

12/06/2020

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

Ref No. 1455898

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

Lendlease (Elephant & Castle) Retail Ltd
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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. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the

entertainment is provided by or on behalf of the health care provider;

o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and

o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

10. Please list here steps you will take to promote all four licensing objectives together.

11. The application form must be signed.

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.

14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications

from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A current passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.

- A current Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A current passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A current Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A current Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, less than 6 months old, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a

European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.

- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
 - o evidence of the applicant's own identity – such as a passport,

 - o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and

 - o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,

 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,

 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or

 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;

- (ii) any page containing the holder's photograph;

- (iii) any page containing the holder's signature;

(iv) any page containing the date of expiry; and

(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Premises Details

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

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

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises

Premises trading name

--	--

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

Do you have a Southwark postcode?	Yes
Address Line 1	Sayer Street
Address Line 2	as more particularly shown on the enclosed plans
Town	London
Post code	SE17 1FY
Ordnance survey map reference	
Description of the location	
Telephone number	██████████

Applicant Details

Please select whether you are applying for a premises licence as

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

If you are applying as an individual or non-individual please select one of the following:-

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

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.

Personal Details - First Entry

Name	Lendlease (Elephant & Castle) Retail Ltd
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Address - First Entry

Street number or building name	20
Street Description	Triton Street
Town	Regent's Place
County	London
Post code	NW1 3BF
Registered number (where applicable)	03562452

Description of applicant (for example, partnership, company, unincorporated association etc)	Private limited Company
--	-------------------------

Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

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

--	--

General description of premises (see guidance note 1)

	In response to Government restrictions on COVID, a temporary use for 12 months, supplemental to Premises Licences 870625 – Bobo Social, 869464 – KOI Ramen Bar, 870477 – Pot & Rice, and 868499 – The Tap Inn, and with external seating as shown on the plan.
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If 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number.

	Less than 5000
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Note 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 of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.

Operating Schedule part 2

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

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

Provision of late night refreshment

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Supply of alcohol

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

In all cases please complete boxes K, L and M.

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	10:00	22:00
Tues	10:00	22:00
Wed	10:00	22:00
Thur	10:00	22:00
Fri	10:00	22:00
Sat	10:00	22:00
Sun	10:00	22:00

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

	N/A
--	-----

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

	N/A
--	-----

Please download and then upload the consent form completed by the designated proposed premises supervisor

	app-summary-final.pdf
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5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	TBC
Surname	TBC

DOB

Date Of Birth	
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Address of proposed designated premises supervisor

Street number or Building name	n/a
Street Description	n/a
Town	n/a
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 9)

	None
--	------

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

L - Hours premises are open to public

5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

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

Day	Start	Finish
Mon	08:00	22:00
Tues	08:00	22:00
Wed	08:00	22:00
Thur	08:00	22:00
Fri	08:00	22:00
Sat	08:00	22:00
Sun	08:00	22:00

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

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

	N/A
--	-----

M - Steps to promote four licencing objectives

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

	Please refer to the attached schedule of conditions and supporting documents for the promotion of all four licensing objectives.
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b) the prevention of crime and disorder

	please refer to a) above.
--	---------------------------

c) public safety

	please refer to a) above.
--	---------------------------

d) the prevention of public nuisance

	please refer to a) above.
--	---------------------------

e) the protection of children from harm

	please refer to a) above.
--	---------------------------

Guidance note 10

Please list here steps you will take to promote all four licensing objectives together.

Please upload a plan of the premises

	plans.pdf
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Please upload any additional information i.e. risk assessments

	OMS-Dispersal-Policy-12.06.20.pdf
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Checklist

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

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
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Declaration

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

I/We hereby declare the information provided is true and accurate.

I agree to the above statement

	Yes
PaymentDescription	, ,
PaymentAmountInMinorUnits	31500
AuthCode	037206
LicenceReference	ks102 94212
PaymentContactEmail	

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

Full name	Thomas & Thomas Partners
Date (DD/MM/YYYY)	12/06/2020
Capacity	solicitors for the applicant

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

Full name	
Date (DD/MM/YYYY)	12/06/2020
Capacity	

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

Contact name and	At/AC/LEN.2.5
------------------	---------------

address for correspondence	Thomas & Thomas Partners 38A Monmouth Street London WC2H 9EP
Telephone No.	██████████
If you prefer us to correspond with you by e-mail, your email address (optional)	████████████████████

GUIDANCE NOTES

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

13. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.

14. This is the address which we shall use to correspond with you about this application.

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

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

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.

DESIGN INTENT

This drawing is only to be used for the purpose identified in the status entry on this drawing. No responsibility is accepted for any other use or by any party not expressly identified in the issue sheet.

This drawing is not to be used for construction unless expressly noted as such. No responsibility is accepted for errors and/ or omissions arising from the adoption of this drawn information by others. Contact Rawls immediately any discrepancy becomes apparent.

This drawing is the property of Rawls. Copyright is reserved by them and the drawing issued on the condition that it is not retained by any unauthorized person. It may not be reproduced or disclosed, either wholly or in part without their written consent.

All materials to be class '0' surface spread of flame unless specifically noted otherwise. It remains the responsibility of the user of this drawing to ensure all materials identified comply with Building Control and Fire Officer's requirements.

CDM Regulations 2015
The principal designer as defined under CDM 2015 must be consulted before any action is taken as a result of the use of this drawing for any purpose, unless confirmed expressly in writing by Rawls that we hold that duty.

A	10 06 20	Red line added	JR
-	10 06 20	First Issue	JR
Rev	DATE	AMENDMENT	DRAWN BY



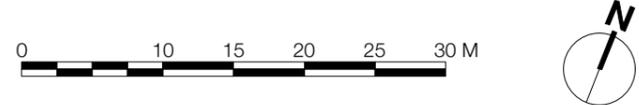
The Studio
41 The High Street
London SW13 9LN
t: +44 (0)20 8487 5678
f: +44 (0)20 8878 4603
www.rawls.co.uk

rawls.
it's only solved by design

CLIENT Lendlease		
PROJECT EP Sayer Street Spill Out Seating		
DESCRIPTION Sayer St South - Leasing Plan		
DRAWN BY JR	CHECKED BY JW	DATE Jun 2020
DRAWING NO 0613 SK 02	SCALE 1:500 @ A3	
REVISION A		
STATUS FOR COMMENT		



Sayer Street South
Scale 1.500 @ A3



DESIGN INTENT

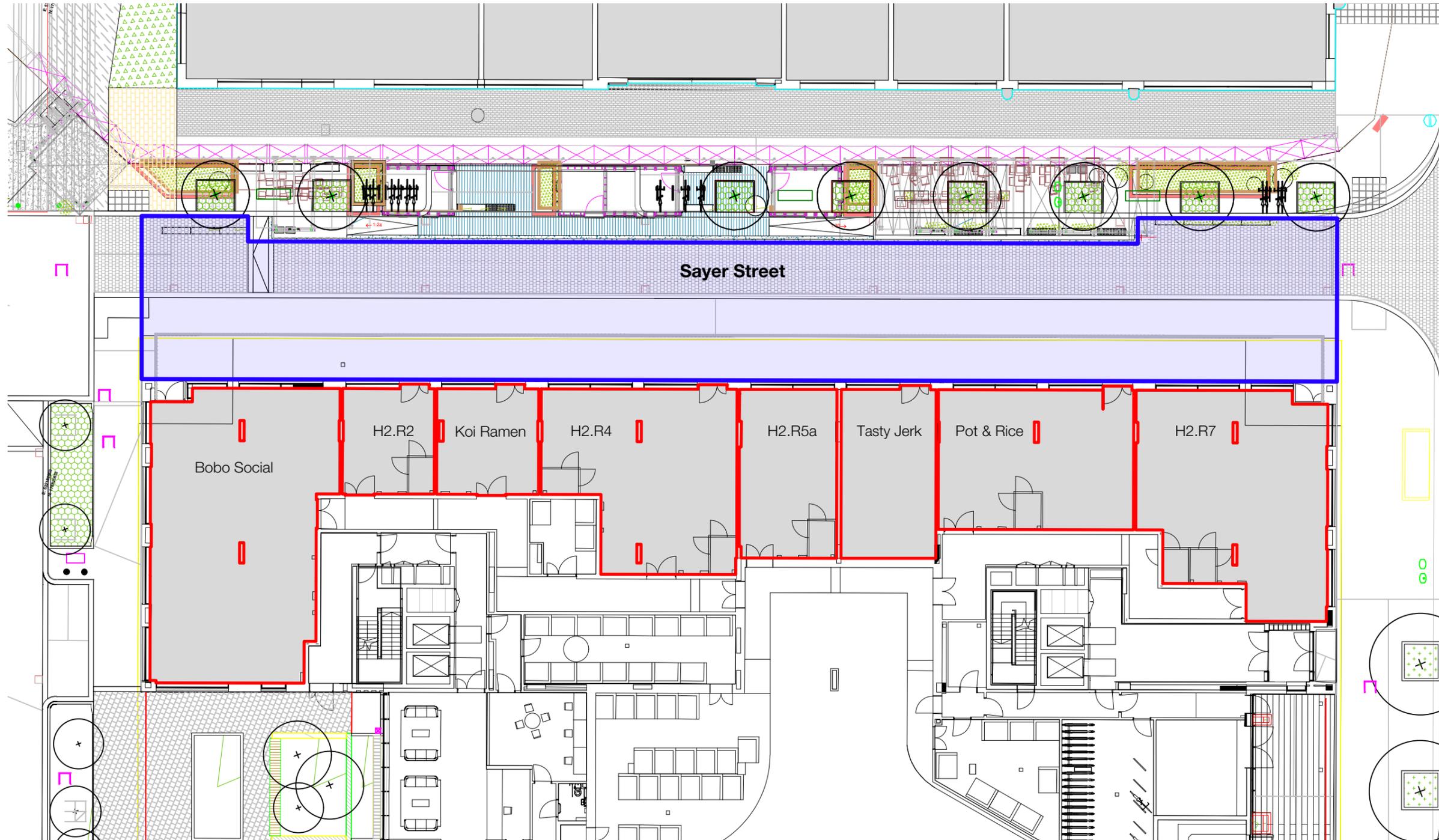
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A	10 06 20	Red lines added	JR
-	10 06 20	First Issue	JR
Rev	DATE	AMENDMENT	DRAWN BY

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41 The High Street
London SW13 9LN
t: +44 (0)20 8487 5678
f: +44 (0)20 8878 4603
www.rawls.co.uk

rawls.
it's only solved by design

CLIENT Lendlease		
PROJECT EP Sayer Street Spill Out Seating		
DESCRIPTION Mid Sayer St - Leasing Plan		
DRAWN BY JR	CHECKED BY JW	DATE Jun 2020
DRAWING NO 0613 SK 01	SCALE 1:250 @ A3	
REVISION A		
STATUS FOR COMMENT		



Mid Sayer Street
Scale 1.250 @ A3

DESIGN INTENT

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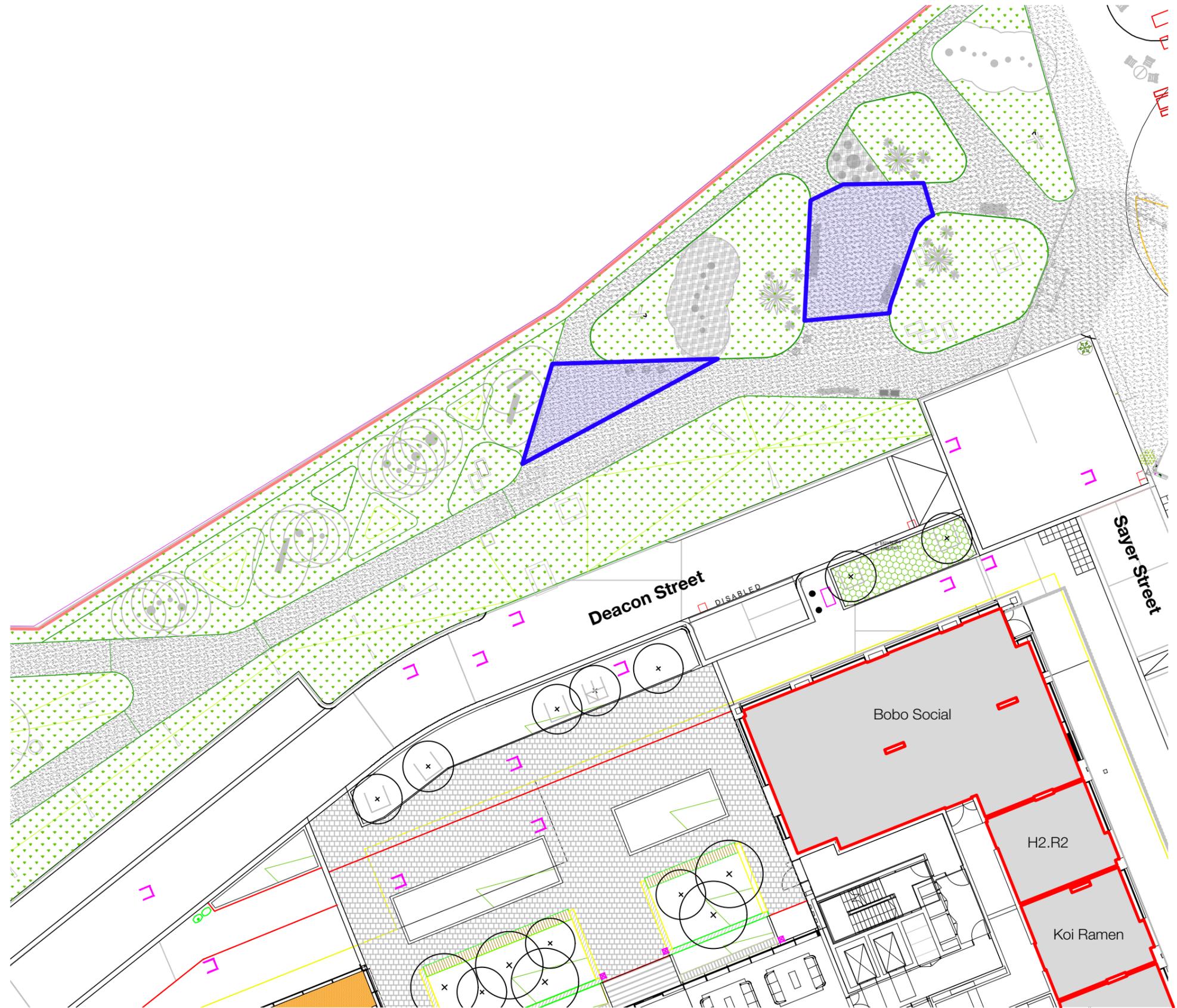
A	10 06 20	Red line added	JR
-	10 06 20	First Issue	JR
Rev	DATE	AMENDMENT	DRAWN BY



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London SW13 9LN
t: +44 (0)20 8487 5678
f: +44 (0)20 8878 4603
www.rawls.co.uk

rawls.
it's only solved by design

CLIENT Lendlease		
PROJECT EP Sayer Street Spill Out Seating		
DESCRIPTION Deacon Meadow - Leasing Plan		
DRAWN BY JR	CHECKED BY JW	DATE Jun 2020
DRAWING NO 0613 SK 03		SCALE 1:250 @ A3
REVISION A		
STATUS FOR COMMENT		



Deacon Meadow
Scale 1.250 @ A3

OPERATIONAL MANAGEMENT STATEMENT & DISPERSAL POLICY

**Sayer Street North & South External Drinking and Dining Areas
ELEPHANT PARK
LONDON SE17**

APPLICANT: LENDLEASE (ELEPHANT & CASTLE) RETAIL LTD

Thomas & Thomas Partners LLP

Reference: AT/LEN.2.5

Solicitors for the Applicant

1. INTRODUCTION

- 1.1 This Operational Management Statement (“OMS”) sets out the proposals and safeguards in respect of the proposed and temporary external use of Sayer Street, SE1.
- 1.2 The proposal is for a **temporary period for 12 months** following the Covid-19 lockdown restrictions to enable licensed premises along Sayer Street to use the retail units and privately managed highway for the purpose of customer dining and drinking, as shown on the proposed plan.
- 1.3 The proposals permit food and drinks to be taken to a specified external seating area, as indicated on the licence plan, which are managed by the Applicant.
- 1.4 There will be no external bars, and all alcohol will be dispatched from within the licensed units to persons sat at the provided tables and chairs.
- 1.5 The area, together with the surrounding environs, is policed by on-site security and site CCTV.
- 1.6 Alcohol will not be permitted to be taken outside of these areas, unless it is in a sealed container.
- 1.7 Management and staff will be trained and made familiar with the provisions of the Licensing Act 2003.
- 1.8 Staff will regularly monitor and patrol the outside area at all times the premises are open to ensure these rules are complied with. Staff must ensure customers do not use the outside seating outside the permitted hours.
- 1.9 Furthermore, staff will endeavour to:
- 1.9.1 Monitor the area to ensure the furniture does not cause an obstruction to members of the public passing by.
 - 1.9.2 Regularly monitor and patrol the outside area at all times the premises are open to ensure these rules are complied with. Staff must ensure customers do not use the outside seating outside the permitted hours.

2. DISPERSAL POLICY

- 2.1 This document, (“**the Policy**”), sets out a number of controls and safeguards intended to be utilised to ensure the premises at Sayer Street External Drinking and Dining Area, Elephant Park, London SE17 (“**the Premises**”) promotes all 4 licensing objectives.

3. OBJECTIVE

- 3.1 The objective of the Policy is to ensure a quiet, controlled and swift dispersal of customers from the Premises.
- 3.2 The Policy promotes a professional and responsible management of customers as they leave to ensure they make their journey home without any adverse impact on local residents.

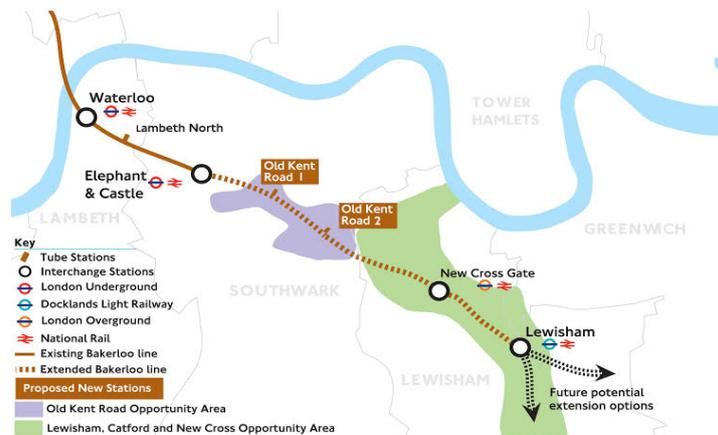
- 3.3 The Policy addresses nuisance caused to local residents from the following risks:
- 3.3.1 Noisy or anti-social behaviour by customers leaving the Premises
 - 3.3.2 Large numbers of people leaving the Premises at the same time.
- 3.4 The Policy also helps to ensure patrons make their journey home safely and do not become victims of crime.
- 4. LOCATION**
- 4.1 The development site in which the Premises are located is on Sayer Street, situated between Wansey Street and Deacon Street and bisected by Heygate Street.
- 4.2 Heygate Street is dominated by vehicular traffic, having only recently benefited from a pedestrian footway on its northern side. The development plan proposes a new bus stop and pedestrian footway along the existing carriageway, with a secondary pedestrian route proposed close to the buildings, providing access to ground floor, front doors and lobbies.
- 5. GENERAL ENTRY/EGRESS**
- 5.1 Access to the Premises will be from Heygate Street, Deacon Street or Wansey Street. From these points patrons can disperse directly to nearby transport links.
- 5.2 When leaving the Premises customers will be reminded by signage and staff as appropriate to respect the local residents and local businesses and disperse quietly and quickly.
- 6. OPERATING HOURS**
- 6.1 The Premises' operating hours will be 08:00 to 22:00 Monday to Sunday with licensable activities not commencing until 10am.
- 7. TRANSPORT**
- 7.1 Customers are anticipated to mainly arrive and depart by foot or bicycle, however other modes of transport are readily available.
- 7.2 With a mainline train station, zone 1 tube station and links to 28 different bus routes, the Premises are situated in an excellent transport hub. Upon completion of the development, it is anticipated that Elephant Park will further benefit from over 90 new cycle-hire bikes, 3,000 bicycle spaces and easy to navigate cycle routes. The Premises have excellent transport links very close by including night-tube, night buses, taxis, mini-cabs and Ubers.
- 7.3 TAXI**
- 7.3.1 Black cabs are readily available right through the day and night along Heygate Street and Walworth Road and surrounding roads. Customers will be encouraged to quickly and quietly flag and enter cabs to minimise any noise disruption.
 - 7.3.2 For those customers not wishing to use the private car service, staff can provide directions to local taxi ranks.

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

7.4 RAIL/TUBE

7.4.1 The Premises is very well situated near Elephant & Castle station (0.3 miles) and, slightly further afield, Kennington station (0.6 miles), providing access to national rail, the Bakerloo Line and the Northern Line.

7.4.2 A further boost may be given to available transport links by way of the proposed extension to the Bakerloo line, currently backed by Southwark Council through its “Back the Bakerloo” campaign. The proposed extension would assist the onward travel of patrons towards New Cross Gate and Lewisham:



7.4.3 Where necessary, customers will be given directions to nearby stations and will be reminded to reach the stations as quietly and as quickly, particularly late at night.

7.4.4 Staff will be familiar with the stations timetables, copies of which will be available at the Premises.

7.5 BUSES

7.5.1 The immediate area surrounding the Premises is well serviced by public buses. TFL bus services, including night buses, are accessible by several bus stops on, inter alia, Heygate Street and Walworth Road. Routes include 12, 35, 45, 53, 68, 136, 148, 171, 176 towards, inter alia, Oxford Circus, Holborn, Euston, Aldwych and Shepherds Bush, as well as night buses N68, N89, N171 and N343.

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

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

8. SIGNAGE

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

9. SMOKING

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

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