 2003.

The application seeks the follows licensable activities:

- Plays, Films, indoor sporting events, live music, recorded music, (all indoors), on Monday to Wednesday from 06:30 to 01:00 the following day, Thursday to Sunday from 06:30 to 04:00 the following day
- Late night refreshment (indoors) on Monday to Wednesday from 23:00 to 01:00 the following day, Thursday to Sunday from 23:00 to 04:00 the following day
- Supply of Alcohol (on the premises) on Monday to Wednesday from 06:30 to 01:00 the following day, Thursday to Sunday from 06:30 to 04:00 the following day
- The proposed opening hours will be Monday to Wednesday from 06:30 to 01:30 the following day, Thursday to Sunday from 06:30 to 04:30 the following day

Non standard timings asked for:

- Recorded Music, Late night refreshment and Supply of alcohol – on New Years Day we would expect to play music until 4 am in the event that it should fall on a Monday to Wednesday

The premises is described as *'an all day eatery serving the commuter crowd in the morning with coffee and breakfast goods and then transitioning into a restaurant in the evening. This will be a food focused operation with a full dining menu and accompanying selection of wine, beers and cocktails'*.

The premises is situated within Peckham Major Town Centre and under the Southwark Statement of Licensing Policy 2016 - 2020, the closing times recommended for Restaurants and Cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00.

My representation is concerned with the prevention of crime and disorder, prevention of public nuisance and I ask that the applicant consider amending the closing times applied for to that which is recommended in the licensing policy with all licensable activities finishing at least half an hour before the closing time.

I also ask that a further condition '*That Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking table meals and for consumption by such person as ancillary to his meal or customers waiting to be served a table meal*' to ensure that the premises operates as a restaurant.

If the premises were to sell alcohol without food then it could be considered that the premises falls under the description as a bar/nightclub and with reference to Southwark's Statement of Licensing policy 2016 – 2020 this premises is also situated within the cumulative impact policy area for Peckham. The effect of this special policy is to create a presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.

The classes of premises to which the cumulative impact policy applies in the Peckham area is defined as follows – night clubs; pubs and bars; off-licences, grocers, supermarkets, convenience stores and similar premises.

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:

[http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003 -
_southwark_statement_of_licensing_policy_2016 - 2020](http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003_-_southwark_statement_of_licensing_policy_2016_-_2020)

Jayne Tear
Principal Licensing officer
In the capacity of the Licensing Responsible Authority

Date 10/8/2016



LICENSING SUB-COMMITTEE DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2016-17

NOTE: Original held by Constitutional Team; all amendments/queries to Andrew Weir - Tel: 020 7525 7222

Name	No of copies	Name	No of copies
Members		Officers	
Councillor Renata Hamvas (Chair)	1	Debra Allday, Legal team	1
Councillor Sandra Rhule	1	Devlin, Joanne, Legal Team	1
Councillor Lorraine Lauder MBE	1	Richard Kalu, Licensing team	1
		Dorcas Mills, Licensing team	1
		Jayne Tear, Licensing team	1
		David Franklin, Licensing team	1
Reserve		Wesley MacArthur, Licensing team	1
Councillor Sunny Lambe	By Email	Carolyn Sharpe, Public health	1
		Paul Newman, Environmental protection team	1
Other Councillors		Andrew Weir (spares)	6
Councillor Catherine Rose	1		
		Total printed copies: 19	
		Dated: 19 September 2016	