

15/12/2020

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

Ref No. 1578494

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

	Play Plus Time 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)

£	33500
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	Yes

#### Premises trading name

	Peace + Riot (Play Plus Time Ltd is the company name)
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Postal address of premises or, if none, ordnance survey map reference or description

Do you have a Southwark postcode?	Yes
Address Line 1	12 Croxted Road
Address Line 2	
Town	London
Post code	SE21 8SW
Ordnance survey map reference	
Description of the location	
Telephone number	██████████

Applicant Details

Please select whether you are applying for a premises licence as

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

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

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	Play Plus Time Ltd
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Address - First Entry

Street number or building name	16
Street Description	De Frene Road
Town	London
County	
Post code	SE26 4AB
Registered number ( where applicable )	11271657

Description of applicant ( for example, partnership, company, unincorporated association etc )	Play Plus Time Ltd
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Contact Details - First Entry

Telephone number	[REDACTED]
Email address	[REDACTED]

Operating Schedule

When do you want the premises licence to start?

	01/03/2021
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If you wish the licence to be valid only for a limited period, when do you want it to end?

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General description of premises ( see guidance note 1 )

	Peace + Riot is a kitchen, bar and workspace.
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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)

	f) recorded music

Provision of late night refreshment

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Supply of alcohol

	j) Supply of alcohol
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In all cases please complete boxes K, L and M.

F - Recorded Music

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

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

	This would just be background music as you would expect in a restaurant or cafe, at a low volume inside only.
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Standard days and timings for Recorded Music ( Please read guidance note 7 )

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	23:00
Fri	09:00	23:00
Sat	09:00	23:00
Sun	10:00	22:00

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

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

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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.

I - Late Night Refreshment

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

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

	We will not have late night refreshment: our opening hours are until 23.00 - we will not be serving beyond this point.
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Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

Day	Start	Finish
Mon		
Tues		
Wed		
Thur		
Fri		
Sat		
Sun		

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

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

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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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

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

Day	Start	Finish
Mon	11:00	23:00
Tues	11:00	23:00
Wed	11:00	23:00
Thur	11:00	23:00
Fri	11:00	23:00
Sat	11:00	23:00
Sun	11:00	22:00

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

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

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

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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	Caroline
Surname	Newte Hardie

DOB

Date Of Birth	
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Address of proposed designated premises supervisor

Street number or Building name	
Street Description	
Town	
County	
Post code	

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

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

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children ( Please read guidance note 9)

	N/A
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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	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	23:00
Fri	09:00	23:00
Sat	09:00	23:00
Sun	10:00	22:00

State any seasonal variations ( Please read guidance note 5 )

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

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M - Steps to promote four licencing objectives

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

	We will be hiring experienced staff as general managers for our site. Food is served with alcohol.
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b) the prevention of crime and disorder

	Nothing beyond existing health and safety/fire safety etc requirements.
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c) public safety

	Nothing beyond existing health and safety/fire safety etc requirements.
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d) the prevention of public nuisance

	Nothing beyond existing health and safety/fire safety etc requirements.
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e) the protection of children from harm

	Nothing beyond existing health and safety/fire safety etc requirements.
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#### Guidance note 10

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

Please upload a plan of the premises

	<a href="#">Snap-2020-11-19-at-14.56.28.jpg</a>
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Please upload any additional information i.e. risk assessments

	<a href="#">063-12CR-Garden-2-.pdf</a>
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#### Checklist

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

Please tick to indicate agreement

	<input type="checkbox"/> 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	
AuthCode	
LicenceReference	
PaymentContactEmail	

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

Full name	Caroline Newte Hardie
Date (DD/MM/YYYY)	15/12/2020
Capacity	Business Owner

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)	15/12/2020
Capacity	

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

Contact name and	Caroline Newte Hardie
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address for correspondence	[REDACTED]
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

**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.

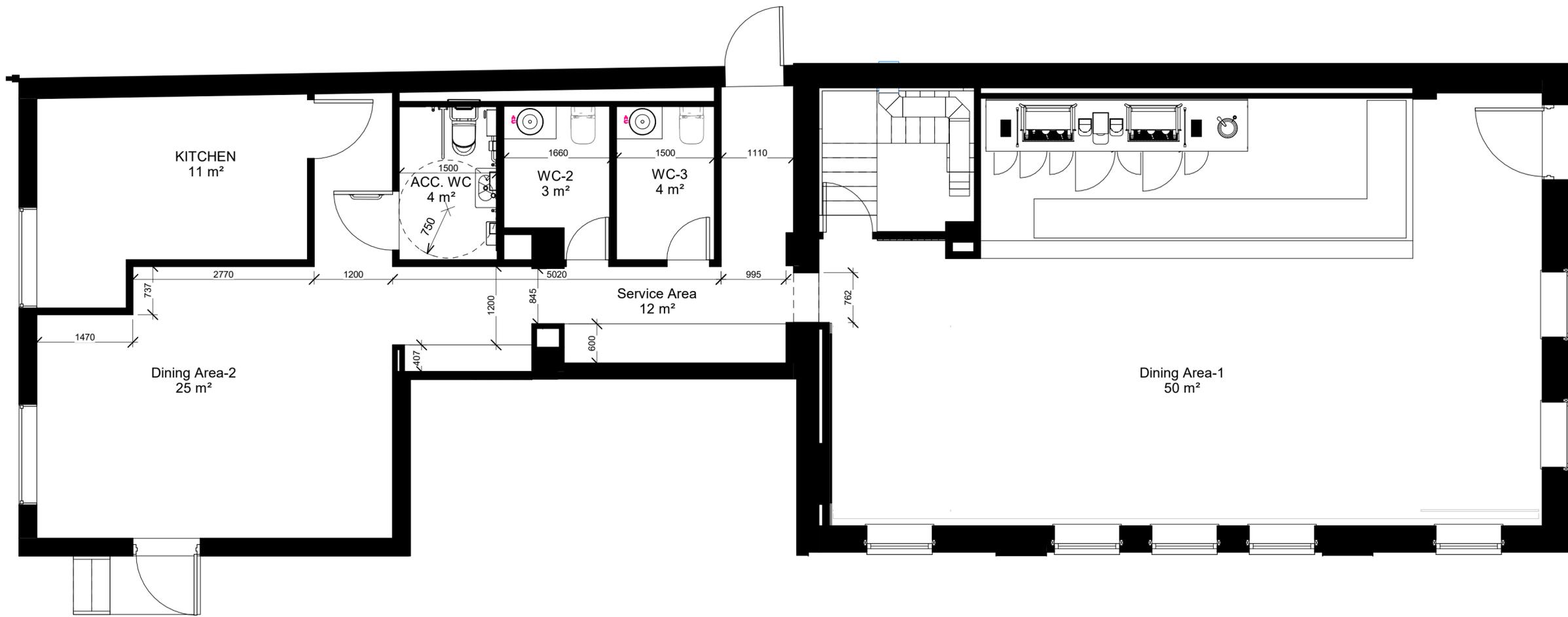
13. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.

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.

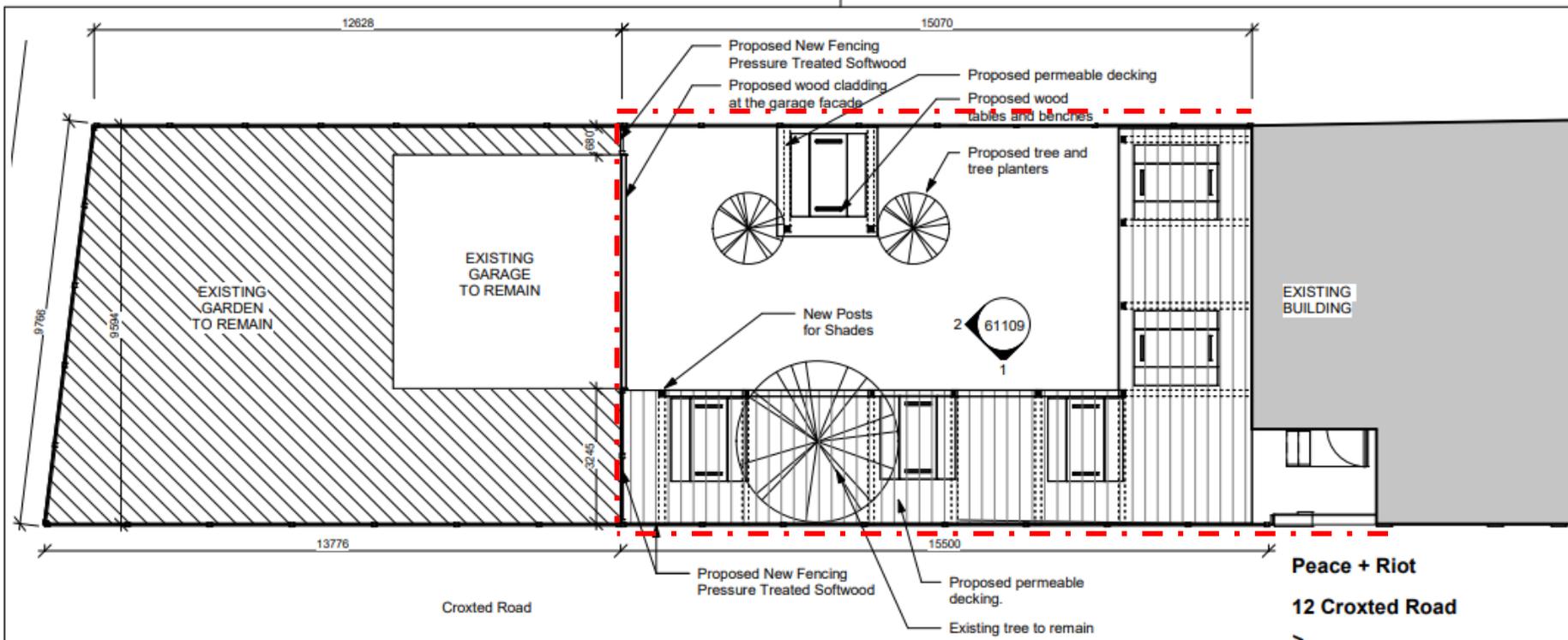


Peace + Riot  
 12 Croxted Road  
 >  
 Ground Level  
 Room Data Sheet  
 >  
 40100

+  
 For Information

> DATE 16.02.20	> SCALE 1 : 50	> PROJECT Peace + Riot
> REVISION V3	> FORMAT A2	> DRAWER BT

1 Ground Level General Arrangement Plan  
 1 : 50

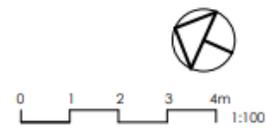


**Peace + Riot**  
**12 Croxted Road**  
 >  
**PROPOSED GARDEN PLAN**

**2** PROPOSED GARDEN PLAN  
 1 : 100

>  
**61107**  
 +  
**For Information**

>	>	>
DATE	SCALE	PROJECT
23/12/20	1 : 100	Peace + Riot
>	>	>
REVISION	FORMAT	DRAWER
	A3	EE



**be studio**  
 architecture & interiors

Introducing

# Peace + Riot

The purpose.

**Make everyday life better.  
Every day.**

# Peace + Riot

Where kids can be kids, and parents and can be grown-ups



# Turning a model upside down

Sometimes a family 'outing' is more about what you can tolerate than what you want to do.

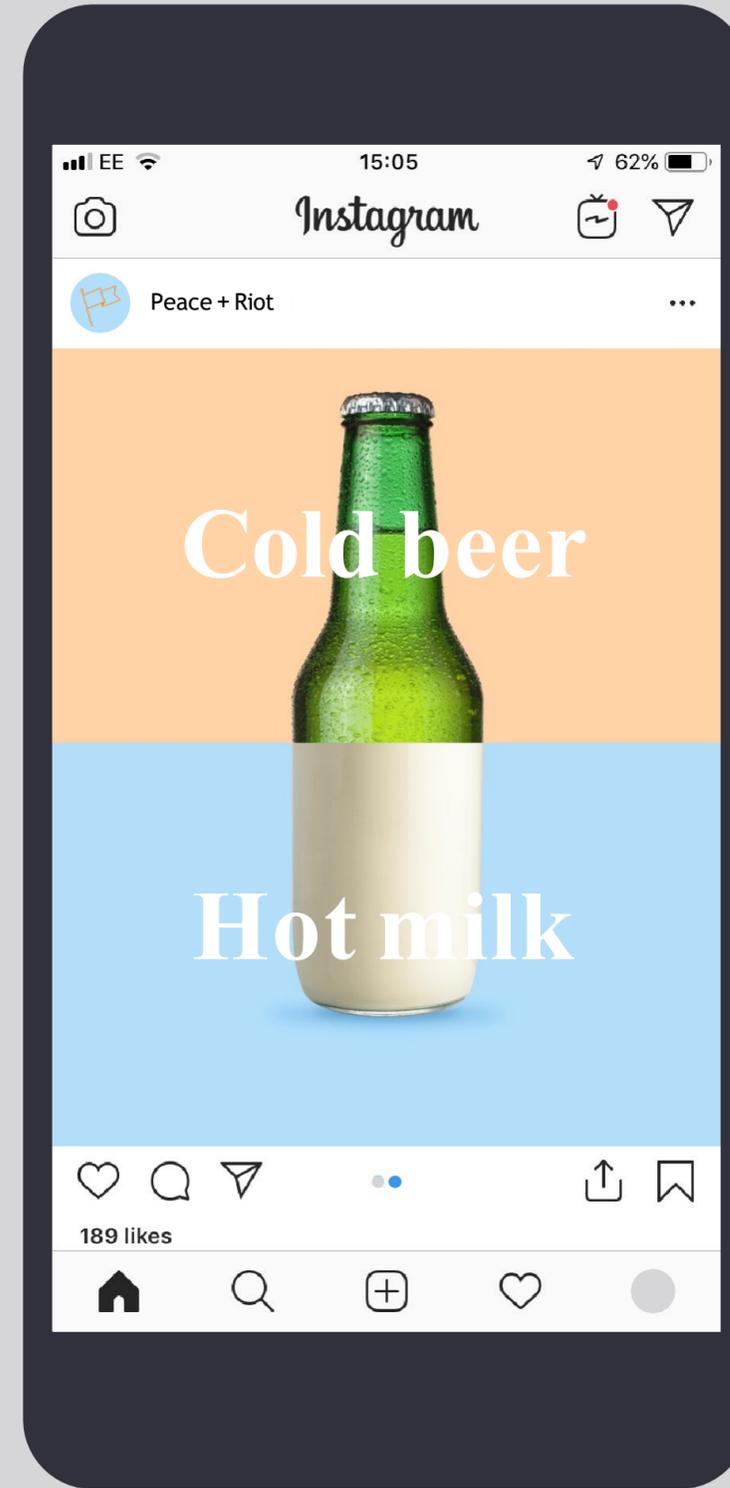
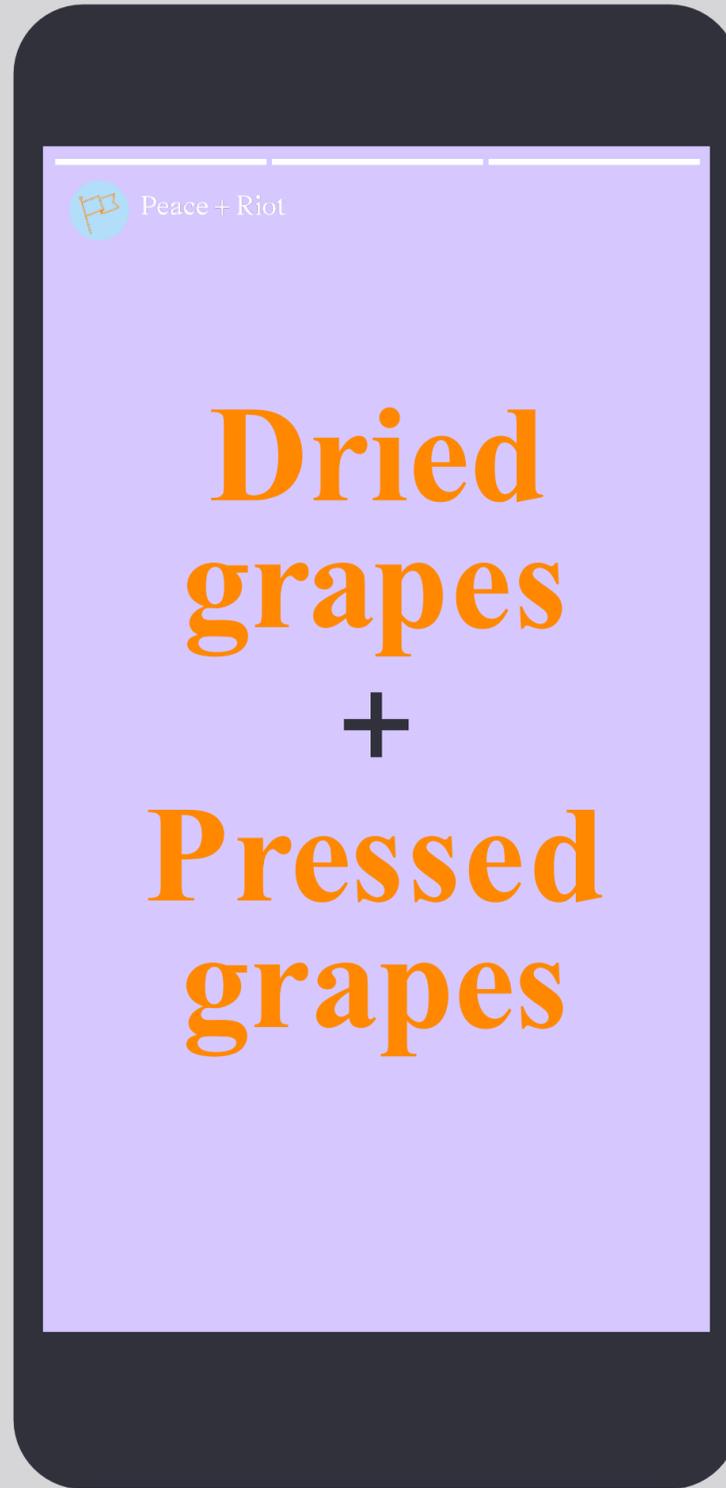
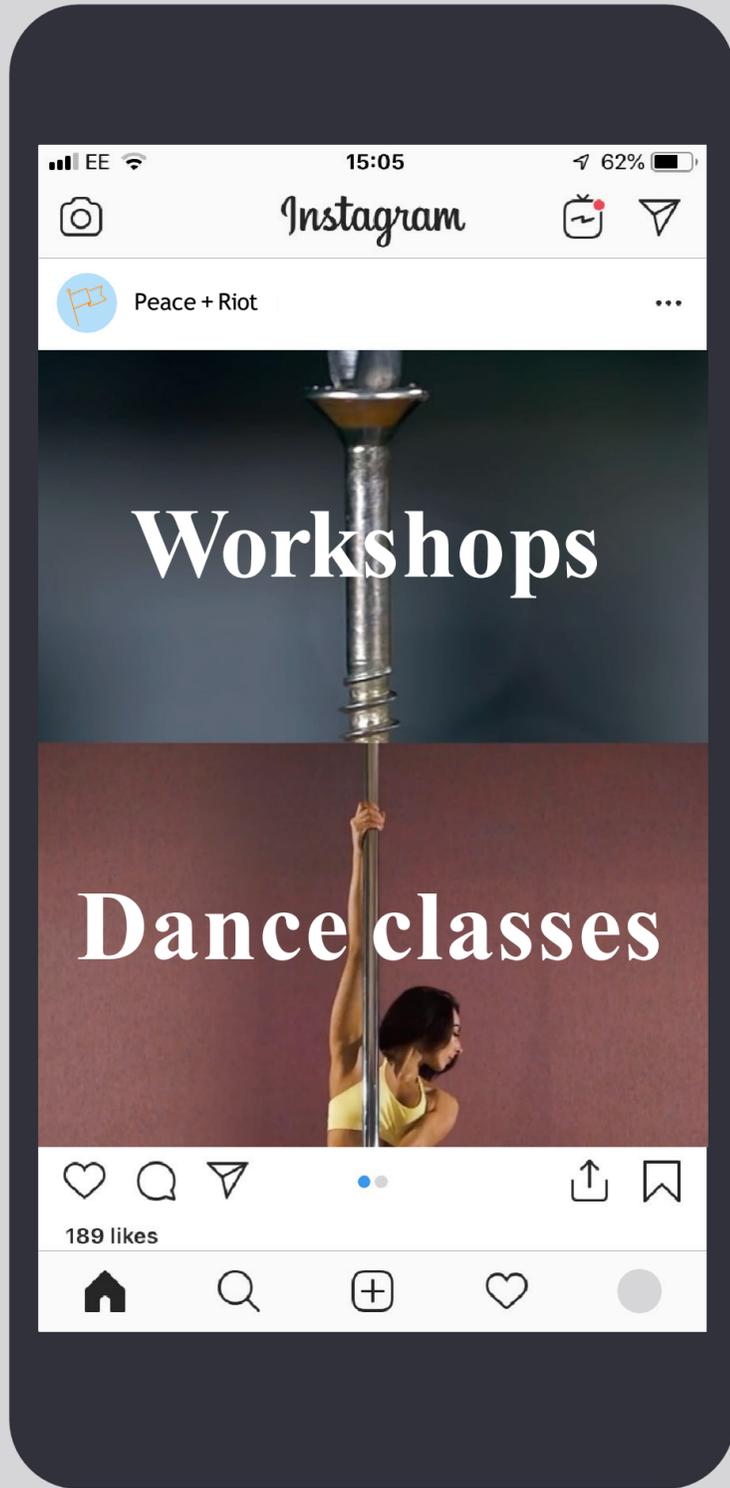
Other times, you'll do some tolerating, spurred on by the thought of the muffin you'll buy at the end.

But why should kids get all the fun stuff? And why should beautiful things just be for grown-ups?

We're going to breed a unicorn.

Mess with the model, do the unexpected, kill the compromise - create a place where kids can be kids and parents can be grown-ups. Together.

Peace + Riot is redefining family-friendly.



# What we do

Whether you're a grown up or growing  
(or both) this is a place for you to:

## Eat + Drink

Our licensed restaurant serves a fresh, colourful menu to cater for refined and fussy eaters, big and small.

Come for a long lunch at the weekend. Meet a friend for a (proper) coffee during the week. Pile in after school for a dinner everyone will finish, and someone else will clear up.

## Play + Learn

Always on hand; you will find our wonderful education team ready to play, and learn, with your children. Just as you learn to play all over again.

Adventure and activities for the kids, and a range of events for the grown-ups that allow you to be an individual, not just a parent. From creative colouring during the day to mellow music and manicures in the evening. Our space wears as many different hats as you do.

## Do + Be

With our qualified runners on-hand to help with games and play, kids can run wild and parents can get things done - whether it's ticking off some work emails or catching up on life-admin.

We also run homework clubs to give kids enough space and support to get through their to-do list. There are papers and magazines to read. Other people to meet (if you want to). And plenty of space to stare into if a little break is what you really need.



Peace + Riot

Sounds great, guys.

But, profitability per sqft could be a  
real issue.

Correct.  
So we addressed it.



This not a traditional soft play centre, or stay and play.

Square foot lost by play is minimised via innovative design of the playspace. Most soft play spaces lose 50% of revenue-providing square feet, we will barely lose 15%.

We will make the most of the wall space, and small play stations interspersed through the space. Not to mention flexible digital play which can be used in different sections of the space at will.

We will have staff with childcare qualifications. The immediate -minimal - higher outlay will be recouped by the opportunity for spend that this gives to their suddenly free parents; coffees, snacks and meals can be enjoyed, books, toys and home basics can be bought.

Personnel costs - long term - will be addressed via offering an apprenticeship scheme (which in turn will do much to increase retention in an industry with a traditionally high staff turnover rate).

The way the space is designed allows for minimal increase of staff hire compared to similar ventures.

*Okay - great solution.*

*But have you got enough  
opportunities for revenue on site?*

Yes.  
The key is convenience,  
convenience, convenience.



The business will operate across different verticals:

- hospitality
- leisure
- remote working,
- retail
- education

Why?

*'Millennials are looking for convenience, and rigid product and service verticals are failing to provide them with that..*

*Nimble, experience-oriented service providers are changing [the] business model, which has dominated the past 100 years of economic expansion [...enabling] them to own and monetise all facets of a consumer's life.'*

CMS Wire, June 2018

Peace + Riot provides a wraparound service at each stage of family life, for every part of the day when we're needed.

- food and beverage
- work space
- retail
- education (for both children and adults)
- quality time together and apart
- family 'day out'

Wow.

You're offering something really new.

# You're right – we are.



Peace + Riot is a revolution in waiting.

The space is flexibly designed to allow us: to open after family hours; to be a bar; to be hired out; and to work for everyone.

First there is our on site retail offer; convenience retail for frazzled parents who've forgotten that one key ingredient to bedtime peace, school or Margot's party the next day...

Our Corner Shop will sell all the basics (e.g. bread, milk, nappies, packed lunches, calpol, last minute birthday cards and so on) so that every panic is covered.

Complimenting our on site provisions, we will have an online offer to buy books enjoyed in our reading corner, or perhaps, our unbreakable glasses and bamboo dinnerware (as starting points) either picked up on site or delivered to your door.

Tapping into our community's needs, at Peace + Riot there is also the opportunity to become a member to gain priority access to events for parents in the evening, which provide coaching (professional or parental), networking or member-curated CPD for our freelancer clientele. The format could be two industry experts taking on the same subject from different angles and with different perspectives.

*Hmmm. To really make this work,  
you will need to really know your  
customers.*

# We will. Because: data.

The logo for 'goodtill' is displayed in a bold, teal, lowercase sans-serif font on a white rectangular background.

Our membership model allows us to collect data most restaurants would dream of. Working with Vita Mojo Software, we will be adding the Peace + Riot skin to create an efficient customer experience, and a streamlined business model.

With agile coding, from our collaborators at Vita Mojo, the data we collect is just the starting point. We can feed data back in in real-time and look at the habits of our customers to continually redefine our product.

We will be able to generate real-time insight to maximise engagement - and therefore spend.

Our membership will allow us to know:

- details of family (ages, professions, interests)
- visiting times
- food choices
- duration
- spend

As a cashless business our technical agility will allow us to ensure that we're full. And if not full, more full than everyone else.



But isn't this kind of high end offer  
only for the highest earners?

# Not anymore.



High income families are served well by exclusive members only clubs. These businesses are not easily scaleable - the pool is too small, and overcrowded.

What *is* scaleable is serving a community who are already willing to pay £8 for a 30mins music session just so they can answer emails on the go on their phones.

The middle class is a huge bracket now. They have new pressures and preferences - the gig economy and a determination to spend more time with their families are huge behavioural drivers (49% of parents work flexibly now, and 89% *want to* according to WorkingFamilies in their 2019 Modern Families Index report).

The number of female freelancers has grown by 55% since 2008.

New mothers choosing to take up freelance work rather than return to full-time office employment post-baby has shot up by 79%. Comparatively, the number of men freelancing has grown by 36% in the same time frame. Millennials are driving growth: young adults born in the 80s and 90s have driven significant growth in the freelance sector. The number of freelancers aged 26-29 has risen by 66% since 2008.

*Surely there's a catch?*

**There isn't one.  
There's a *hook*.**



How we have priced our offer:

#### Membership

Follows the 'subscription model' approach of Netflix etc - 'Oh go on - it's only £30 a month'

#### Food and Drink

In line with businesses like Bill's, Pizza Express and Wagamama. This is achieved via a narrow, but changing and flexible ingredients list and a focus on plant based foods (which also addresses fashions and fads, and needs of families with children struggling with various allergens).

Our drink offer is streamlined to allow strong partnerships with producers and local retailers to develop and to allow us to keep up with - and set - new trends.

#### Entry fee

Entry is comparable to numerous family friendly sites and activities. We want a visit to P+R to become habitual not occasional. We want to make sure that our membership feels exclusive and not excluding.

Our entry fee covers the children's activity, but also the possibility for parents to come and have time to themselves - for work or for leisure.

We're providing a home away from home - but with staff.

# The Opportunity

+

# Our Customer

## The concept

– new and recognised market trends

‘The future of casual dining on the high street will be the more experientially led concepts.’

Mark Wingett, Editor of MCA: leading UK provider of eating and drinking market intelligence, taken from speech made at FiftyTwenty, 11<sup>th</sup> June 2019.

## Demand

– pressure on time and resources

‘Millennial households are most likely to have both parents working full time – 72% of family households’

Modern Families Index commissioned by Working Families.

The need for community, not just online but in real life.

‘One in five parents said they deliberately stalled or downgraded their career simply because they had a family and those numbers are actually pretty much the same for both men and women...what we’re seeing now is the motherhood penalty evolving into a parenthood penalty.’

Working Families

...even though people are working more, they are putting their families first

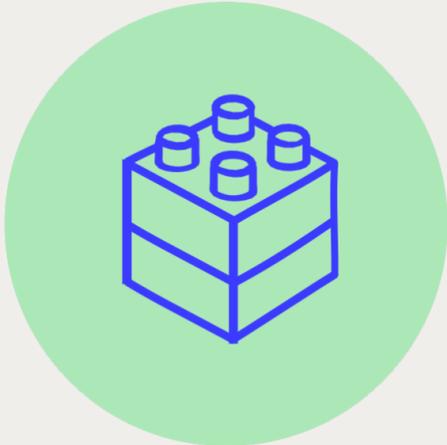
‘more than half of UK adults want to move away from traditional working patterns, choosing jobs that enable them to work more flexibly and prioritise commitments outside of work.’

McDonalds/YouGov survey published Aug 2018

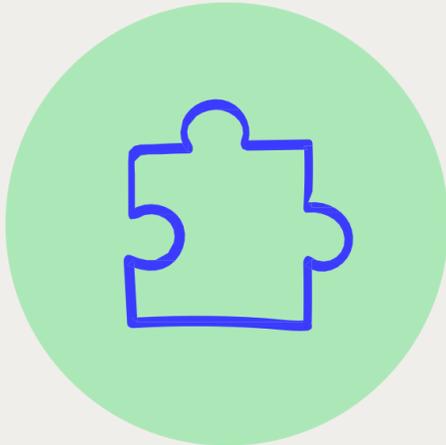
# The leisure sector, growing but often underestimated



Worth  
£117 billion in  
revenue and  
growing



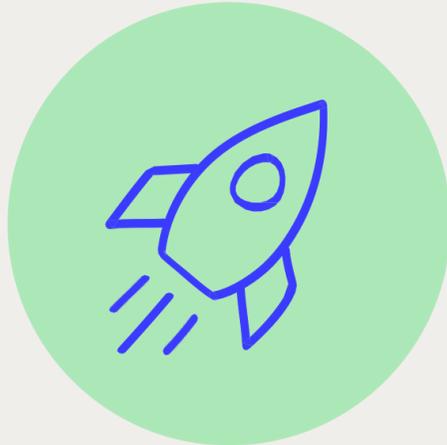
5% annual sector  
growth since  
2010



Accounted for  
7.4% of UK  
GDP  
in 2014



Attracting 1.5%  
more discretionary  
spend than retail



Growing at nearly  
twice the speed  
as the retail  
sector

Peace + Riot

**The Space**  
**Events**  
**About Us**  
**Membership**

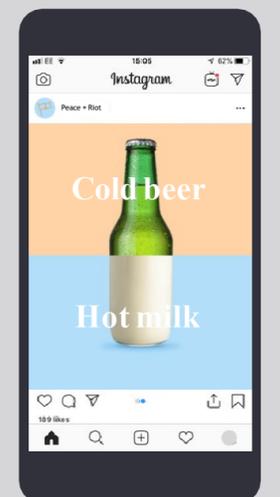
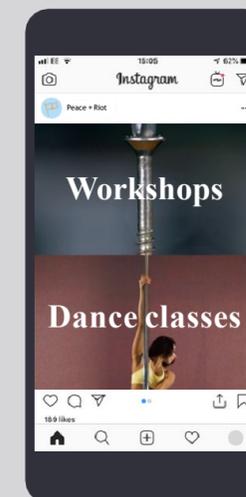
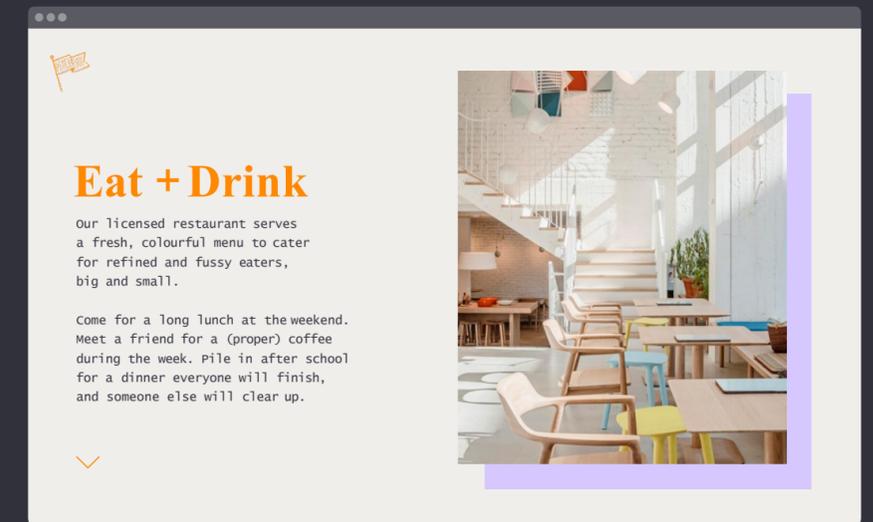


# The market

- is out of step with demands on family life
- offers out of reach, unscalable, luxury members only models -or expensive short term solutions, delivered on the cheap
- provides poor menus of compromise for both adults and kids alike
- is so focused on the online offer, it forgets about the offline offer
- has a tendency to forget about learning via play
- still doesn't provide a service that caters to parent and child as a whole - just as home would

Clean  
nappies

Dirty  
martinis



# Competitive advantage

## What we offer

- Locally sourced food + drink
- Childcare support
- A space to work
- A space to learn - for both you and your children
- A convenience retail offer
- Online lifestyle brand
- Membership which is exclusive - but not excluding
- A real life community

	Cupcake family club	Purple Dragon	Maggie and Rose	Peace + Riot	Goose	Flip out	Gambado	Parents' Paradise	Kidspace
Session & membership costs	£1500 pa + £99 joining fee to £2300 + £99 joining fee <small>+ costs of classes falling outside of credits + siblings + nannies</small>	£3650 pa per child of £45 per session	£1200 - £4500 + pa	£30 to £200 pa, or £3 to £12 per child per session	£3 - £10 per child per session	£12 per session	£6 - £8.75 £3 for adults £120 - £180 pa	£3 - £9 per session Discounted entry with membership	£6 - £13 including meal
Membership available?	✓	✓	✓	✓			✓	✓	✓
Affordable?				✓	✓	✓	✓	✓	✓
High quality, healthy appetising meals?	✓	✓	✓	✓	✓				
Grown-up drinks menu?	✓	✓	✓	✓					
Convenient payment system?				✓					

Our price points are market competitive, whilst recognising opportunities for revenue.

Our model ensures we maximise our revenue per sq ft by personalising our offer.

Our space is as flexible as our parents and can multitask and deliver every day.

The lifetime value of a customer is approximately 10 years.

## Small bites

### Buddha bowl

Super healthy belly b and chickpeas with se

### Superfood salad

Feel great salad pack dried cherries, quino

### Green tea soba no

Fragrant cold soba no Plenty of clean energ



# Corks + Cartons

## Three more bites

### Pinot Grigio

A dry, light, and crisp wine with lemon and apple fruit

### Andres Peak Chardonnay

Light yellow colour with aromas of pineapple, peaches, herbal and mineral notes. Perfect with salmon

### Viognier

Seductively aromatic with apricots and peaches. Well-balanced acidity, not too dry, and an elegant finish with honey

### Concha Y Toro Sauvignon Blanc

Light, floral aromas, refreshing with green and citrus fruit

### Smoothies

Orange + Mango  
Apple + Pear  
Strawberry + Banana

Peace + Riot



# Route to market

Continue to capitalise on customers' natural habitat of social media.

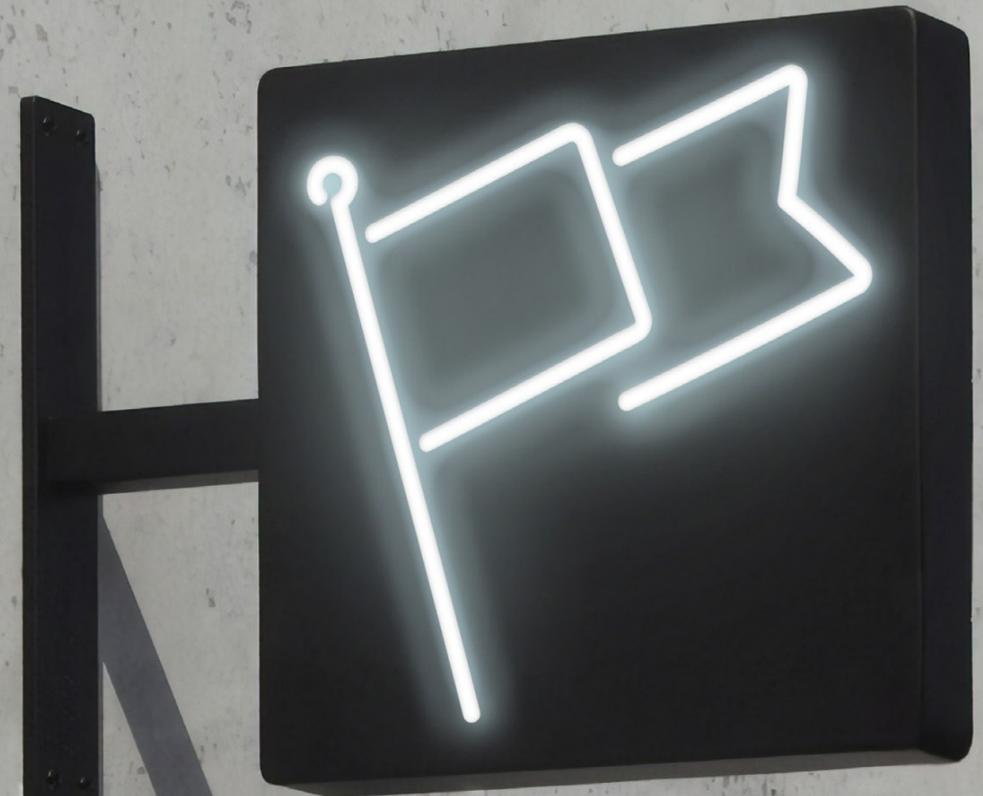
3 posts in closed groups on Facebook resulted in over 750 sign-ups in just under 48hrs.

Target carefully chosen consumer and general publications using demographics data.

Pursue heavy local social media influencer strategy alongside joining in with national conversations. Make the most of the channel to minimise CPA.

Utilise industry acquired connections (food + drink, education, TV, entertainment)

Launch independent reward-funding campaign. We want our customers investing - and invested.



# Our people





## Caroline Newte Hardie

Founder  
Education Consultant,  
and  
Ex-Accenture Management  
Consultant

Whilst an education consultant for the two most improved boroughs in the UK, Caroline worked on financial management, funding maximisation, brand identity and strategy for more than 100 schools.

Caroline's strategic planning and skills in operational delivery created positive change for more than 50,000 young people in the UK.

Caroline is an expert to finding the right solutions - to the right problems. Step forward, Peace + Riot.

Alongside her day job, and 4 months pregnant, Caroline set up and ran an annual comedy festival which featured 50 shows in 48 hours. Not to mention a locally sourced food and drink offer catering to audiences from early until late. The festival launched one week before the due date. It gained national press, and appeared each year in the Top 10 things to do in Time Out, The Guardian Guide, and Grazia. The festival felt like a natural extension to running a monthly comedy night across various London venues between 2012-2018 - including a sold out show at the 900 seater, London's famous Union Chapel.



## The Team



### Stefan Cossier

Creative Lead  
and Co Founder  
of Egg  
Soldiers

Upon leaving The Fat Duck in 2012, Stefan turned his focus to the wider food industry to deliver innovation and operational projects within branded restaurants, fast casual and food-to-go operators. Stefan is an expert at creating and planning new food concepts and improving existing kitchen operations.



### Toph Ford

Dev Chef and  
Co-founder  
Egg Soldiers

Starting his career in product development, Toph followed his passion back into the hospitality sector and spent over 4 years at Leon Restaurants as Head of Food & Marketing. He helped to build the foundations for a scalable restaurant model and supported the business as it grew from 7 to over 40+ sites.



### Bilal Tatar & Elif Erkman Tatar

Equity  
stakeholders  
Interior Architect  
www.be-  
studio.co.uk

Newly relocated from New York, Bilal and Elif have taken a stake in the business in lieu of fees, so strong is their belief in Peace + Riot. They've seen similar models explode on to the American Landscape and can't wait to see Peace + Riot take off in the UK.

## Investor Champions, and Advisory Board



### Richard Sims

Serial Angel  
Investor

Significant  
investor in  
Peace+Riot

Richard has checked our projections closely and has been a sounding board on every aspect of the business.



### James Hacon

Investor +  
industry leader

Managing Director  
Think Hospitality

James and his team will be active investors in Peace + Riot. We're delighted to have them on board.



### Stefano Cuomo

Managing Director,  
Macknade  
Board Member of  
the Guild of Find  
Foods

Stefano has been a sounding board for projections and intended suppliers.

# Traction

In less than 48 hours, over 750 people signed-up to hear more about Peace + Riot.

This was the result of just 3 posts in 3 local, closed, invitation only parenting groups on Facebook. A maximum of 5,000 people saw the posts.

We have a database of nearly 800 people local to the intended first site.

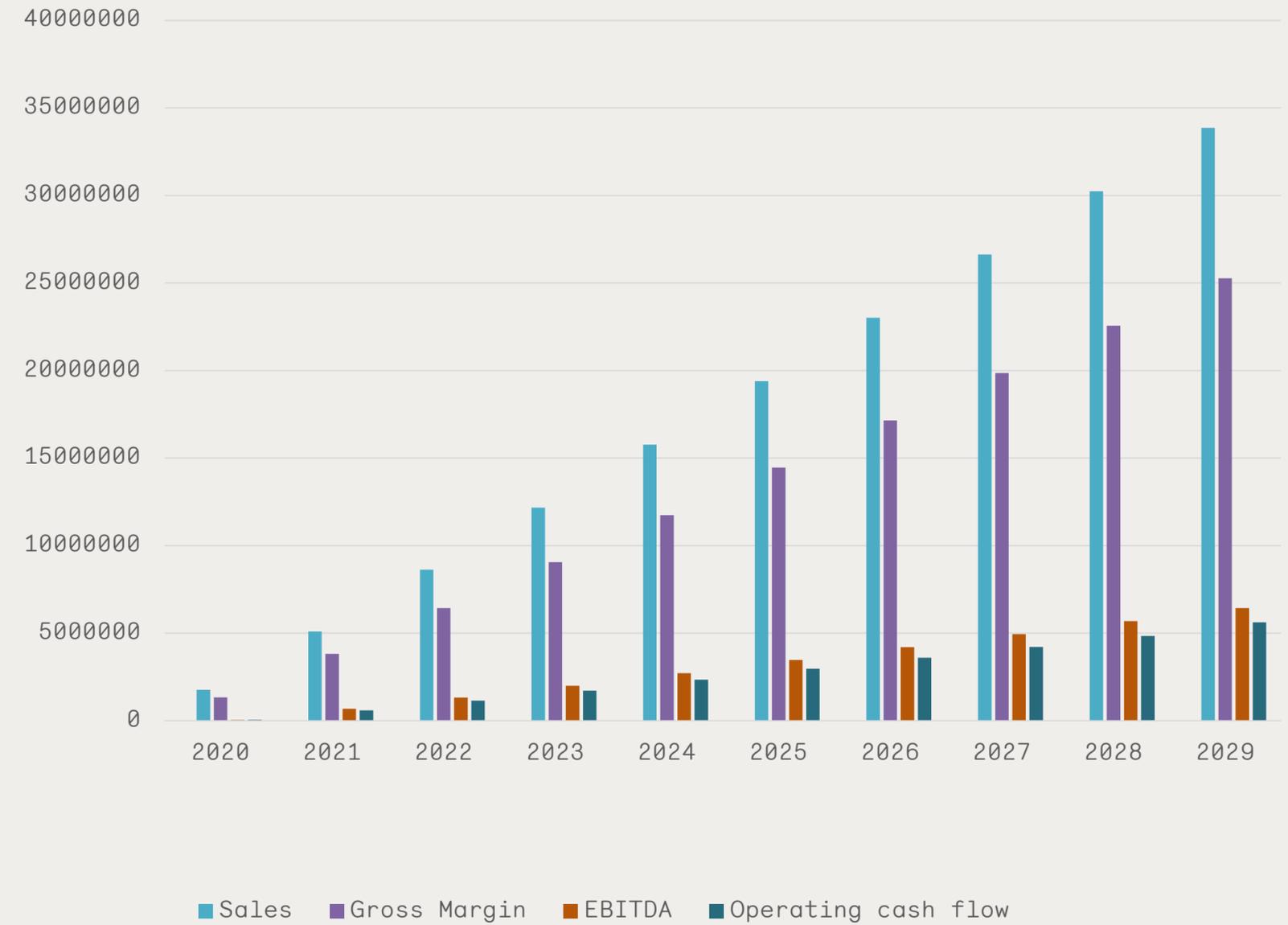
We about to complete our first round of funding. We have raised just under £250,000.

Peace + Riot



# Forecast

EBITDA after 5 years	2,715,080
Comparative valuation (2024)	18,353,938





## Join us

Raise: £400000\*

Offering up to 30% equity

SEIS application made

Raise will cover:

Fit Out

Food + Drink stocks

Wages

PR

Marketing

Branding

Rent

We are negotiating on a prominent site in Dulwich, working closely with Simone Crofton as part of their regeneration programme. Simone is the current Dulwich Estates CEO, previous CEO at Borough Market and responsible for the areas regeneration and ultimate survival.

Minimum ticket is £35,000

**We are redefining family-friendly.  
Forever.**

**Be part of the revolution.**

\*fit out quotes are still being finalised,  
but this is a fair guide

Get in touch  
& get some Peace + Riot...

caroline@peaceandriot.co  
07956 377392  
www.peaceandriot.co

# Thanks.

**Play Plus Time Ltd**

**(the “Applicant”)**

**Application for a New Premises Licence**

**Peace + Riot, 12 Croxted Road, London SE21 8SW (the “Premises”)**

**Statement of Case**

This statement is made in support of an application for a new Premises Licence with the intention of outlining the Applicant’s case and seeking to address the concerns of those maintaining representations.

Amplification of the points made below, together with further submissions, will be made orally at the licensing sub-committee hearing if the representations are not withdrawn.

**Background**

The intention is to open a family friendly restaurant where parents and carers can work, relax and socialise knowing that their children are being properly looked after nearby. Patrons will be able to enjoy a full restaurant offer (please see indicative menus at **annex 1**) or, if they chose, just a slice of cake and a coffee. Meanwhile, the children in their care will be looked after by qualified child minders, able to learn and play in a safe environment. The Applicant believes that such a concept would be a welcome addition to Dulwich. Currently, the only choices parents have is to bring their children to cafes and risk other guests being disturbed by their bored children or leaving them with a family member, friend, nursery, or professional minder which is not always possible and can be prohibitively expensive.

After much searching, the applicant has signed an Agreement for Lease with the landlord of the Premises and appropriate planning has been granted (please see **annex 2**). The Applicant submitted the necessary application in mid-December without professional advice but has now instructed Keystone Law on receipt of representations from local residents.

**The Application**

At the time of lodging, the Applicant did not appreciate the nuances of the Licensing Act 2003, especially the need to proffer conditions. Given this, the Application was amended during the consultation process following helpful advice from the statutory authorities and further concessions are made below.

The amendments already made to the application are as follows:

Additional/Amended Conditions

- **All 'off sales' of alcohol shall be provided in sealed containers and taken away from the premises.**
- **That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that 'off sales' of alcohol are not opened and consumed in the vicinity of the Premises.**
- **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. A record of such training shall be kept / be accessible at all times and be made immediately available for inspection 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. The register shall be made immediately available for inspection at the premises to council or police officers on request.
- The capacity of the Premises shall be 36 inside and 48 outside (excluding staff).
- The Premises shall have a written dispersal policy. (The latest draft of which is at **appendix 3.**)

#### Changes to Hours/Activities

- Supply of alcohol (on the Premises) on Monday to Saturday to cease at 22:30 and on Sunday to cease at 21:30.

#### The Proposed Layout

The layout of the Premises is relatively simple. The dining area is on the ground floor with a garden to the rear. Accessible toilets with changing facilities are also located on the ground floor with back of house in the basement. There is a garden in the rear for customers wishing to have alfresco meals or teas and coffees. In future, the basement might incorporate additional space for members but this will be subject future licensing approval.

#### The Representations

The Applicant's comments on the representations are as follows:

### Environmental Health

The plan attached to the application for a premises licence is correct with regards to the internal space and an amended plan for the garden was forwarded to Mr Andrew Heron on 14 January 2021, see **annex 4**. The planning application referenced has now been granted (see **annex 2**). As can be seen above and below, the times sought for licensable activities have been decreased for both inside and outside the Premises.

### The Licensing Authority

As all the requests made have been adhered to, the Applicant hopes that the Licensing Authority's concerns have now been resolved.

### The Metropolitan Police

The conditions suggested by the police (some of which were previously agreed with other statutory authorities) have all been accepted. They are as follows:

- **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.**
- **A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.**

- **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.**
- **Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such person as an ancillary to his meal.**
- **All off sales of alcohol shall be sold in sealed containers.**
- **The external area will be out of use by patrons except for 5 smokers, between 22:00 and 09:00 Sunday to Thursday and 22.30 and 09.00 Friday and Saturday, with all outdoor furniture rendered unusable 15 minutes after these times each day.**

#### Local Residents

As the representations have been redacted, it is not possible to address specific individuals in this statement. However, the concerns raised and the Applicant's comments are as follows:

- Hours sought for the sale of alcohol.

As described above, the hours for the sale of alcohol have already been reduced.

- Potential for public nuisance

The Premises intends to operate as a mixed-use space where patrons can both work and socialise. It will not be a noisy bar, far from it, and patrons will only be able to enjoy alcohol with food.

Furthermore, as recorded music was applied for without the knowledge that incidental music is not a licensable activity, **the applicant wishes to remove the request for recorded music altogether**. Furthermore, the Applicant is confident that the style of operation will not affect nearby residential premises and is therefore prepared to proffer the following condition:

- **No noise generated on the premises, or by its associated plant or equipment shall emanate from the Premises, nor vibration be transmitted through the structure of the Premises which gives rise to a nuisance.**

- Lack of consultation

The Applicant did not realise that further pre-application consultation was required and has followed the requirements of statute (i.e. the blue notice and newspaper advertisement). It is now aware of the importance of pre-consultation and will do so prior to any application in the future. In addition, to ensure ongoing dialog if there are concerns in the future, the Applicant is happy to proffer the following condition:

**“A direct telephone number for the manager at the Premises shall be publicly available at all times the Premises is open. This telephone number is to be made available to residents and businesses in the vicinity”.**

- The flats above and house to the east

Any potential tenants of the flats above the Premises have been warned that the commercial unit will be licensed. The Applicant cannot comment of the house to the east but would welcome direct dialogue with them.

#### Dulwich Society

The criticisms levelled by the Dulwich Society are addressed in this statement and, hopefully, all concerned have a clearer idea of what is being proposed and robust conditions have now been agreed/proffered. Of the addition conditions suggested, a capacity condition has already been agreed and a compromise to the hours made. The Applicant is also happy to adopt the following suggested conditions:

- **Children under 16 should be accompanied by an adult.**

- **All staff members who undertake childminding duties must have undergone an Enhanced DBS check.**

To be clear, the intention is for the Premises to be open to members of the public with the hope of having a members' only area in the basement at some point in the future. There is a membership option which gives access to discounts and further benefits, but you do not have to be a member to enter. The Applicant is simply not able to withdraw the application and start again. To do so would be a breach of the Agreement of the Lease and the landlord of the Premises will withdraw the offer of a lease and enter negotiations with a new café/restaurant operator. Hence all the time, money and effort to get to this point will have been wasted.

### **Conclusion**

The Applicant sincerely hopes that the above addresses the concerns of those that have made representations so that they may now be withdrawn. Due to the pandemic the budget for this project has been greatly exceeded and opening severely delayed. Anyone with remaining concerns is urged to contact the writer, Niall McCann at [niall.mccann@keystonelaw.co.uk](mailto:niall.mccann@keystonelaw.co.uk) as soon as possible so further discussions can take place. Given the desire to avoid a licensing sub-committee this statement does not address policy, the law, or guidance. Hence further written submission will be made if necessary.

**Niall McCann**  
**KEYSTONE LAW**

## **PEACE + RIOT**

### **DISPERSAL POLICY**

#### Aim

- To encourage customers to leave quietly and to be courteous of our neighbours.
- To ensure that customers disperse quickly when leaving.

#### Action

- Notices will be displayed at the exit requesting customers to leave the area quickly and quietly.
- Details of a local taxi company will be displayed inside Peace + Riot.
- Customers who do not leave quietly will be barred from Peace + Riot in future.
- Staff will be trained to engage with patrons congregating when leaving and ask that they move away quickly and quietly.

# SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



www.southwark.gov.uk

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**LBS Reg. No.:** 20/AP/3372

**Date of Issue of Decision:** 14/01/2021

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Applicant      The Dulwich Estate

**Variation (Minor Material Changes) were GRANTED for the following development:**

Removal of Condition 7 (Usage of external areas) of planning permission 20/AP/1070 (Change of use from Use Class A2 (bank) to Use Class A3 (cafe) at ground floor and basement levels; creation of plant; insertion of new service door and bin store.)

At                      12 Croxted Road London Southwark SE21 8SP

In accordance with the valid application received on 20 November 2020 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

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## Conditions

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**Permission is subject to the following Approved Plans Condition:**

1. The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.	Received on:
PROPOSED KITCHEN EXTRACT LAYOUT Plans - Proposed	10.04.2020
CRXR012 Plans - Proposed (Rev: Rev A)	03.06.2020
CRXR012/20/06 Plans - Proposed (Rev: Rev A)	03.06.2020
CRXR012/20/05 Plans - Proposed (Rev: Rev A)	04.06.2020

## DECISION NOTICE

LBS Registered Number: 20/AP/3372

Date of issue of this decision: 14/01/2021



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CRXR012/20/04 Plans - Proposed (Rev: Rev A)

03.06.2020

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Reason:

For the avoidance of doubt and in the interests of proper planning.

### **Permission is subject to the following Time Limit:**

2. The development hereby permitted shall be begun before the end of three years from 05/11/2020.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

### **Permission is subject to the following Compliance Condition(s)**

3. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with:

## DECISION NOTICE

**LBS Registered Number:** 20/AP/3372

**Date of issue of this decision:** 14/01/2021



[www.southwark.gov.uk](http://www.southwark.gov.uk)

the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

4. The use of the property hereby consented shall be carried out in accordance with the recommendations of the Noise Impact Assessment conducted by Venta Accoustics dated 19 October 2020 (ref: VA3119.201019.NIA3).

### Reason

To protect the amenity of nearby occupiers in accordance with the NPPF 2019; Strategic policy 13 [High Environmental Standards] of the Core strategy 2011, and; Saved Policy 3.2 [Protection of Amenity] of the Southwark Plan 2007.

5. Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 to 20:00 on Monday to Saturday and 10:00 to 16:00 on Sunday and Bank / Public Holidays.

### Reason

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

6. The use hereby permitted for the restaurant shall only be between the following hours: 09:00 to 23:00 on Monday to Saturday and 10:00 to 22:30 on Sunday and Bank / Public Holidays.

### Reason

To safeguard the amenity of neighbours in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007

7. All ventilation equipment hereby approved shall be installed and be operational prior to the use hereby approved commencing and maintained in perpetuity in line with the manufacturers specification.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/3372

**Date of issue of this decision:** 14/01/2021



[www.southwark.gov.uk](http://www.southwark.gov.uk)

### Reason

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Signed:        **Simon Bevan**        Director of Planning

# DECISION NOTICE

**LBS Registered Number:** 20/AP/3372

**Date of issue of this decision:** 14/01/2021



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## 1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:
- [https://www.planningportal.co.uk/info/200126/applications/60/consent\\_types/12](https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12)
- Please note that there is a right of appeal against a planning condition. Further information can be found at:  
[https://www.planningportal.co.uk/info/200207/appeals/108/types\\_of\\_appeal](https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal)

## 2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email Form 1: CIL Additional Information, Form 2: Assumption of Liability and Form 6: Commencement Notice to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk) as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:
- <https://www.gov.uk/guidance/community-infrastructure-levy>
- All CIL Forms are available to download from Planning Portal:

## DECISION NOTICE

LBS Registered Number: 20/AP/3372

Date of issue of this decision: 14/01/2021



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[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

- Completed forms and any CIL enquiries should be submitted to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk)

### 3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

### 4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/3372

**Date of issue of this decision:** 14/01/2021



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- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

### 5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

### 6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
  - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
  - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
  - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
-

## DECISION NOTICE

LBS Registered Number: 20/AP/3372

Date of issue of this decision: 14/01/2021



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### **7. Other Approvals Required Prior to the Implementation of this Permission.**

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

### **8. Works Affecting the Public Highway**

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

### **9. The Dulwich Estate Scheme of Management**

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

### **10. Building Regulations.**

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

### **11. The Party Wall Etc. Act 1996.**

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local

## DECISION NOTICE

**LBS Registered Number:** 20/AP/3372

**Date of issue of this decision:** 14/01/2021

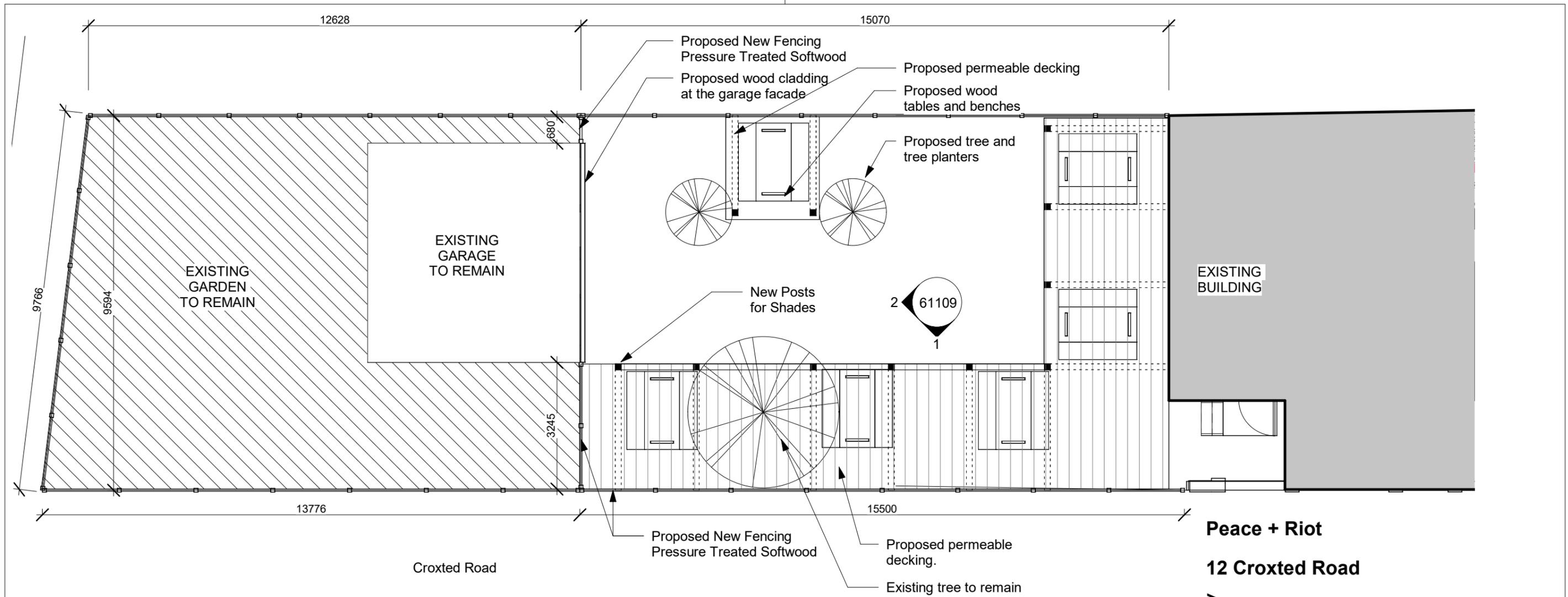


[www.southwark.gov.uk](http://www.southwark.gov.uk)

Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

### 12. Important

- This relates to PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.



**Peace + Riot**  
**12 Croxted Road**  
 >  
**PROPOSED GARDEN PLAN**

>  
**61107**

+  
**For Information**

> <b>DATE</b> 23/12/20	> <b>SCALE</b> 1 : 100	> <b>PROJECT</b> Peace + Riot
> <b>REVISION</b>	> <b>FORMAT</b> A3	> <b>DRAWER</b> EE

**bè be studio**  
 architecture & interiors

>  
**Be-Studio** 88 Union Street +44 (0) 7578 603970  
 www.be-studio.co.uk London SE1 0NW [contact@be-studio.co.uk](mailto:contact@be-studio.co.uk)

**2** **PROPOSED GARDEN PLAN**  
 1 : 100

## MENU OFFER – **BREAKFAST DRINKS**

### COFFEE + TONICS + SHOTS + BLENDS

#### COFFEE MENU

*Cow or DF Milk*

Long Black | Cold Brew

Cappuccino | Latte

Flat White | Cortado

#### JUICE TONICS £4

Pure OJ

Raw cane sugar, lemon, lime

Apple, carrot, lemon, ginger, turmeric

Beetroot, carrot, apple, ginger, lemon

#### SHOTS £3.5

Ginger, apple, cayenne, lemon

OJ, lemon, golden turmeric & raw cane sugar

Chamomile, mint, oat mylk

#### BLENDS £4.5 - 5.5

Breakfast – oats, oat mylk, medjool dates, date molasses, banana, nut butter. *Add natural protein powder - Pea, Hemp, Soy*

#### SMOOTHIES

Red: raspberry, blueberry, banana, flax seeds

Green: broccoli, spinach, cucumber, mango, pineapple, banana

Yellow: carrot, turmeric, sweet potato, mandarin

#### INDULGENT

Vanilla bean, maple

Peanut butter, strawberry

Chocolate cacao, beets, nut butter

# Peace + Riot

## MENU OFFER – BREAKFAST

### JARS / TUBS £4.5

Coconut yoghurt, mango, lemon curd, blueberries, toasted seeds, maple

Skyr, granola, today's fruit blend, honeycomb

### STEEL CUT PORRIDGE £4.5

*Made with oat mylk*

Medjool dates, date molasses

Nut butter, jam

Banana, grated dark chocolate, toasted seeds, maple

### BAKERY £4.5

*Interesting, wholesome breakfast cakes (London bakery).  
Bakery flavour guide brief below – to include GF and DF*

Lunch Loaf Cakes | Glazed buns | Cinnamon buns

### ONTOAST £3.50 - 5.5

Sourdough or fruit bread – Jam | Honeycomb | Lemon curd | Marmalade | Nut butters | Banana | Date butter

Sourdough – Marmite butter | Egg | Bacon

### FLATBREAD SANDWICHES £6 - 8

Roasted mushroom, taleggio

Avocado, fried egg, P+R chilli sauce

London cured salmon, lemon crème fraiche

### EGG CUPS, + 2 baked eggs, flatbread soldiers £7 - 8

Lemon chilli avocado, chipotle mayo, green sauce

London cured salmon, lemon crème fraiche

Roasted mushroom, herbs

### KIDS BREAKFAST £2 - 3

Plain porridge – *choose toppings...*

Apple fingers – Chocolate tahini | Nut butter

Mini skyr jar | Coconut yoghurt jar

Mini smoothie

Egg cup + soldiers

## MENU OFFER – ALL DAY SMALL PLATES

### Snacks £3.5

Turmeric butter bean hummus, raw & pickled veg (ve)

Edamame – *choose your flavour hit (ve)*

Smoked sea salt

Chilli, soy, miso, rice vinegar & shichimi togarashi oil

P+R chilli ketchup (above with mayo & ketchup)

Pickles – Peace (mild) or Riot (hot) ve

### Salad + Veg + Grain £4 - 5

Kimchi slaw (ve)

Gem, avocado, gremolata crispy onions **or** Riot of tomatoes – cherry, sunblushed, balsamic, toasted seeds, herbs (ve)

Roasted sumac cauliflower, yoghurt, pomegranate (v)

Charred corn, rolled in chilli mayo, crispy onions (ve)

Toasted flatbread fingers (v)

### Cured + Pickled + Cheese £5

Cured meat + pickles – bresaola, coppa, prosciutto

London cured salmon, lemon crème fraiche

Ricotta, chilli tomatoes, roasted nuts, green sauce, chilli oil, Peace pickles, fresh herbs, crispbread (v)

### Hot £5 - 6

Baked fritters, dill + garlic tzatziki (v)

Prawn gyoza / dumpling

Chilli, soy, miso, rice vinegar & shichimi togarashi

Chicken meatballs **or** Mushroom arancini, tomato sauce

P+R fish fingers, house-made, herb tartare

### P+R House Favourite, our combination suggestions £12

Sea – Prawn gyoza | Kimchi slaw | Edamame

Land – Chicken meatballs | Charred corn | Flatbread

Earth – Baked fritter | Roasted cauli | Hummus (v)

## MENU OFFER – ALL DAY SALADS + FLATBREADS

### SALADS £9 - 10

**Peace + poke** – white rice, kimchi slaw, edamame, seaweed, avocado, pickled cucumber, sriracha / miso / ponzu mayo, coriander, crispy onions. Add poached salmon or pulled chicken or crispy tofu

**Riot chop** – tumbled slaw roots, rocket, shredded gem, fresh mint, tomatoes, spring onion, avocado, crispy chickpeas, balsamic dressing. Add feta cheese

**London garden lentils** – puy lentils, green leaf, avocado, roasted nuts, green sauce. Add smoked mackerel or poached salmon or pulled chicken or feta

**Panzanella** – no-waste toasted sourdough, riot of tomatoes, oregano, basil, ricotta / mozzarella

Add toasted flatbread fingers for £3

### FLATBREADS

Crushed tomato, roasted garlic (v) £6.50

Caramelised onion, roasted garlic, scamorza, herbs (v) £7.50

Smoked bacon, brie, shallot, egg £8

Hot smoked salmon, avocado, broad beans, watercress, lemon crème fraiche £9

## MENU OFFER – ALL DAY SWEET TREATS

### **CAKES + TREATS**, sourced from a London bakery

**Loaf cakes** by the slice £3 or loaf, w/ salted butter

Carrot + maple malt loaf

Chocolate + banana

### **Bag of warm mini..... £4**

GF brownie

Oat & raisin cookies

Dark chocolate cookies

### **POTS / JARS £4.5**

Coconut yoghurt, mango, lemon curd, blueberries, toasted seeds, maple

Brownie yoghurt sundae

### **THE PARLOUR**, ice cream brought to you by Hackney Gelato vs. soft-serve

Madagascan vanilla '99

Dark chocolate sorbetto

Alphonso mango sorbetto

### KIDS

### **The Real Little'ns £2.50**

Fruit pot purees from our friends at Xxxxx

### **Snacks + Jars £2.50**

Apple fingers – Chocolate tahini | Nut butter

Loaded jelly jars – whole fruit set in jelly

Brownie yoghurt sundae

# DRINKS MENU

## RED

**Trait Gamay 2018**  
Coteaux d’Ancenis, Loire  
Complex, structured Gamay. Intense, bright cherry fruit backed up with great structure.

**Les Gaules de Bois – Ambitio 2019**  
Gamay and Merlot  
Combined with a de-stemmed Merlot from Romuald’s final harvest of his own vines. A lovely balance between the fresh lean line of Gamay draped with Merlot’s layers of fruit.

**Paupau 2019**  
Dolcetto, Tenuto Foresto  
Whole bunch carbonic maceration in steel for 2 days followed by 3 days of skin contact maceration. Spontaneously fermented and aged in cement tanks for 8 months. No filtration, no added sulphur.

## PINK

**Le Gaskine 2019**  
Gamay + Le Mesquine  
Juicy, aromatic rose is a blend of direct-pressed Gamay (80%) and a 20% post-ferment addition of their skin-contact blend, Le Mesquine (Savvy B & Loin de L’Oeil) Salinity & tropical aromatics from the Mesquine, juice & berries from the Gamay. Delicious!

**Wildrose Pur 2018**  
Pfalz, Germany  
Incredibly fresh blend of Pinot Noir and the very old varietal Blauer Portugieser. Lower alcohol at 10% and lightly sparkling, this is a glugger! Tart cranberry notes and a savoury yeasty nose. Bright acidity with wild strawberries, earthiness and some funk thrown in to measure.

**Une Rose de Blancs 2019**  
Dona Blanca, Palomino  
Spain  
A very unique natural wine that might never be made again! A happy accident by Diego that has resulted in a pink wine made from predominantly white juice. Beautiful red fruit character from the Mencia, balanced with fresh, juicy citrus flavours from the white grapes.

## WHITE

**Chardonnay 2018**  
Domaine L’Epinay  
Muscadet  
Light bodied, super fresh Loire Chardonnay.

**Pinot Blanc Pur 2019**  
Pflaz, Germany  
From the inimitable Brand Brothers: old vine Pinot Blanc grown on solid limestone. The limestone minerality shines through very clearly and the wine also offers some menthol and green apple notes all rounded out with a very gentle saline edge. Aromatic and floral.

**Rivero del Notro White 2018**  
Chile  
A blend made with three organically farmed traditional varieties from the coastal area of the Itata valley: Moscatel, Corinto, Semillón (100 year old vines). A floral white wine with spicy character.

## ORANGE

**Mesquine Contact 2019**  
France  
A blend of organically farmed Sauvignon Blanc (60%) and Loin de L’Oeil (40%) from the South West of France. 6 days of cold skin-contact before fermentation. Soft, fruity and aromatic nose with a rich and smoky finish.

**Wilde Heimat 2016**  
Franconia, Germany  
The second vintage from this vineyard. Loads of sun, hard to farm. About 50% of the grapes were fermented on the skins for ten days the rest was pressed after a night of skin-contact. Aging in 60-year old oak the wines came together in spring 2018 and remained in a tank until bottling in July 2018.

**Ortega Skin Contact 2019**  
Westwell, England  
Fermented on skins slowly, then aged in old Burgundy barrels for 9 months before bottling. There’s flavours of mango, apricot and spice. These exotic aromas are balanced by freshness and clean mineral vibes on the finish. Wonderful stuff from one of the UK’s most exciting producers.

## SPARKLING

**Folles Bulles 2019**  
Pineau D’Anuis, Loire  
Expertly executed pet-nat. Clean, refreshing, with an autumnal fallen apple tone.

**Cremant NV**  
Chenin, Chardonnay, Grolleau, Cab. Angers, Loire  
Aperitif style cremant. Fine bubbles and a creamy pallet with vanilla and brioche. The different grape varieties that make it up each bring their aromatic notes: Chardonnay floral scents, Chenin blanc minerality, Cabernet its violet and Grolleau noir its spice.

**Brut Reserve**  
Gusborne, Kent  
This is one of the finest sparkling wines being made in the UK right now. This wine is rich, with notes of brioche, Peach, and spice and a lovely freshness on the finish.

## MIXED

**Gin + Tonic\***  
White Flag + Bon Accord Tonic Water

**Vodka + Tonic**  
Black Cow + 1724 Tonic Water

**Gin or Vodka Martini**  
White Flag Gin + Dry Vermouth

**Old fashioned**  
Knob Creek, Sugar, Angostura Bitters

**Negroni\***  
White Flag Gin, Campari, Sweet Vermouth

**Pet Nat Paloma**  
Pet Nat, Grapefruit Aperitif, Grapefruit, Lime, Lemon, Champagne

\*AF versions available from our supplier at East London Liquor Company, Square Root and our ‘New Order’ AF drinks

## BEER

**Peace**  
Helles Lager 4.2%  
Peace is our delicious helles lager brewed with our lovely partners at Braybrook Brewery. It’s how lagers should be made: bottom-fermentation, cold storing then maturing over a number of weeks before release. It’s full flavoured and it’s ours.

**Pressure Drop**  
Great Height Pilsner 4.8%  
Great Heights is an uncomplicated delight. A great pilsner is a true and simple joy, and aren’t those the best kind of joys you can have?

**Partizan**  
Pale Ale 4.5%  
Hands down their biggest selling beer this is a contemporary take on the US style that got us into this thing called craft beer. This is packed with classic, fruity hops for an easy drinking, one more kind of pale ale.

## AF BEER

**Riot**  
Pale Ale 0.5%  
We’ve teamed up with the gorgeous people at Nirvana Brewery to bring you this beautiful, light and refreshing organic pale ale. It’s a teelight. You’re welcome.

**Paradiso**  
Big Drop, Citra IPA 0.5%  
Alcohol-free IPA. This IPA radiates citrus fruit from the moment you pour it to the second you finish that last sip with a satisfied sigh. The bright, sharp twist of bitterness on the end makes you want to dive back in for one more.

**Lucky Saint**  
Lager 0.5%  
Born of Bavarian spring water, pilsner malt, Hallertau hops and our single-use yeast. Discover biscuity malts and a smooth citrus hop finish.

**Hammertown Crunch**  
Peanut Butter Stout 0.5%  
A massive hit of roasted peanuts and biscuit on the nose, followed by a silky-smooth mouthfeel, and a sweet CRUNCH as it goes down.

## NEW ORDER

**JUKES CORDIALITES**  
Matthew Jukes has designed a delicate technique to make these non-alcoholic drinks engender a similar, satisfying perfume, mouthfeel and aftertaste of a fine wine.

**JUKES 1 - WHITE**  
Built on a theme of peach blossom, refreshing cucumber, top quality plums, tart apples and pineapple husk, this is a fragrant drink with a full flavour on the palate and, crucially a long, tart, lemon zest-tinged finish.

**JUKES 2 - BRIGHT RED**  
The main flavour themes found on the palate are built on the precise blending of cranberries, sour cherries, blueberries, pomegranates, red apples and raspberries and with the addition of earthy vegetables, fragrant herbs and warming spices.

**PENTIRE ADRIFT**  
AF Botanical Spirit  
Pentire’s Adrift is a distilled botanical infusion of Rock Samphire, Sage, Pentire Plant Blend, Citrus and Cornish Sea Salt

**EVERLEAF**  
AF Bittersweet Aperitif  
A complex infusion of 18 of the world’s finest botanicals sustainably sourced including Madagascan Vanilla, Voodoo Lily, Vetiver and Spanish Saffron Mix with tonic or soda water

**LYRES BOTANICALS**  
Not so long ago, desiring a low or no alcohol drink meant compromising on taste. Enter Lyre’s – a range of impossibly crafted, non-alcoholic spirits that give you the freedom to drink your drink, your way.

**Italian Orange**  
Rich mouthful of flavours with blood orange and red citrus taking the lead. Maraschino brings balance, adding to the generosity on the mid-palate, giving length of flavour followed by a persistent, pithy dryness.

**Aperitif Rosso**  
Rich mouthful of flavours follows the bouquet with blood orange and vanilla taking the lead. Caramel, citrus pith and cocoa brings balance, adding to the mouth coating mid-palate.

**Dark Cane Spirit**  
Full-flavoured with notes of caramel, fudge, fig, toasted nuts are enhanced by a long finish featuring maple and vanilla. Seductive and elegant.