



Sunday 28 April 2024

Dear Sir/Madam

**Re: licence application 882681 - El Rincón Costeño**

I write in connection with the application by Irina Elizabeth Solorzano Chango for a new premises licence for Arch 146 in Maldonado Walk (also known as Eagle Yard) at the Elephant & Castle.

I object to the application in its current form but I think that with careful use of conditions - to protect the amenity of neighbouring residents - my concerns can be overcome.

Residents of the Draper Estate and the Strata SE1 tower have been in correspondence with councillors, council officers and the local policing team for several years about noise and nuisance arising from the venues on Maldonado Walk (and their customers).

As residents, we are keen to have a good relationship with the neighbouring businesses on Maldonado Walk, but this has been difficult when some venues have shown disregard for their impact on nearby homes.

This representation is primarily made in connection with the third licensing objective: the prevention of public nuisance.

My wife and I live in Draper House. I have lived at this address for more than nine years. Our flat is on the first floor and our bedroom and kitchen overlook the servicing yard at the rear of the Strata SE1 tower, looking east towards the row of railway arches where this venue is located.

In recent years - especially during the summer months - we have been disturbed on multiple occasions by noise associated with late night activity at this premises and the nearby venues on Maldonado Walk.

The noise sometimes comes from patrons gathered outside having loud conversations and disputes with raised voices, and sometimes from staff dealing with rubbish - including bottles - after the premises has closed.

The acoustic qualities of the space mean that even when customers are standing directly next to the railway arches, noise travels across the yard and causes a disturbance to neighbouring residents.

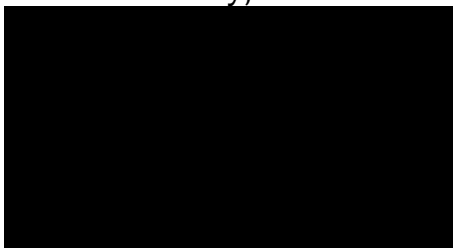
There are eight full-size railway arches between Walworth Road and Maldonado Walk. Currently there are six licensed premises in this parade, all concentrated in the southern 50 metres of the alleyway. The current application will add a seventh licensed premises.

The last time the council considered a licensing application for this row of arches, the report prepared for the sub-committee did not contain a complete or accurate summary of existing premises licences in the vicinity. Given the concentration of bars in this set of arches I would ask officers to ensure that members are properly informed of the context when a report on this application is prepared.

I would ask that consideration is given to adding conditions to address the following:

1. That the premises should have a dispersal policy specifically adapted to the circumstances in Maldonado Walk, including the cumulative impact of patrons leaving multiple venues and spilling out into the yard
2. That the times during which rubbish (including glass) can be placed outside the premises be limited to prevent nuisance to neighbours
3. That the premises should display contact details for an English-speaking staff member who can liaise with nearby residents in case problems arise
4. That arrangements for smokers outside the premises be governed by condition

Yours faithfully,



**From:** [REDACTED]  
**Sent:** Wednesday, May 1, 2024 3:30 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
[REDACTED]

**Subject:** License Application for: IRINA ELIZABETH SOLORZANO CHANGO - 146 EAGLE YARD HAMPTON STREET SE1 6SP - License No. 882681

Southwark Council Licensing Committee

Re: License Application for:  
IRINA ELIZABETH SOLORZANO CHANGO - 146 EAGLE YARD HAMPTON STREET SE1 6SP - License No. 882681

Dear Licensing Committee,

I am writing to express my formal objection to the proposed license stated above. As a concerned and directly affected resident of neighbouring Draper House I feel compelled to address the significant issues arising from all the various establishment's operations based in Eagle Yard and their track record over last few years.

I'm further concerned that the Licensing Department does not appear to have a correct and complete list of all the various licenses granted in and around Eagle Yard as came to light during another recent application for Eagle Yard premisses.

**Background to the Situation in Maldonado Walk:**

Over the past two years, the premises at Maldonado Walk, since being granted licenses, have unfortunately become a hotspot for anti social behaviour unlawful activities, with a murder, two stabbings, and recent violent incidents that pose a serious threat to the safety and well-being of our community.

**Concerns and Violations:**

**Crime and Disorder:**

Instances of drug use in the vicinity.  
Frequent altercations and verbal disputes among highly intoxicated individuals.  
Disturbing incidents of extreme intoxication impairing individuals' ability to walk.

**Anti-Social Behavior:**

Persistent disturbances involving shouting, arguing, and unruly behavior.  
The failure of doormen to address nuisance and anti-social conduct.  
Public urination, including by staff members, in full view of residential areas.  
Driving motorised vehicles in a reckless manner with no concern for public safety  
Noise - History of loud music late into the nights.

**Health and Safety:**

Recurrent instances of public urination leading to an unsanitary environment.  
Residents fearing for their safety due to escalating crime and anti-social behavior.  
Children exposed to inappropriate behavior, impacting their sleep and well-being.

Protection of Children from Harm:

Ongoing noise and anti-social behavior negatively affecting children's sleep.  
Children playing in a car park frequented by moving vehicles, posing potential hazards.

Saturation Policy and Licensing Hours:

Urgent consideration for a saturation policy in the immediate area, with strict limitations on licensing hours in Eagle Yard.

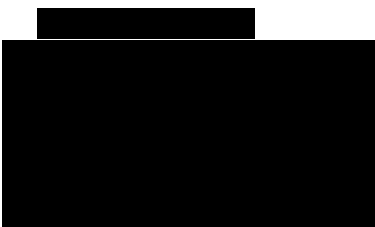
Proposed Conditions if License is Granted:

1. Mandatory CCTV installation inside the premises to monitor capacity adherence.
2. Ensuring staff assistance for patrons leaving the premises to maintain a quiet and orderly departure.
3. Prohibition of musical bands, instruments, or similar performances outside the premises.
4. Restriction on outside tables due to the close proximity to residential flats in Strata Tower, Wollastone Close and Draper House.

As a resident of Draper House (with a direct view of the eagle yard venues and being able to hear all the drama that has been unfolding in last few years at / around the application site, I implore the committee to thoroughly assess these concerns and prioritise the safety, security, and well-being of the local community. Your commitment to upholding UK law, local regulations, and the welfare of residents is crucial in preserving the integrity of our neighborhood.

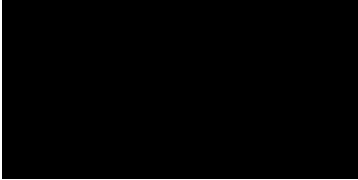
Please confirm receipt of my objection and keep me posted on the progress and any decisions made.

Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

**From:** [REDACTED]  
**Sent:** Wednesday, May 1, 2024 6:49 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:**

Wednesday 1<sup>st</sup> May 2024



To whom it may concern,

I am writing to object to the current licence application for the following:

Arch 146  
Eagle Yard  
Hampton Street  
SE1 6SP

The reasons are as follows:

prevention of crime and disorder and public safety

At present, the 100m pedestrian walk has already four or five premises licensed to sell alcohol with live and or recorded music. Similar premises next to the applicant's venue have been attracting considerable amount of people, causing nuisance. These gatherings often happened and still happen after closing hours, with the knowledge of the premises' management and despite conditions that should prevent this from happening. Several reports have been filed by local residents to the noise team as well as the police and anti-social behaviour team.

I notice that the licence does not mention any conditions with regards to drinking and smoking outside. In the past, this venue allowed punters to regularly leave premises with drinks in cups (I have several videos and photographs documenting this), further encouraging anti-social behaviour.

prevention of public nuisance

Vandalism has been noted in the immediate adjacent area, including the Crossway Church; I often witness people freely urinating outside my window. There is now widespread of littering and food waste along Maldonado Walk/ Eagle Yard and often see broken bottles on the ground in the morning. I feel there is a cumulative effect that is taking place, by granting licences to so many premises all selling alcohol which is making the area unsafe and perpetrates anti-social behaviour.

This particular venue had a full brass band playing on a weekday back in July (something which I have raised then and still waiting for a follow-up from the council).

I am not sure there are conditions set to a limit of people smoking outside, no condition of limiting the amount of people inside the premises, no condition of having security at the door and no condition asking the premises to keep a record of complaints and incidents. There are also no details of any dispersal policy. I'm also concerned about the late opening on a Sunday: people have a right to rest and be ready to function on a Monday morning (I have to get up at 6 am, for example). Closing at 11 pm on a Sunday means people dispersing loudly until 11:30/midnight and that is not good enough. All these venues in Eagle Yard/ Maldonado Walk regularly apply for TENs with really late closures (4am for instance), which are automatically granted, then we residents have to deal with the nuisance of more anti-social and we are burdened with having to call the noise team and wait for them to turn up or having to write letters to the licensing team which get usually dismissed. I cannot also see any mention of disposing of glasses and rubbish in a sensible way that does not disturb the neighbours. (At the moment, I have to deal with this too from other the venues in the area).

The local residents are already suffering due to the nuisance caused by current venues. Additional licences further worsen the frankly current intolerable conditions in what is largely a residential area.

Your sincerely,

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**From:** [REDACTED]  
**Sent:** Tuesday, April 30, 2024 9:43 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** arch146 SE1 6PS

Dear licensor/ Southwark Council,

Regarding the request for opening hours of arch 146 Eagle Yard, Hampton St SE1 6SP

I vehemently object to their request.

It will be the 7th venue in a stretch of 5 archs in a residential area.

Despite the very fact that a murder occurred there, any noise or bad dispersion policy passing 8pm will cause disturbances to us in Draper House and Strata.

We need to work the following day, we start early we are honest people and do not want that plethora of drug dealers, people screaming, drunk, urinating, defecating and causing trouble and antisocial behaviour.

It seems that Southwark Council cater more for the wild revellers than to us honest people.

Thanks.

