

Licensing Panel (Licensing Act 2003 Functions)

Date: **14 March 2022**

Time: **10.00am**

Venue

Members: **Councillors:** Deane, O'Quinn and C Theobald

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AGENDA

WELCOME & INTRODUCTIONS

1 TO APPOINT A CHAIR FOR THE MEETING

2 PROCEDURAL BUSINESS

(a) **Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the Licensing Committee may attend, speak and vote in their place for that meeting.

(b) **Declarations of Interest:**

- (a) Disclosable pecuniary interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

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(c) **Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

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A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

3 SOHO HOUSE, SOHO WORKS & THE KIOSK LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

7 - 406

Ward Affected: Queen's Park

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Date of Publication - Friday, 4 March 2022

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For further details and general enquiries about this meeting contact Clare Chapman, (01273 291065, email penny.jennings@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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Licensing Panel (Licensing Act 2003 Functions)

Brighton & Hove City Council

Subject:	Application for a New Premises Licence under the Licensing Act 2003		
Premises:	Soho House Units 6-8 The Terraces Madeira Drive Brighton BN2 1AY		
Applicant:	Soho House UK Limited		
Date of Meeting:	4 February 2022		
Report of:	Executive Director of Housing, Neighbourhoods & Communities		
Contact Officer:	Name:	Sarah Cornell	Tel: (01273) 295801
	Email:	Sarah.Cornell@brighton-hove.gov.uk	
Ward(s) affected:	Queen's Park		

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To determine an application for a **New** Premises Licence under the Licensing Act 2003 for **Soho House**.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a **New** Premises Licence under the Licensing Act 2003 for **Soho House**.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a **New** Premises Licence under the Licensing Act 2003. The application proposes a **group of private members clubs, restaurants, hotels and spas**. Each site is outwardly different from the other, having its own unique style and atmosphere. The design of each building respects the original foundations of the site.

Soho House was founded in London, in 1995, as a private members club for those in film, media and creative industries. My client has since expanded to include Houses across Europe and North America, as well as restaurants, cinemas, work spaces, spas and hotels. All the Houses are regarded as a home away from home for its members, creating a warm, personalised atmosphere. The restaurants are consistently busy, offering friendly but professional service. The Cowshed spas, originating in a Cowshed in Somerset, offer the unique opportunity to indulge in social grooming. Soho House Brighton will also operate as a private members club.

3.2 Section 18 of the application is detailed at Appendix A and the plan of the premises is attached at Appendix B.

3.3 Summary table of proposed activities

	Proposed
Films	Monday – Sunday 07:00 – 02:00 Indoors only
Live music	Monday – Sunday 07:00 – 02:00 Indoors only
Recorded Music	Monday – Sunday 07:00 – 02:00 Indoors only
Late Night Refreshment	Monday – Sunday 23:00 – 02:00 Indoors & outdoors
Supply of Alcohol	Monday – Sunday 07:00 – 01:45 On & Off the premises
Hours premises are open to public	Monday – Sunday 07:00 – 02:00
For all of the above	From the end of the permitted hours on New Years Eve to the start of the permitted hours on New Years Day On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added Such hours of a live broadcast of the American Oscars, with 1 hour before and after the live broadcast.

3.4 Cumulative Impact. The premises falls within the Cumulative Impact Area (“The Area”) (see paragraphs 3.1 – 3.1.10).

Representations received

- 3.5** Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:
- 3.6** 11 representations were received, 6 in support and 5 opposing. They were received from local residents, a Resident Association, Sussex Police and The Licensing Authority.
- 3.7** Representations received had concerns relating to Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance, Protection of Children from Harm and Cumulative Impact.
- 3.8** Full details of the representations are attached at Appendix C. A map detailing the location of the premises is attached at Appendix D. Supporting evidence from the applicant can be found at Appendix E.

4. COMMENTARY ON THE LICENSING POLICY

- 4.1** The following extracts from Brighton & Hove City Council Statement of Licensing Policy are considered relevant to this application and **are numbered as they appear in the policy**:

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act. This policy takes effect from the 4th February 2021. The licensing authority is Brighton & Hove City Council. The purpose of this statement is to promote the licensing objectives and set out a general approach to making licensing decisions. The discretion of the licensing authority in relation to applications under the act is only engaged if 'relevant representations' are made by other persons or responsible authorities. This policy will inform the approach to be taken when deciding applications and imposing conditions when relevant representations are received. It is also intended as a guide for applicants as to what to include in their operating schedules, always recognising that if no representations are received, the application must be granted. The licensing authority must carry out its functions with a view to promoting the licensing objectives and this policy is framed around those objectives. Each application will be given individual consideration on its merit. The scope of this policy covers the following:

- Retail sales of alcohol.
- The supply of alcohol by or on behalf of a club, or to the order of, a member of the club.
- The provision of regulated entertainment.
- The provision of late night refreshment.

1.2 The licensing objectives are:

- (a) the prevention of crime and disorder.

- (b) public safety.
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

1.3 Scope

1.3.1 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity. Each application will be given individual consideration on its merit. Nothing in this policy shall undermine the right of any individual to apply under the terms of the act for a variety of permissions and to have any such application considered on its individual merits. Similarly, nothing in this policy shall override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the act.

3 Special Policies and Initiatives

3.1 Cumulative impact

3.1.1 The licensing authority may receive representations from either a responsible authority or other persons that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives. This should not, however, be confused with 'need' which relates more to the commercial demand for a particular type of premises. The issue of 'need' is therefore a matter for the market to decide and can, in some circumstances, be a matter for planning consideration; need therefore, does not form part of this licensing policy statement.

3.1.2 **Special Policy** - Cumulative Impact is defined as the potential impact upon the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area.

3.1.3 The licensing authority, after careful consideration, has determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part of its statement of licensing policy. The first Special Policy incorporating a Cumulative Impact Zone (CIZ) and Special Stress Areas (SSA's) was adopted in March 2008. Since that date, the licensing authority has kept the CIZ and SSA's under review. On 15 December 2011 Full Council resolved to expand the CIZ and the special stress area, covering 1.5% of the administrative area of Brighton & Hove City Council. On 20th November 2014 Licensing Committee resolved to confirm the current CIZ and SSA as defined in the current Statement of Licensing Policy. On the 29th November 2018 Licensing Committee resolved to expand the SSA into Central Hove. It is now proposed to expand the SSA into Preston Road and Beaconsfield Road. The licensing authority has published a Cumulative Impact Assessment which can be found at Appendix E.

3.1.4 This special policy will refer to a Cumulative Impact Zone ("the CIZ") in the Brighton city centre, a detailed plan of which is shown below.

Cumulative Impact Zone, January 2021



Brighton & Hove Public Health Intelligence, 2021
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3.1.5 The Cumulative Impact Zone comprises the area bounded by and including: the north side of Western Road, Brighton from its intersection with the west side of Holland Road to the junction with the west side of Dyke Road at its eastern end; from there, north-east to the junction of the north side of Air Street with the west side of Queens Road and then northward to the north-west corner of Surrey Street junction with Queens Road; thence along the north side of Trafalgar Street eastwards to its junction with York Place and continuing south-east across to Grand Parade, then south to the junction of Edward Street; along the north side of Edward Street to the east side of its junction with Egremont Place and southward along the eastern sides of Upper Rock Gardens and Lower Rock Gardens; southward to the mean water mark and following the mean water line westward to a point due south of the west boundary of Holland Road; northward to that point and along the west side of Holland Road to its northwest boundary and then diagonally across Western Road to its intersection with the west side of Holland Road.

3.1.6 The special policy will only be overridden in exceptional circumstances. The effect of this special policy is that applications for new premises licences or club premises certificates within the area, or variations which are likely to add to the existing Cumulative Impact will be refused following relevant representations. This presumption can be rebutted by the applicant if they can show that their application will have no negative Cumulative Impact.

3.1.7 This special policy also applies to all new premises licences and club premises certificates, for example pubs, restaurants and take-away establishments. Off licences also come within this policy as they can contribute to problems of street drinking, proxy purchasing, dispersal issues, preloading and excessive drinking and related disorder.

3.1.8 The presumption of refusal does not relieve responsible authorities or other persons of the need to make a relevant representation. If there are no representations, the licensing authority must grant the application in terms consistent with the operating schedule submitted.

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well-qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

3.1.10 If the licensing authority decides that an application should be refused, it will still need to show that the grant of the application would undermine the promotion of one of the licensing objectives and that conditions would be ineffective in preventing the problems involved.

3.3 The Matrix Approach

The Licensing Authority will support:

3.3.1 Diversity of premises: ensures that there is a mix of the different types of licensed premises and attracts a more diverse range of customers from different age groups, different communities and with different attitudes to alcohol consumption. It gives potential for positively changing the ambience of the city or an area of it. This will have a positive effect in reducing people's fear of crime and in increasing the number of evening visitors to the city centre. The Community Safety Strategy recognises that too many single uses in a confined area and patrons turning out onto the streets at the same time may create opportunities for violent crime and public disorder and therefore supports mixed use venues encouraging a wider age balance.

3.3.2 A "matrix" approach to licensing decisions has been adopted and is set out below. It provides a framework of what the licensing authority would like to see within its area and gives an indication of the likelihood of success or otherwise to investor and businesses making applications.

Matrix approach for licensing decisions in a Statement of Licensing Policy (times relates to licensable activities)

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

- 1) Each application will be considered on individual merit
- 2) Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
- 3) Departure from the matrix policy is expected only in exceptional circumstances
- 4) Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
- 5) Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).

6) The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre.

7) Other Areas; consideration will be given to the nature of the area and location in relation to any application. In a residential area for example the concerns of local residents will be relevant when considering applications for off-licences, pubs or cafes, especially if there is evidence of anti-social behaviour, street drinking or underage drinking. Earlier closing times may be appropriate. Regard will be had to the Public Health Framework for assessing alcohol licensing on our website www.brighton-hove.gov.uk/licensingact.

8) In an area where there are already several existing off-licences or where the premises is situated within a parade with another off licence and where representations are received about negative cumulative impact on the licensing objectives of a further premises, the application may be refused on these grounds or restrictions placed on the terminal hour to reflect opening hours of other shops.

9) Outdoor events will be supported where arranged through the council's event planning process. Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The licensing authority will have regard to Noise Council guidance.

10) Non-alcohol led category does not include "alcohol in shared workplaces". It is recommended that sale of alcohol in shared workspaces should have a terminal hour of no later than 10pm. For further advice and guidance on "alcohol in shared workplaces" please see paragraph 3.3.4-3.3.6.

3.3.3 Cafes - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following conditions that will prevent the premises becoming a public house.

- The sale of intoxicating liquor and other beverages shall be waiter/waitress service for consumption by persons seated at tables.
- Substantial food shall be available at all times. The licensing authority shall judge each case on its own merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants

have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:

- The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

3.5 Off licences

3.5.3 Areas of best practice that may be included in an Operating Schedule include

- the installation of a digital CCTV system by liaison with, and to a standard approved by Sussex Police
- Challenge 25 policy
- Refusals system
- Documented staff training including underage sales, drunkenness and proxy sales
- Voluntary restriction of high strength alcohol - operating schedules may be used to limit high ABV beers and ciders
- BCRP membership (or other accredited scheme)
- No sale of single cans
- Displays should not be located at the entrance/exit points or near checks out

3.5.4 The Licensing Authority and Sussex Police have specific concerns around the delivery of alcohol off the premises due to issues around the end location of delivery, age verification checks (Challenge 25), the increased possibility of the alcohol coming into the CIZ and SSA from other areas, as well as the personal safety of drivers when having to refuse a delivery at the end destination.

3.5.5 Alcohol delivery poses a unique set of challenges as it often transfers the final age verification to a person who has no responsibility in relation to the Premises Licence which authorised the sale of alcohol. A premises licence holder needs to be satisfied that their drivers or the delivery drivers of the third party company they chose to use, have received regular and comprehensive training in age verification and identifying persons who have consumed too much alcohol.

3.5.6 Evidence has shown that customers have previously used landmarks/businesses not related to them as addresses for delivery so that alcohol could be consumed in open spaces/parks. The risk being that this may lead to increased crime and disorder including anti-social behaviour and criminal damage, as well as the possibility that underage persons can gain access to alcohol. Concerns have also been raised about the delivery of alcohol to known street drinking hotspots. Therefore, a condition requiring all deliveries to be to a verifiable residential or business address and a face to face ID verification is vital in mitigating some of this risk.

3.5.7 While the Licensing Authority and Sussex Police recognise this is a growing area of business, new or variation applications to include the delivery of alcohol off the premises will be subject to increased scrutiny. Suggested conditions for the provision of an alcohol delivery service can be found at Appendix A. These are not exhaustive and each application will be considered on its own merits.

3.6 Street drinking

3.6.1 The Licensing Authority will have regard to areas highlighted by Sussex Police that are at risk from alcohol related anti-social behaviour. The nature of these areas can be fluid/seasonal and so updated maps and data will be produced regularly to ensure the information is current. These hot spot areas are considered high risk for street drinkers and the Licensing Authority will have regard to prevention of crime and disorder by virtue of street drinking and anti-social behaviour when considering applications in this area.

3.9 Promoters and irresponsible drinks promotions

3.9.1 The Licensing Act 2003 makes no mention or provision for the use of promoters within licensed premises. Many of the late night bars and clubs within the Brighton & Hove Cumulative Impact Zone regularly hire promoters to sell nights at their venues. In recent years with the introduction of promoters within the Brighton night time economy, several issues have arisen. This includes promoters vouching for underage customers to get them inside licensed premises where they can access alcohol, providing flyers to passers-by who throw them on the floor and irresponsible promotions for their nights. Many premises now have an agreement with their promoter for acceptable promotions and behaviour which includes the signing of a written contract of expectations. This shows premises evidencing their due diligence and ensures that promotion companies know what is expected of them. The contract could include, obligations to pick up self-generated litter, verification of ages of their customers and users of their social media, promoters being over the age of 18 and responsible advertising on social media.

3.9.2 The Licensing Authority expect licensed premises to develop staff policy and training on recognising signs of drunkenness and vulnerability, for example, offering drinking water and tips for refusing customers who appear drunk. And discourage company policies that promote bonuses and sales incentives for selling alcohol. Licensing Authority will expect necessary precautionary processes to restrict drunkenness, e.g. Licensing Guidance states happy hours should not be designed to encourage individuals to drink excessively or rapidly.

4 Prevention of Crime and Disorder

The following details and measures are intended to address the need for the prevention of crime and disorder which may be associated with licensed premises and certificated club premises. Conditions attached to licences and certificates will, as far as possible, reflect local crime reduction strategies.

4.1.1 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority expects that all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises, and that suitable training be extended to all bar staff and door supervisors so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection. It is the duty of the

designated premises supervisor (DPS) to train staff on induction concerning conditions on their premises licence.

- 4.1.2 It is expected that the DPS will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises and that staff are authorised by the DPS.
- 4.1.3 The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.
- 4.1.4 Measures put in place should support the intentions of Operation Marble (police operational order), which aims to prevent incidents of crime and disorder within the night time economy, at weekends. Operation Marble operates with a view to minimising the risk to the public of being a victim of public place violent crime; to reduce incidents of violent crime and public disorder within the city centre; to deal positively with offences and offenders; to secure and preserve evidence which will assist in the prosecution of offenders and to support the night time economy and the responsibly run businesses within it.

4.2 Sussex Police

4.2.1 Sussex Police have a specific Operation relating to the night time economy called Operation Marble (detailed in 3.4.1) and work closely with partners to ensure a safe and vibrant city centre. There continues to be an increasing demand for resources further into the early hours of the morning with the highest concentration of crimes occurring between 21:00 and 06:00 on a Friday into a Saturday and between 20:00 and 06:00 on a Saturday night into a Sunday. The data set used shows that up to 80% of arrests made in the timeframe 20:00 – 06:00 on these days were affected by alcohol. For full details of these statistics see the Cumulative Impact Assessment at Appendix E.

4.2.2 The dealing and use of drugs remains an issue across the city and Sussex Police welcome proactive policies from licensed premises. A drug safe and seizure recording initiative is in place of which further details can be obtained by contacting Brighton & Hove Police Licensing (brighton.licensing@sussex.pnn.police.uk). This initiative encourages licensed premises with Door Supervisors to search and seize drugs from persons attempting to enter their premises and ensures that once drugs are removed from persons, they can be safely collected and destroyed by Sussex Police.

4.2.3 Dispersal from the city centre during the late evening and early morning remains a policing challenge. Over recent years, there has been a proliferation of off-licences and late night refreshment venues along the city's arterial routes. This has led to incident 'hot spots' where patrons from the night time economy continue to interact, albeit away from any safety measures afforded by on-licences. As such, Sussex Police support the Council's Special Policy in offering guidance to both applicants and the Licensing Committee in relation to off-licences and late night refreshment licences.

4.2.4 Sussex Police have continuing concerns that, despite staff training in age-restricted sales, under age individuals are still being served alcohol both on and off the

premises in some of the city's licensed premises. As such, regular intelligence-led 'test-purchase' operations are conducted to highlight premises where sales are taking place and ensure appropriate enforcement action is taken to prevent further sales. The introduction of identification scanning machines at premises throughout the city has proved successful in mitigating some risk, but operators must maintain vigilance regarding the fraudulent use of genuine IDs. Sussex Police continue to work alongside the Business Crime Reduction Partnership to tackle the problem of those who use false or another's identification to enter licensed premises and purchase alcohol.

4.2.5 Sussex Police work closely with venues and other organisations within the city to protect vulnerable people from becoming victims of crime. As well as work to prevent under age sales, vulnerability training is offered to identify persons who may have been made vulnerable through alcohol or drugs. Sussex Police also support initiatives such as (but not limited to) safe spaces, mobile teams of volunteers actively checking people's well-being and the Beach Patrol.

4.2.6 Public Space Protection Orders have proved an effective tool for Sussex Police in targeting enforcement action in problem areas of the city. It 'allows Police Officers and Police Community Support Officers to remove alcohol from any person in a public place if that person is involved in anti-social behaviour (ASB) or the officer believes that by having alcohol in their possession there is an increased risk of ASB. It is an offence to refuse to hand over alcohol when required to do so.' They have been particularly effective in the day time economy where members of the street community are causing ASB issues for members of the public and local businesses, especially during the summer months where there is a large influx of visitors to Brighton & Hove.

4.2.7 Policing the night time economy continues to provide a challenge and in the climate of limited resources and newly emerging problems, Sussex Police support maintaining the council's Special Policy which defines cumulative impact and special stress and will continue to take enforcement action where appropriate if the actions of a Premises Licence Holder, Designated Premises Supervisor, Door Supervisors or Staff have fallen below the high standard expected across the city. Sussex Police also recognise and support businesses which are aware of their social responsibilities and as such, actively contribute towards keeping Brighton & Hove a safe and enjoyable city.

4.3 Care, control and supervision of premises

4.3.1 The Licensing authority supports the Business Crime Reduction Partnership and other approved schemes. Where appropriate, premises licence holders should be members of the BCRP for the deterrence to violent crime that such membership provides. The BCRP NightSafe radio scheme is normally expected as an operational requirement for city centre bars, clubs and pubs and is an example of good practice in achieving the aim of reducing crime and disorder and improving public safety. Well managed pub-watch schemes provide information exchange between the premises licence holders and responsible authorities that reduce and deter violent crime and disorder. The council will support a responsible licensing scheme.

4.3.2 The effective management and supervision of a venue is a key factor in reducing crime and disorder, both within it and outside. The police will consider the applicants, objecting to the application where appropriate. The police may suggest crime prevention measures in relation to, for example, the internal layout of the premises, closed-circuit television, help points, lighting and security staff. The police may ask for conditions which support such measures to be imposed when licensing applications are granted, eg type of licence, capacity, operating hours restrictions.

4.3.3 Following the grant of a licence, the management and supervision of the premises, in so far as it might impact on crime and disorder, will continue to be monitored. Particular attention will be paid to any licensed premises where there is evidence of criminal activity or any association with racist or homophobic crime. The licensing authority will keep itself well briefed on the nature, location and type of premises where alcohol related violence and disorder are occurring so it can take full account of the facts and avoid exacerbating problems as required by the Community Safety Strategy. Where licensed premises are found to cause nuisance or be associated with disorder or unreasonable disturbance, the review process may be invoked, and powers of revocation or the imposition of conditions may be considered. Conditions may include use of closed-circuit television, licensed door supervisors and earlier closing times. Such action to restrict the operation may be taken for trial periods to allow businesses an opportunity to remedy existing disorder, nuisance or disturbance.

4.3.4 This policy recognises the use of registered Door Supervisors. All Door Supervisors will be licensed by the Security Industry Authority. Mobile security units and similar systems are in use by some premises operators as a means of providing security cover at very short notice at premises which may not normally require a permanent security presence. This policy endorses the use of units following such guidance and standards in appropriate circumstances.

4.3.5 The development of codes of practice and general operating standards for security companies is encouraged for local businesses; premises operators are urged to ensure that security services, when engaged, are provided by suitably qualified businesses operating to recognised standards and who should be working towards SIA accreditation.

4.3.6 Enforcement will be achieved by the enforcement policy appended (Appendix B).

5 Public Safety

The following details and measures are intended to address the need for the protection of public safety which may be associated with licensed premises and certificated club premises.

5.1.1 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should

send their recommendation to the fire and rescue authority which will consider it and decide what the “permitted capacity” of those premises should be.

5.1.2 Normally in the city centre, pubs and clubs will be expected to operate using polycarbonate or toughened/shatterproof glass.

5.1.3 Conditions may be imposed in accordance with operating schedules to protect public safety including where justified:

- (a) provision of closed-circuit television and panic buttons.
- (b) use of shatterproof drinking vessels; bottles requiring use of toughened glass or plastic should normally be required unless applicants can show exceptional reasons.
- (c) use of door supervisors, licensed by the Security Industry Authority.
- (d) requirement of a minimum of a licensed door supervisor for every 100 customers in nightclubs and large city centre pubs or as indicated by risk assessment.
- (e) occupant capacity conditions will be applied where appropriate.
- (f) the provision of designated and suitably trained first aiders.

5.1.4 Where appropriate, licence holders or their authorised representatives will submit event safety plans and operating manuals, attend Event Planning Teams or Safety Advisory Groups and similar meetings prior to large events and shall be part of Event Liaison Teams during such events. Due regard shall be had to relevant guidance and publications including, for example: HSE approved code of practice for events

6 Prevention of Public Nuisance

The following details and measures are intended to address the need for the prevention of public nuisance which may be associated with licensed premises and certificated club premises:

6.1.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (eg in order to smoke).

6.1.2 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the premises will use amplified or live music and operate within or abutting premises containing residential accommodation except that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence. Noise emanating from within licensed premises should not normally be audible outside.

6.1.3 Installation of sound limiting equipment and sound insulation may be required to minimise disturbance to the amenity of nearby residents by reason of noise from the licensed premises.

6.1.5 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.

6.1.6 Reasonable controls are available to all premises operators to minimise the impact of noise from customers outside. The council's Environmental Health Department has issued guidance on a number of steps that can be taken in this respect which are endorsed by this policy (see 6.2 below).

6.2 Smoking Advice

6.2.1 Premises licence holders will be expected to:

- Develop a management plan on how to manage smoking on your premises and ensure that all staff are aware of the contents of this plan, and that it is effectively implemented. Noise from people smoking and talking can be intermittent, vary in character and volume and be intrusive. An effective smoking management plan will help prevent neighbours being disturbed.
- Comply with any planning conditions restricting the use of outdoor areas.
- Ensure that any structures used by smokers comply with the design criteria detailed in the Heath Act 2006 and that any structures, awnings, retractable canopies, etc. have the relevant planning permission.
- Ensure any new lighting to outdoor areas must be designed so as not to cause a light nuisance to neighbours and again have the relevant planning permission and building control consent.
- Ensure that the conditions on the premises licence are complied with. There may be conditions restricting the hours of use of gardens and outdoor areas. Having reviewed the contents of the premises licence you may find it necessary to request a variation of your licence.
- Licence tables and chairs on the Public Highway under the provisions of the Highways Act 1980. These licences may have conditions restricting the times that the area can be used.
- Ensure drinks, glasses and bottles are not taken onto the highway unless there is a tables and chairs licence permitting use. A system should be adopted to prevent theft and 'spiking' of drinks and reminding customers not to leave unattended items.
- Discourage smokers remaining in gardens and outdoor areas and determine terminal hours.
- Discourage smokers remaining outside by removing/disabling tables and chairs or prohibiting their use after a certain time. Lights and heaters will also be turned off.
- Introduce a system that after a certain time the number of smokers outside are restricted to a maximum number. Staff will be needed to manage this restriction.
- Employ staff and/or SIA registered door supervisors to manage doors and control customers and smokers entering and leaving the premises. Staff positioned on the doors can help to encourage customers not to cause a noise problem. It may be that staff are required to manage doors after a certain time, particularly during the hours when neighbouring residents are trying to sleep.
- Ensure door supervisors maintain order outside venues and protect customer safety. BCRP supports the use of Night Safe. Radio net and

other pager systems and pub watch schemes can be used to provide for rapid police response and alert other venues where customers and staff are endangered.

- Position signs to remind customers that the premises is in an area where people live. It is not always obvious in busy commercial streets with flats above. By changing the design and wording of signs customers do not forget. Signs can be located in and outside the premises and on tables.
- Use CCTV to manage outside areas.

6.2.2 Licensed premises should normally display prominent, legible signs at exits reminding customers to leave in a quiet, peaceful, orderly manner.

7 Protection of Children from Harm

The following details and measures are intended to address the need for the protection of children from harm; this includes emotional and physical harm which may be associated with licensed premises and certificated club premises (for example the exposure too early to strong language and sexual expletives, eg in the context of film exhibitions or where adult entertainment is provided). It is intended that the admission of children to premises holding a premises licence or club premises certificate should normally be freely allowed without restricting conditions (unless the 2003 Act itself imposes such conditions or there are good reasons to restrict entry or to exclude children completely).

7.1.1 Licensees should note the concern of the authority that drink related disorder frequently involves under 18's. To prevent illegal purchases of alcohol by such persons, all licensees should work with a suitable 'proof of age' scheme and ensure that appropriate identification is requested prior to entry and when requesting alcohol, where appropriate. Appropriate forms of identification are currently considered to be those recommended by police, trading standards officers and their partners in the Licensing Strategy Group (eg passport, photo driving licence or pass card).

7.1.2 It is the licensing authority's expectation that all staff responsible for the sale of intoxicating liquor receive information and advice on the licensing laws relating to children and young persons in licensed premises. Licensed premises staff are required to take reasonable steps to prevent under age sales. The licensing authority will not seek to limit the access of children to any premises unless it is necessary for the prevention of emotional or psychological harm to them. Each application will be considered on its own merit but particular areas that will give rise to concern in respect of children are to be found in section 7.1.4 below.

7.1.3 To reduce alcohol-induced problematic behaviour by under 18 year olds, to enforce underage purchase and drinking laws and to assist in the protection of children from harm, the licensing authority supports the following measures:-

- a) Police should exercise powers (Confiscation of Alcohol (Young Persons) Act 1997) to remove alcohol from young people on the street
- b) Police and trading standards should implement test purchasing to reduce

sales to under 18s in on and off sales licensed premises

c) Further take-up of proof of age schemes will be promoted

d) In-house, mystery shopper type schemes operated by local businesses will be supported

e) Providers of events specifically catering for unaccompanied children should consider whether all staff at such events need to be DBS checked

7.1.4 The licensing authority will not seek to require that access to any premises is given to children at all times – under normal circumstances this will be left to the discretion of the licensee. The following areas give rise to concern in respect of children, who will normally be excluded from premises:

- where there have been convictions for serving alcohol to minors or with a reputation for underage drinking.
- with a known association with drug taking or dealing.
- where there is a strong element of gambling on the premises.
- where entertainment of an adult or sexual nature is commonly provided.
- where premises are used primarily or exclusively for the sale and consumption of alcohol and there is little or no seating for patrons.

Options may include:

- limitations on the hours when children may be present.
- age limitations (below 18).
- limitations or exclusions when certain activities are taking place.
- requirements for an accompanying adult.
- full exclusion of people under 18.

7.1.5 Licensees of premises giving film exhibitions will be expected to include in their operating schedules arrangements for restricting children from viewing age restricted films. Such premises will be subject to a mandatory condition requiring that access will be restricted to only those who meet the required age limit in accordance with any certificate granted by the British Board of Film Classification, or in specific cases where such certificates have not been granted, the licensing authority. The licensing authority does not intend to adopt its own system of film classification. The licensing authority's procedures for dealing with unclassified films are appended at Appendix C.

7.1.6 Where children are expected to attend a public entertainment, appropriate adult supervision will be required to control the access and egress of children and to protect them from harm. This will normally be an adult member of staff for every 100 children. Where the entertainment is music and dancing, 2 persons, licensed by the Security Industry Authority (door supervisors) should be employed for every 100 children but will be subject to advice within the Event Safety Guide. Nothing in this policy shall seek to override child supervision requirements contained in other legislation or regulations. For exclusively under 18 events reference should be made to police guidelines (available from the Police Licensing Unit, Brighton tel. 101). The licensing authority recognises the Director of Children's Services as being competent to advise on matters relating to the protection of children from harm.

Applicants shall copy their applications to the Director of Children's Services in its capacity as the responsible authority. Copies should be sent care of the Police.

7.1.7 Trading standards and the police undertake ongoing enforcement operations around under-age sales and test purchasing. Sussex Police and BCRP undertake work concerning proxy purchases and counterfeit ID as part of the partnership support work with Community Safety and Trading Standards.

7.1.8 Trading standards have a programme of business support including training for local businesses to avoid under-age sales.

8 Integration of Strategies

8.1.1 The licensing authority shall secure the proper integration of this policy with local crime prevention, planning policy, transport, tourism and cultural strategies by:-

- Liaising and consulting with the Sussex Police, Community Safety Forum, Sustainability Commission representatives and following the guidance in community safety and crime and disorder strategy
- Liaising and consulting with Public and Alcohol Programme Board
- Liaising and consulting with the East Sussex Fire & Rescue Service
- Liaising and consulting with the Local Strategic Partnership, Safety Advisory Group (Emergency Planning) and Equalities and Social Justice Consultation Forum
- Liaising and consulting with the Planning authority
- Liaising and consulting with the Highways authority
- Liaising and consulting with local business and business associations. Having regard to any future documents issued relating to the Private Security Industry Act 2001, for example liaison or information sharing protocols
- Liaising and consulting with the Trading Standards Team, for example with regard to test purchasing codes of practice

8.1.2 In line with statutory requirements and the council's Inclusion Policy, the Licensing Authority shall have due regard to the need to eliminate unlawful discrimination, and to promote equality of opportunity and positive relations between persons of diverse backgrounds, for example communities of interest such as: lesbian, gay, bisexual and transgender people; disabled people; racial and ethnic groups; religious and faith groups.

8.1.3 This policy supports the aims of the tourism strategy, recognising the benefits for the tourism economy of creating a safer and more attractive city centre and improving competitiveness with other European cities. The Licensing Committee should receive any reports relevant to the needs of the local tourist economy and the cultural strategy for the area to ensure that it considers these matters.

8.1.4 The Licensing Committee should receive relevant information relating to the employment situation of the area and the need for new investment and employment where appropriate.

8.1.5 Specific conditions may be attached to premises licences to reflect local crime prevention strategies. Such conditions may include the use of closed circuit television cameras, use of the NightSafe radio system or accredited scheme, the

provision and use of shatterproof drinking receptacles, drugs and weapons search policy, the use of registered door supervisors, specialised lighting requirements, hours of opening. Certificates issued to club premises shall reflect local crime prevention strategies and may include any or all of the requirements listed above.

8.1.6 The licensing authority will have regard to the need to disperse people quickly and safely from the city centre to avoid concentrations which may produce disorder and disturbance.

8.3 Enforcement

8.3.1 The Enforcement of licensing law and inspection of licensed premises is detailed in the Protocol between Sussex Police, the East Sussex Fire & Rescue Service and Brighton & Hove City Council. This protocol reflects the need for more efficient deployment of Police and Local Authority staff commonly engaged in licensing enforcement and can be found at Appendix D (Lead Agency Status) of the Statement of Licensing Policy. In addition, the Licensing Authority will have regard to its published Licensing Enforcement Policy in making enforcement decisions in accordance with Brighton & Hove City Council's Statement of Licensing Policy (Appendix B). In order to better target enforcement resources, inspections will be undertaken outside of normal office hours and the sharing of information between all enforcement agencies will be encouraged through joint meetings or similar arrangements.

8.3.2 Attention is drawn to the targeting of agreed problem and high risk premises requiring greater attention as identified in the protocol. A number of other council and government policies, strategies and guidance documents must be taken into account to complement the policy, including:

- Community Safety & Crime Reduction Strategy
- Drugs and alcohol strategies – local alcohol harm reduction strategy
- Objectives of the Security Industry Authority
- The Anti-Social Behaviour Act 2003/ASBPC Act 2014
- The Health Act 2006
- The Violent Crime Reduction Act 2006
- Policing and Crime Act 2009

10 Live Music, Dancing & Theatre

10.1.1 This policy recognises the need to encourage live music, dancing and theatre for the wider cultural benefits of the community generally. In addressing such issues the potential for limited disturbance in neighbourhoods will always be carefully balanced with these wider benefits, particularly for children. The impact of licensing on regulated entertainment, particularly live music and dancing, will be monitored. Where indications are that such events are being deterred by licensing requirements, the policy will be revisited with a view to investigating how such situations might be reversed.

10.1.2 The Licensing Committee represents the general interests of a community in determining what conditions should be attached to licences and certificates as a matter of necessity for the promotion of the licensing objectives. All members of the

Licensing Committee will be trained on Licensing Act 2003 and S182 Guidance. The Licensing authority is aware of the need to avoid measures which deter live music, dancing and theatre - such as imposing indirect costs out of proportion to the income of the licence holder and to the risks presented. Only appropriate, proportionate and reasonable licensing conditions should impose any restrictions on such events.

10.1.3 The licensing committee will support the cultural zones, outdoor eating areas, food led operations, community pubs, live entertainment and protect living conditions in mixed use areas.

APPENDIX A – Licensing Best Practice Measures

Best Practice Measures to be included for consideration, in particular in SSA: Matters that would normally be expected in operating schedules:

- the adoption of a policy (e.g. Challenge 25) with acceptable proof of ID as per existing Statement of Licensing Policy
- all off sales to be made in sealed containers for consumption away from the premises
- a smoking policy which includes an assessment of noise and litter created by premises users
- the use of plastic or polycarbonate drinking vessels and containers, especially in outside areas or after specified hours
- a policy in relation to searching customers and for drugs, weapons, seized or lost and found property
- use of a refusals book for registering attempts to buy alcohol by under-age persons or refusals to those intoxicated
- the installation of a digital CCTV system by liaison with, and to a standard approved by, Sussex Police
- policies for dispersal of customers which may include signage regarding taxi services' telephone numbers and advice to respect neighbours and minimize noise

Items to which positive consideration would be given:

- membership of Business Crime Reduction Partnership, Pubwatch, Neighbourhood Watch or similar schemes
- use of 'Night Safe' radio system or similar accredited scheme
- regular training and reminders for staff in respect of licensing legislation, policies and procedures; records of which should be properly recorded and available for inspection
- records of regular checks of all parts of the premises in relation to drug use
- systems in place to ensure details of barred clients are exchanged with other operators
- giving an agreed minimum notice of special events (screening of major sports events, birthday parties, adult entertainment, etc.) to relevant authorities and use of appropriate additional measures at such events

Recommend best practice for both on and off premises

- Staff must be aware of the risk of the problem of proxy sales and offer assistance to responsible authorities to deter offences
- Signage on premises should set out legal duties
- Voluntary restriction of high strength alcohol – operating schedules may be used to limit high ABV beers and ciders
- Staff training – in addition to personal licence holders training, staff must be adequately trained for duties
- Challenge 25 would be the norm, particularly in the off licence trade
- Signage – proxy sale – deterrence

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The licensing Act 2003 provides for fees to be payable to the licensing authority in respect of the discharge of their functions. The fee levels are set centrally at a level to allow licensing authorities to fully recover the costs of administration, inspection and enforcement of the regime.

Finance Officer Consulted Michael Bentley

Date: 04/03/22

Legal Implications:

- 5.2 The licensing authority must act to promote the four licensing objectives which are:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The licensing authority must have regard to its statement of licensing policy and the guidance issued by the Secretary of State in carrying out its functions.

Lawyer Consulted: Rebecca Sidell

Date: 04/03/22

Equalities Implications:

- 5.3 Diversity is valued and strong, safe communities are vital to future prosperity. Licensing policy aims to protect children from harm including sale and supply of alcohol to children.

Sustainability Implications:

- 5.4 Licensing policy aims to prevent public nuisance and develop culture of live music, dancing and theatre.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Section 18 of the Application
2. Appendix B – Plan of Premises
3. Appendix C – Representations (opposing and supporting)
4. Appendix D – Map of area
5. Appendix E - Licence Application Additional Information

Documents in Members' Rooms

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Home Office, Revised Guidance issued under section 182 of the Licensing Act 2003, April 2018.

Public Health Framework for assessing Alcohol Licensing. Annual Report – Ward. 5th edition. Public Health Intelligence. January 2019

Background Documents

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Appendix A

Continued from previous page...

On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added
Such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast

Section 18 of 21

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

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

1. The reception desk (entrance) shall be staffed at all times the premises are in operation.
2. There shall be a personal licence holder on duty on the premises, from 20:00 until close, when the premises are authorised to sell alcohol
3. Alcohol may only be sold for consumption by (a) members of a private club and their bona fide guests, not exceeding 4 guests per member, and / or (b) by persons attending any private pre-booked event, by invitation only, organised by a member with a guest list provided in advanced which will be retained for a period of 31 days following the event and be made available for inspection by the relevant authorities.
4. No persons shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission. A member's guest(s) may not enter the club without the member being present.
5. A list of the names and addresses of members of the Club shall be kept on the premises at all times together with a book/electronic record showing the names and dates of attendance of any guests introduced by members. Both the list and the book/electronic record shall be produced on demand for inspection by the police or an authorised officer of the Council
6. There will be no overt advertising of the licence facilities outside of the premises.
7. No children under the age of 18 will be allowed on the premises unless accompanied by and under the control of an adult.
8. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram
9. SIA registered door supervisors shall be employed when a requirement is identified by the Licence Holders risk assessment. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information of guidance offered by the Police and also taking in to account busy periods such as Bank Holidays, seasonal variations and other city centre events e.g. Pride. The written risk assessment will be available on the premises for inspection of the Police and Authorised Officers of the Licensing Authority.
10. (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises to cover all public areas, including the entrance to the premises. The system shall be on and recording at all times the premises licence is in operation. (b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times. (c) CCTV footage will be stored for a minimum of 31 days (d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime. (e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy. (f) Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police. (g) Any breakdown or system failure

Continued from previous page...

will be notified to the police immediately & remedied as soon as practicable. (h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.

11. An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The incident log will be inspected and signed off by a person with delegated authority at least once a week. The log book should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.

12. The premises shall at all times maintain and operate an age-restricted sales refusal recording system (either in book or electronic form) which shall be reviewed by the Designated Premises Supervisor at intervals not to exceed 4 weeks and feedback given to staff as relevant. This refusals recording system shall be available upon request to police staff, Licensing Authority staff and Trading Standards

13. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of any public highway

14. 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.

15. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

16. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

17. 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 upon request

18. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

19. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

20. The premises may remain open for the sale of alcohol, regulated entertainment and the provision of late night refreshment from (1) the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day (2) one hour before and one hour after a live broadcast of the annual (American) Oscars event.

21. No deliveries to the premises shall take place between 23:00 hours and 07:00 hours on the following day.

22. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0700 hours.

23. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises

24. There shall be waiter/waitress service available at all times.

25. Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area.

26. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.

Continued from previous page...

27. A copy of the premises' dispersal policy, smoking policy and noise management plan shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Brighton Council
28. The premises licence holder and/or DPS shall carry out a documented risk assessment on the need for searching patrons entering the premises. The risk assessment shall be reviewed regularly and no less than every six months.
29. The NightSafe' radio system or similar accredited scheme shall be operated from 19:00 hours until the premises have closed.
30. The premises shall operate a zero-tolerance approach to drugs and weapons
31. The premises licence holder shall ensure that at all times when the public is present there is at least one competent person able to administer first aid; that an adequate and appropriate supply of first aid equipment and materials is available on the premises; and that adequate records are retained in relation to the supply of any first aid treatment.
32. The licence holder shall enter into an agreement with a private hire firm to provide transport for customers with contact numbers made readily available to customers upon request. Where possible a call back system will be operated and drivers instructed not to sound their horns when collecting customers
33. All staff members engaged, or to be engaged, in selling or delivery of alcohol on or from the premises shall receive the following training in age-restricted sales:
- Induction training which must be completed, and fully documented, prior to the sale of alcohol by the staff member; and refresher training thereafter at intervals of no less than 8 weeks.
 - All age-restricted sales training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the licensing authority and Brighton & Hove Trading Standards Service upon request. Also all staff are fully trained and understand the company's policy of non-delivery where approved ID is not available
34. A first aid box will be available at the premises at all times.
35. Regular safety checks shall be carried out by staff.
36. There shall be no regulated entertainment in any external area after 11pm

b) The prevention of crime and disorder

see above

c) Public safety

see above

d) The prevention of public nuisance























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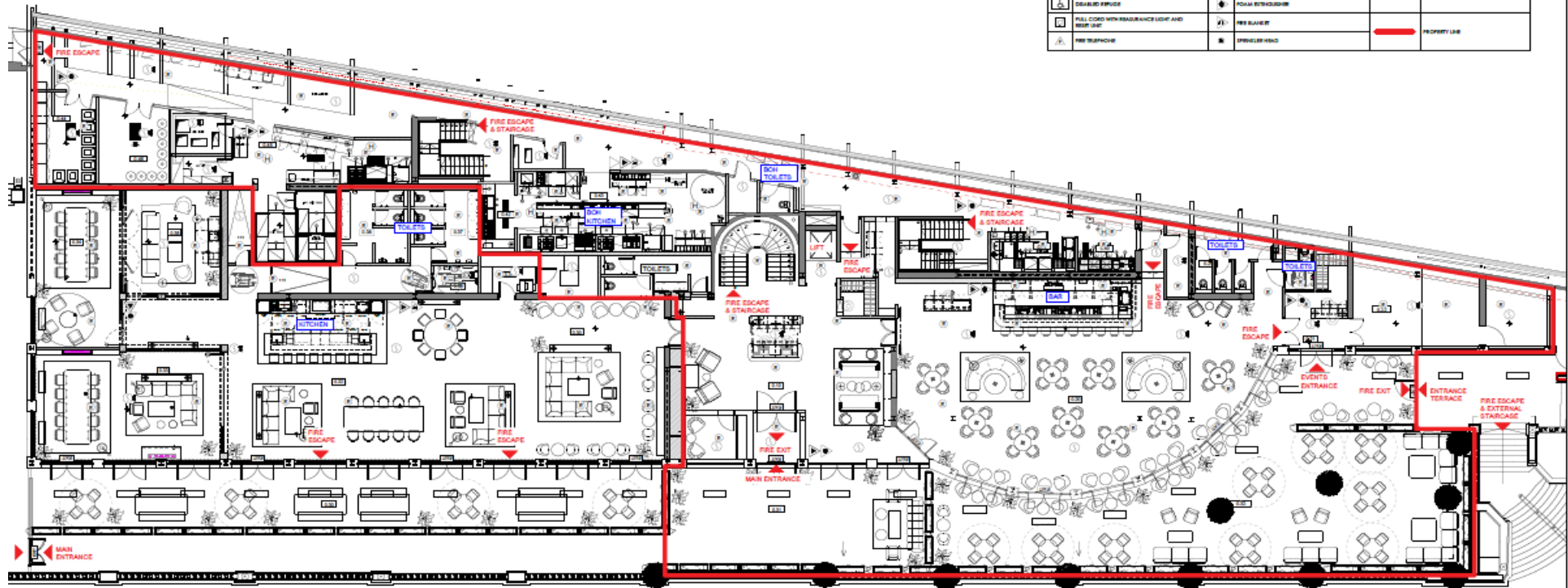
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e) The protection of children from harm

see above

Appendix B

LEGEND					
	SACKLE DETECTOR		PER ALARM PANEL		AREA COVERED BY MECHANICAL SILENT SACKLE DETECTOR
	HEAT DETECTOR		INPUT/OUTPUT UNIT		
	PER ALARM SOUNDER		EMERGENCY LIGHT		EQUIPMENT
	PER ALARM BEACON		ILLUMINATED EMERGENCY EXIT SIGN		
	SACKLE DETECTOR AND PER ALARM SOUNDER		OFF DUTY ALARM		BULK / DISPENSE BULK
	SACKLE DETECTOR AND PER ALARM SOUNDER & BEACON		HAZ. CHEMICAL PER BOTTLES/DRUM		
	MANUAL CALL POINT		CO2 PER BOTTLES/DRUM		TOLERANCE
	DISABLED EMPLOYE		PGM BOTTLES/DRUM		
	PULL CORD WITH EMERGENCY LIGHT AND BELL UNIT		PER ALARM		PRIORITY LINE
	PER TELEPHONE		SPEAKER/HEAD		



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NOTES:

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2. LOCATION OF LOOSE FURNITURE AND OTHER INFORMATION SHOWN IN THIS DRAWING NOT REQUIRED BY LICENSING PLAN REGULATIONS IS SHOWN FOR INDICATIVE PURPOSES ONLY.
3. LOCATION AND TYPE OF FIRE SAFETY AND ANY OTHER FIRE SAFETY EQUIPMENT IS SHOWN AS AT PRESENT AND MAY BE VARIED WITH THE AGREEMENT OF THE FIRE OFFICER OR AFTER A FIRE RISK ASSESSMENT.

SITE / LOCATION PLAN

LICENSING

DATE	REVISION	DESCRIPTION / COMMENT
11/11/2023	01	ISSUE

REVISIONS

DATE	REVISION	DESCRIPTION / COMMENT
11/11/2023	01	ISSUE

SOHO HOUSE

DESIGN

1914

SOHO HOUSE BRIGHTON

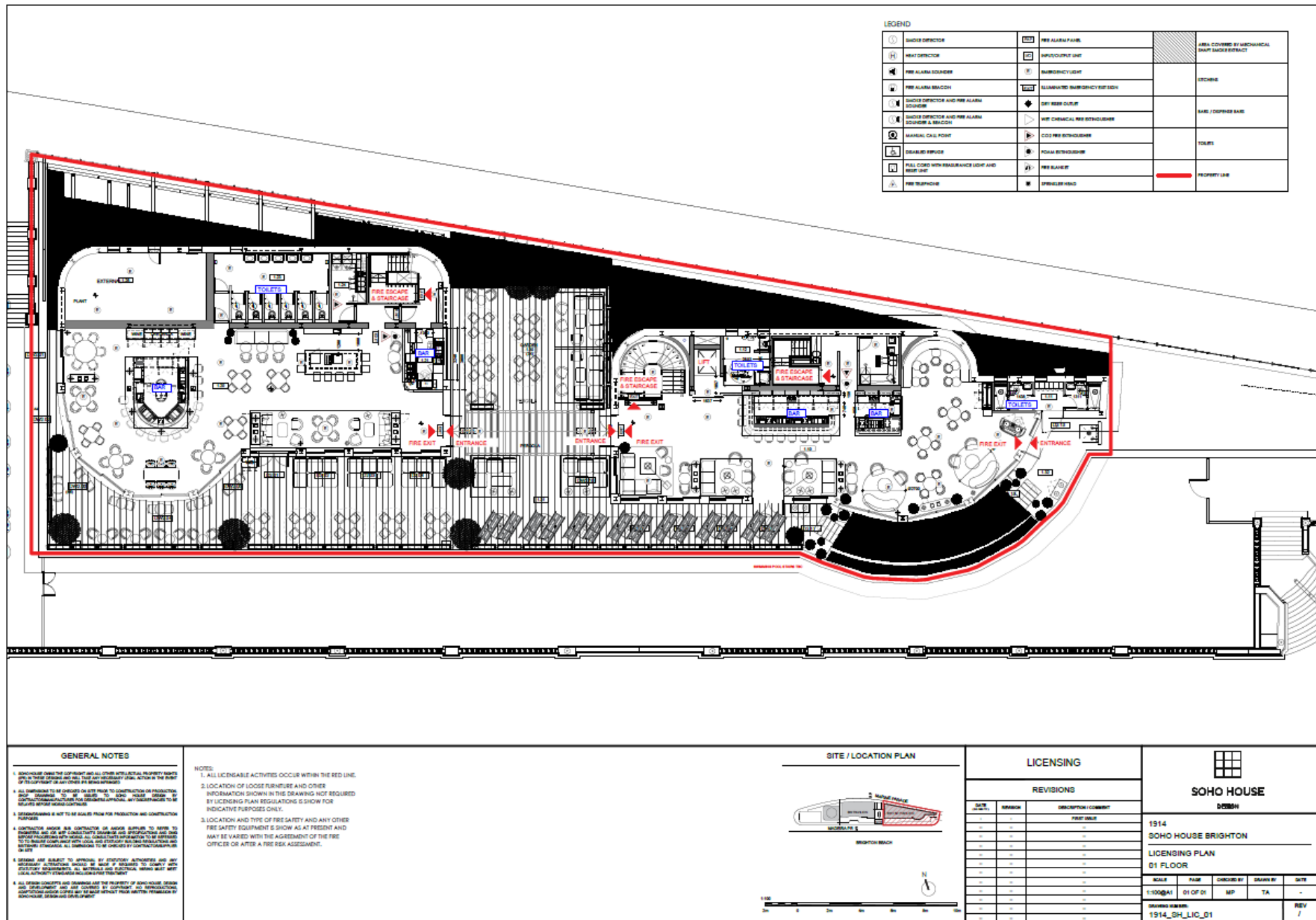
LICENSING PLAN

GROUND FLOOR

SCALE	DATE	DESIGNED BY	CHECKED BY
1:1000	01/01/2023	MP	TA

DESIGNED BY: 1914_SH_LIC_00

REV /



Appendix C.1

Police Station
John Street
Brighton
BN2 0LA

Tel: 01273 404535 – ext. 550829
06th Email:
brighton.licensing@sussex.pnn.police.uk

SC CON ENDS 11.01.22 VALID PCD (A)

06th January 2022

The Licensing Technical Support Officers
Environmental Health, Brighton & Hove City Council
Bartholomew House, Bartholomew Square
Brighton, East Sussex
BN1 1JP

Dear Sarah Cornell,

RE: 3 X PREMISES LICENCE APPLICATIONS FOR SOHO HOUSE, MADEIRA DRIVE, BRIGHTON, EAST SUSSEX, BN2 1AY UNDER THE LICENSING ACT 2003.

This refers to the following three licence applications:

1445/3/2021/04297/LAPREN – Restaurant
1445/3/2021/04305/LAPREN – Members Club
1445/3/2021/04313/LAPREN – Work / Events Space

I write on behalf of the Chief Officer of Police for Sussex to raise a representation against the above licence applications on the grounds of the prevention of crime and disorder. We also refer to the 2021 Brighton & Hove City Council (BHCC) Statement of Licensing Policy and the 2019 Brighton & Hove Public Health Framework for Assessing Alcohol Licensing 5th edition report.

This is an application for three new premises licences located at The Terraces on Madeira Drive, Brighton and seeks the following licensable activities and timings:

1445/3/2021/04297/LAPREN – Restaurant – No membership required.

Live music / Recorded music: **Monday – Sunday: 10:00 – 24:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 10:00 – 24:00**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 24:00**

Hours premises are open to the public: **Monday – Sunday: 07:00 – 24:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night.

1445/3/2021/04305/LAPREN – Members Club – Members and their guests.

Films / Live music / Recorded music: **Monday – Sunday: 07:00 – 02:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 07:00 – 01:45**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 02:00**
Hours premises are open to the public: **Monday – Sunday: 07:00 – 02:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night. On the morning of Greenwich Mean Time changes to British Summer Time one hour to be added and such hours of the live broadcast of the American Oscars with one hour before and after the live broadcast.

1445/3/2021/04313/LAPREN – Work and Event Space – Members and their guests.

Films / Live music / Recorded music: **Monday – Sunday: 07:00 – 24:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 07:00 – 24:00**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 24:00**
Hours premises are open to the public: **Monday – Sunday: 07:00 – 24:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night. Hours of the live broadcast of the American Oscars with one hour before and after the live broadcast.

Within the 2021 Brighton & Hove City Council (BHCC) Statement of Licensing Policy, this development is within the Cumulative Impact Area. This recognises that the location has a significant number of licensed premises concentrated in one area and the potential impact this has upon the licensing objectives. Applications for new premises licenses within this area which are likely to add to existing cumulative impact will be refused following relevant representations. This can be rebutted by the applicant if they can show that their application will have no negative cumulative impact. We are unsure if the applicant had reviewed this document prior to submitting. On reading the applications we do not feel exceptional circumstances have been put forward and with the addition of the hours and style of operation being proposed, do not believe there is evidence to depart from the policy.

Although the Members Club and Work / Event Space is only open to members and their guests, these two applications are not club premises certificate applications. When considering the applications, we refer to the matrix within the Statement of Licensing Policy which sets out the expectations for new applications for the City.

Cumulative Impact Area

Restaurant Yes (midnight) / **Cafe** Yes (10.00pm) / **Pub** No / **Off-licence** No
Members Club (club premises certificate) Yes (<100 capacity) (11pm)
Within the policy it also recommends that Workspaces should have a terminal hour of 22:00hrs.

Reviewing the Public Health Framework report for assessing alcohol licensing 2019 edition, Queens Park ward, of which this location is within, is ranked 3rd highest out of 21 wards for police recorded alcohol related incidents. The City has several initiatives that support Police and other emergency services in safeguarding the public. These include Beach Patrol, Safe Space, Good Night Owls and Street Pastors. Most of these organisations and persons involved with them are volunteers and operate in their spare time. The fact these services exist goes some way to prove the negative impact alcohol has. One concern is although these services operate, they are generally focused between Brighton Palace and West Piers – not East of Brighton Palace Pier.

Unfortunately, there was no pre consulting on the applications prior to submitting and due to the applications being submitted on 15th December, we lost vital consulting days between Christmas and New Year, with limited staffing capacity for both the applicant and Police as well as Bank Holidays.

A conference call was held on 22nd December and we raised several questions. We have also sent emails in regards to the Restaurant and Work/Event Space applications. At the time of submitting this representation we have received an acknowledgement but no full response although it is due to us shortly.

Sussex Police have the following concerns which we believe need to be put before a licensing panel:

- Off sales – This is being applied for on all three applications and we would like to see this removed so to reduce the risk of alcohol being consumed in public outside of a controlled environment.
- Seasonal adjustments – This is being applied for on all three applications and we would like to see this removed and for the applicant to use TEN's should the licence be granted.
- Restaurant application – Agreement to our amended conditions that we sent to the applicant via email on 24th December.
- Work / Event Space – Reduction in the licensable area, currently it's the whole space with capacity of 300. Also, a reduction in hours to bring it in line with policy so 22:00hrs. Tighter conditions offered up in regards to the type of events and capacity numbers.
- Members Club – This has a capacity of 500 with trading until 02:00 7 days a week. This is a concern especially when you add the other two applications in to the mix. And although each application is reviewed on its own merit, considerations need to be taken in regards to other recent applications granted within this locality. Also, the impact a 02:00 finish could have on emergency services and increased risk of higher intoxication levels. As this application currently stands, Sussex Police are unable to support it.
- We have yet to come to an agreement on Annex 2 licence conditions on any of the applications.

We see the negative effect that alcohol has, particularly in areas where there are a high number of licensed premises. Along the small stretch of Madeira Drive (Brighton Palace Pier to Dukes Mound) there are at least 12 premises licences. With high numbers of people descending on the city Sussex Police operate a standalone night-time operation each weekend and at other various peak times throughout the year. This involves dedicated Police resources patrolling the main night-time economy area. Having a visible police presence in the area goes some way to assist in reducing criminal incidents occurring, but unfortunately does not stop them in their entirety. Most incidents dealt with have an element of alcohol linked to them. This is a mix of persons becoming drunk and disorderly, violent

and a high number of incidents involve persons who have become a victim of crime due to their own vulnerability after consuming alcohol. Staff at venues and from emergency services are far too often also at the end of a drunk person's aggression.

Sussex Police believe by allowing these applications to be granted as is, persons will be consuming alcohol without the need to purchase with a substantial meal which will lead to higher levels of intoxication along the beach front and become a further pull on ours and other resources. Taking in to account our comments, the Statement of Licensing policy, Public Health framework report and the location, Sussex Police would ask for the applications to be heard before a licensing panel.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Palmer-Harris', followed by a small dot.

Inspector Michelle Palmer-Harris
Licensing – Brighton & Hove Division
Sussex Police.

Ms Sarah Cornell
Licensing Authority
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton
BN1 1JP

Date: 7th January 2022

Our Ref: 2022/00048/LICREP/EH

Phone: 01273 292143

e-mail: Becky.pratley@brighton-hove.gov.uk

SC CON ENDS 11.01.22 VALID PCD, PPN, CIZ (B)

Dear Ms Sarah Cornell,

Licensing Act 2003 – Licensing Authority representation against the application for a Premises Licence reference: 2021/04305/LAPREN

Re: Soho House Brighton, Unit 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY

I refer to the application made by Soho House UK Limited for a Premises Licence for Soho House Brighton, Unit 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY.

The application states the premises will operate as a 'private members club', albeit they are applying for a Premises Licence not a Club Premises Certificate.

The application seeks the licensable activities of;

- **Live and recorded music and Films between the hours of 07.00-02.00 hrs every day (indoors)** plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day, On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.
- **Late Night Refreshment from 23.00-02.00 hrs daily, both indoors and outdoors**, plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day, On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.
- **Alcohol (On and Off the premises) 07.00-01.45 hrs daily**, plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day, On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.

- **Opening hours are stipulated as 07.00-02.00 hrs daily** plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day, On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.

I have concerns about this application and make a representation on the grounds of the Prevention of Crime and Disorder and Prevention of Public Nuisance and that this application falls within our Cumulative Impact Area.

The licensing authority, after careful consideration, determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part of its statement of licensing policy. The first Special Policy incorporating a Cumulative Impact Zone (CIZ) and Special Stress Areas (SSA's) was adopted in March 2008. Since that date, the licensing authority has kept the CIZ and SSA's under review. On 15 December 2011 Full Council resolved to expand the CIZ and the special stress area, covering 1.5% of the administrative area of Brighton & Hove City Council. On 20th November 2014 Licensing Committee resolved to confirm the then current CIZ and SSA. On the 29th November 2018 Licensing Committee resolved to expand the SSA into Central Hove. The 2021 policy further expanded the SSA into Preston Road and Beaconsfield Road. The licensing authority has published a Cumulative Impact Assessment which can be found at Appendix E of our Statement of Licensing policy. [Statement of Licensing Policy 2021 \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/statement-of-licensing-policy-2021)

The policy states new applications and variations to existing licences within the Cumulative Impact Area should normally be refused following relevant representations. This presumption of refusal can be rebutted by the applicant if they can show that their application will have no negative cumulative impact on licensing objectives including the Prevention of Crime and Disorder and Public Nuisance. The Licensing Authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case.

The Council's Statement of Licensing Policy includes a Matrix approach for licensing decisions with provisions for a terminal hour for all classes of licensed premises in a particular area. The Matrix Model recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the Licensing Authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications. This application seeks both On and Off sales of alcohol, every day. The matrix says 'No' to Off licences in the Cumulative Impact Area. The application does not stipulate how alcohol will be sold 'off' of the premises except for a reference in the operating schedule to 'all staff members engaged, or to be engaged, in selling or delivery of alcohol on or from the premises' to receive age restricted sales training. There is also a contradictory condition offered at point 25 of the operating schedule which stipulates 'Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area.'

The operating schedule also states that 'Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises' and 'There shall be waiter/waitress service **available** at all times'. It does not stipulate that service of alcohol will be via waiter/waitress service which means the premises could operate as a pub whereby customers can go to the bar to buy alcohol.

Although the premises application states the venue will operate as a private members club, at point 3 of the operating schedule it states;

'Alcohol may only be sold for consumption by (a) members of a private club and their bona fide guests, not exceeding 4 guests per member, **and / or**

(b) by persons attending any private pre-booked event, by invitation only, organised by a member with a guest list provided in advanced which will be retained for a period of 31 days following the event and be made available for inspection by the relevant authorities.'

Each application is still considered on its individual merit and there is discretion to depart from the Matrix approach policy in exceptional circumstances.

Guidance issued under S182 of the Licensing Act 2003 states in paragraph 8.41 that in completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. The guidance goes on to say in paragraph 8.43 that applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact policy), applicants are also expected to demonstrate an understanding of how the policy impacts on their application, any measures they will take to mitigate the impact, and why they consider the application should be an exception to the policy.

There is no mention of the Cumulative Impact Area on the application form. The applicant has not demonstrated exceptional circumstances to depart from our policy or how they will not add to the existing cumulative impact of the area.

As mentioned above, the premises falls within the Cumulative Impact Area. It is also located in the electoral ward of Queen's Park, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the second worst out of 21 wards for Crime and Disorder data for Criminal Damage and third worst for All violence against the person, All injury violence, Sexual Offences, Non-injury assault and Police recorded alcohol related incidents. Under the Health data Queen's Park ward ranks the worst of all wards for A&E attendances with a record of alcohol, second worst for Increasing risk or higher risk drinking and Clients in alcohol treatment. It also ranks 3rd worst for Alcohol suspected ambulance call outs.

I am making this representation as a guardian of our policy which this application has not made reference to in detail regarding the Cumulative Impact Area and for the panel to determine the application.

Yours sincerely



Becky Pratley

Licensing Officer, Licensing Team, Environmental Health and Licensing, Regulatory Services.

From: Redacted <[Redacted](#)>
Sent: 10 January 2022 12:05
To: Sarah Cornell <Sarah.Cornell@brighton-hove.gov.uk>
Cc: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Re: 1445/3/2021/043 Soho House Development and Planning Condition 16 Please Mind the Gap

SC CON ENDS 11.01.22 VALID PPN (C)

Dear Sarah

Thank you for your email, I will try again.

**Re application 1445/3/2021/043 05/LAPREN Unit 6-8 The
Terraces, Madeira Drive, Brighton, BN21AJ Soho House UK
Ltd.**

I wish to Object to the above Licensing Applications for the following reasons;

- the 7 am opening which will create noise and disturbance by;
- staff arriving say at 6 am to open up etc.,
- the above will add to the noise and disturbance caused by the local nightclub closures between 2 am and 4 am.
- the above objections are against licensing policy: The prevention of public nuisance

The Planning Consent, BH2015/02443, that Soho House have for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

*"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. **The gap to remain permanently free of any visual obstruction.***

Reason: To ensure a satisfactory appearance to the development and to comply with policy CP12 of the Brighton and Hove City Plan Part One and HE6 of the Brighton & Hove Local Plan.

Dated this 20 April 2016

Rob Fraser Acting Head of City Planning and Development"

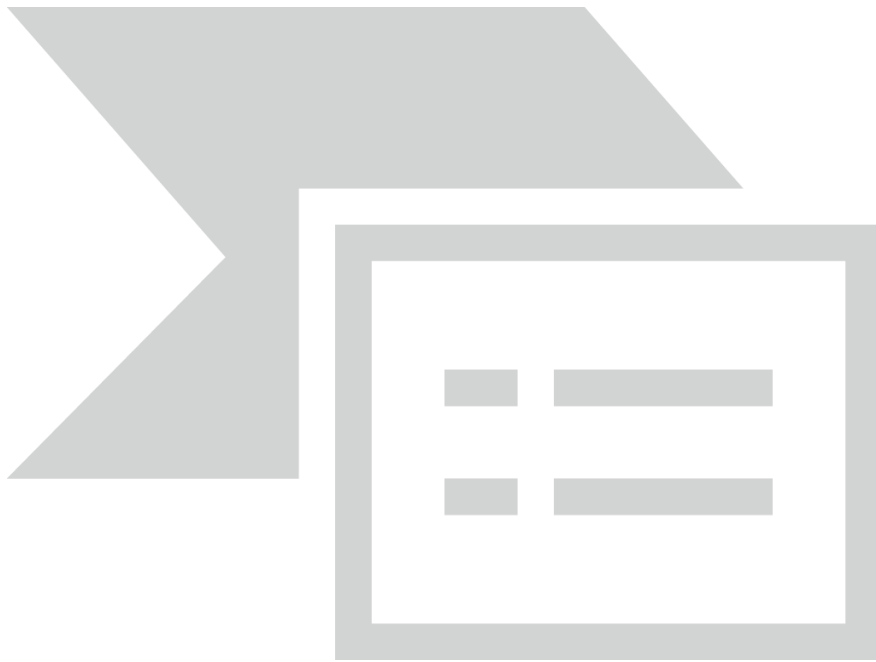
We ask that the alcohol licence for units 6-8 stipulates, that no alcohol can be served or consumed, sitting or standing, in the 10 metre gap between the two structures.

The drawings Soho House have sent into planning indicate a desire to put a pergola across the gap and tables and chairs, and inevitably umbrellas in the gap. The License must support Condition 16 *"The gap to remain permanently free of any visual obstruction."*

Blocking the gap will be a public nuisance.

The gap is clearly visible on the drawing and photo below. gap will be a public n





Thank you.

Regards

Redacted

Redacted

Redacted

From: Redacted <[Redacted](#)>
Sent: 09 January 2022 17:26
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Cc: [Redacted](#); Redacted <Redacted >; Redacted
Subject: Licensing App 1445/3/2021/04297/ & 04305/ & 04313/ LAPREN

SC CON ENDS 11.01.22 VALID PCD, PPN, PS, PCH (D)

Dear Sirs

Re. Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE.

Redacted wish to Object to the above Licensing Applications for the following reasons;

- the 7 am opening which will create noise and disturbance by;
- a) staff arriving say at 6 am to open up etc.,
- b) guest arriving to park in our residential side streets at say 6.30 am.
- c) guests using our residential side streets to access the premisses at say 6.30 am.
- d) all of the above will add to the noise and disturbance caused by the local nightclub closures between 2 am and 4 am.
- e) the 7 am opening will only add to the problems resulting in sleepless nights for the residents.
- NOTE we would confirm that all of the above noise and disturbance situations were experienced by the residents and complainants made to the Council and Police before Covid 19.
- NOTE that there are possible some 30 +'s events on Madeira Drive that would mean access to the Soho Club would be from Marine Parade, giving rise to the above.
- All of the above objections are against licensing policies, 4. Prevention of Crime and Disorder. 5. Public Safety. 6. Public Nuisance. & 7 Protection of Children from Harm.
- When are local residents allowed to get a night's sleep for their health and well-being when all this disorder is going on 24 x 7?
- In addition to the above, we would object to the access to the terrace pool for the following national advice,
- f) that you should never go into the water after drinking
- g) all too often people drown despite never intending to enter the water slips, trips and falls are common and many alcohol-related accidents are adjacent to the water and not therein.
- h) don't drink and drown
- Referring to the above items f) to h) we are highly concerned with the inclusion of the terrace pool and would welcome sight of the ' Risk Assessment ' for this project, as there have been too many alcohol-related deaths along this part of the seafront.
- That all the services meet the requirements of the Planning & Building Regulation Permissions and those of the Police and Fire Officers.
- Bearing in mind the above we would ask for a mandated telephone line number during opening hours (+s 1/2 hour) for local residents to call to resolve disturbances. This is bearing in mind that the Council has terminated the late-night noise patrols.
- With respect, we cannot comment on detailed information of the Club Rules, etc., as these are not public knowledge at this time and we would reserve our rights to comment once they are known.

We would be pleased to expand our above reasons or to attend a licensing meeting to do so.

With respect, under licensing policy's 4, 5 & 6 we would ask that the committee curtails the start times from 7 am to 10 am for the above reasons, that no late-night drinking is allowed outside after

10 pm and late-night refreshment is also curtailed, that no deliveries and or materials taken-a-away before 9 am,

yours sincerely, Redacted

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Thank you in anticipation of your co-operation.

You can visit our website at <http://www.brighton-hove.gov.uk>

Please consider the environment, only print out this email if absolutely necessary.

Please Note: Both incoming and outgoing Emails may be monitored and/or recorded in line with current legislation

From: Redacted <[Redacted](#)>
Sent: 11 January 2022 13:27
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE

SC CON ENDS 11.01.22 VALID PPN (E)

Dear Sirs

Re. Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE.

Unit 6-8 The Terraces, Madeira Drive, Brighton, BN21AJ Soho House UK Ltd.

GROUND'S PUBLIC NUISANCE

I am not objecting in full to the granting of a licence. I would like a restriction to be placed on the licence, that alcohol should not be served for consumption or consumed in the gap between the two upper tier buildings of these premises.

This is to comply with a planning restriction placed on the building in planning application...

The Planning Consent, BH2015/02443, that Soho House have for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

*"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. **The gap to remain permanently free of any visual obstruction.***

My details are:-

Redacted

Redacted

Redacted

Redacted

Appendix C.2

From: Redacted <Redacted >
Sent: 22 December 2021 10:26
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Reference 1445/3/2021/04305/LAPREN.

SC CON ENDS 11.01.22 VALID PPN (SI)

Dear Sirs,

r.e. Soho House.

I would like to express my support for the late night drinks & entertainment licence application by the Soho House private members club.

I believe that as they are a private members club without public access, and situated in an area of Brighton which is not overly busy late at night, and with a brand new (and I would imagine) properly noise insulated new building, and a professional client base (being in the media industry myself) that are not known for being rowdy / boisterous.

I fully hope their application is successful.

Many thanks,

Redacted
Redacted

(please redact my name from any published information).

From: Redacted <Redacted>

Sent: 06 January 2022 16:56

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: RE:Soho House Brighton "1445/3/2021/04305/LAPREN"

SC CON ENDS 11.01.22 VALID PPN, PCD, PCH, PS (S2)

Dear Council members,

My name is Redacted and I am a British resident with American citizenship. I live at Redacted.

I am in support of the extended hours application that has been made by Soho House for its new location in Brighton and I wish to express my view with hopes that I can be of voluntary service in the coming years regarding community wellness and licensing.

In 2012, Soho House purchased a property a few buildings down from my residency in NYC. I was at 123 Ludlow St and Soho House was 139 Ludlow St.

I was one of the main leaders in my community that worked to deny Soho House from ever obtaining a license in our oversaturated licensed community. We delayed Soho House from obtaining a license and caused them to spend another year in litigation and legal proceedings. The club eventually opened in 2016 and since I was a neighbor I was invited to become a member based on my conduct which was witnessed during the conversations I facilitated with the community and my presentations during the liquor licensing hearings with the State Liquor Authority of New York.

Since 2016 Soho House established a responsible venue in the Lower East Side. A members club that works with the community and addresses issues that may surface in order to support local residents and businesses alike. The key point being that Soho House is a member driven club. Local members come together and are supported to create impact for the local community. This type of environment is rarely seen let alone established with the ability to be self-sustaining via a business model (the sale of membership, food and beverage).

According to the licensing objectives stated in the 2021 Brighton-Hove Council:

- a. the prevention of crime and disorder;
- b. public safety;
- c. the prevention of public nuisance; and
- d. the protection of children from harm.

All four of these objectives are in-line and shared by the Soho House Brand, the executive staff, but most importantly the customer. Without a high-level of standards for quality and service Soho House would not have the ability to attract new members. It is the members who take pride in their "Soho House " and they ensure that the club continues to flourish and have sustainability. Without the shared vision of the licensing objectives, they would be just another pub and would have a history of failed venues. As you are well aware, this is not the case. I want to stress that Soho House is not an entertainment venue but a destination for some who come from far away and at the same time a daily home to us locals who want to share and express ideas with hopes that we can make a difference within our community.

I do believe that having the extended hours will support such desperately needed in-person social interaction with economic growth from both domestic and international visitors who will come to Brighton just because the house exists.

The extended hours for service will increase the odds of success for the venue and ensure a stable economic engine for all.

With regards to Soho House Ludlow St, we never saw a negative impact in the way that we had experienced with other new bars or restaurants. I can't even tell you how many venues have come and gone, especially the ones that stated they would be different with a real chef or a unique menu. It held true that Soho House still stands today backed by a global brand but run by the local members who call it home.

Yours

Redacted

Redacted

Redacted

Redacted

From: Redacted <Redacted >
Sent: 08 January 2022 17:47
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Soho House Brighton

SC CON ENDS 11.01.22 VALID PCD, PCH (S3)

To the licensing team:

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I am aware that Soho house are applying for their licence, the hours they are applying for are the following:

Soho House- 2am

Soho Works- midnight

Kiosk- midnight

I have been an every house member of Soho House for 20 years now and use them as my base whenever I travel and for entertaining friends and family in the UK. The houses are like no other private members club I have encountered. They operate a strict screening process when considering new memberships, including that the person applying has an existing Soho House member as their referee.

The clubs are managed by experienced staff who are friendly but make sure that the 'House Rules' are adhered to. I can put my hand on my heart and say that I never once encountered any kind of problem in all 20 years of being a member. The clientele are respectful, pleasant professionals mostly working in media, The house enforces strict membership conditions and will not tolerate anti social behaviour. People go to the houses to use the spaces as they were intended, to eat, to work and to relax. They are not drink led establishments which is why my whole family can enjoy the beautiful spaces they create.

The houses believe in keeping the neighbourhood they occupy happy and go out of their way to ensure members also respect the residents in the area surrounding the clubs. The outside of the premises are always immaculate and the staff are on hand for the residents to speak of issues they

may have with them. Soho house has a zero tolerance policy when it comes to crime and disorder, ensures that children who visit the club are protected and looked after and the safety of their guests and local residents is paramount to them. They run the clubs as they say they will.

I myself live locally and would see having a house in Brighton as a real positive for Brighton as it's members will be primarily locals. I have also used Soho Works and believe for members to have flexibility, that a midnight close is imperative. I often work late and appreciate the safe and friendly environment that Soho Works offers me.

I fully support the application being made.

Yours - Redacted

Redacted.

Redacted

From: Redacted <Redacted >

Sent: 10 January 2022 11:55

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Re Soho House license application

SC CON ENDS 11.01.22 VALID PCD (S4)

To whom it may concern,

Reference: Soho House Licence.

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I'm a permanent resident living in central Brighton for over fifteen years, I'm writing to you to give my full support in the location and opening hours of the above three premises for Soho House.

The proposed site location was in much need of rejuvenation to improve the city. Since the arrival of Soho House the location has seen much improved works to the terraces, buildings, pavements, the lighting etc.

I work within the music and film industry. Soho House is a great creative hub for networking and meeting like-minded people. The strict criteria for members attracts the best and skilled people in the industry, it's the place to be and to be seen.

I joined Soho House in London in the 90s, I've watched it grow from a single club to a global brand with clubs opening all around the world maintaining the highest possible standards in all areas of hospitality.

Soho House takes great pride in attention to detail in all of their premises from structure to design with first class facilities for all those attending including children and people with reduced mobility.

Soho House is very discreet and private and takes great care in security and safety for all its staff, members and guests, maintaining great relations and respect for the local residence. The reception and door staff are always well mannered. The club atmosphere is welcoming and relaxed and never a sense of hostility or poor behaviour.

Soho - Works, is a great dedicated area for members to work from and hold meetings. It's home from home.

The food and restaurant/bar service is of the highest quality and the staff are the best.

Soho House have been very supportive in my music projects including community work for spreading awareness for stem cells and future medicines.

I look forward to putting on local music community events at Soho House Brighton.

I think the opening of Soho House in Brighton will attract high-end businesses to move here with great clientele that will be excellent for the city of Brighton, creating jobs and maintaining the desire to visit Brighton as the go to place in the south coast of the UK.

Kind regards
Redacted

Redacted

Redacted

Redacted

Redacted

From: Redacted <Redacted >
Sent: 10 January 2022 19:35
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Soho House Brighton - Letter of support

SC CON ENDS 11.01.22 VALID PCD, PPN (S5)

Please find the amended application below:

I am writing on behalf of Soho House in regards to the licenses they have applied for to enable in the following:

Open until 2am -

Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY

Open until midnight -

Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I live Redacted but have worked and studied in Brighton for the last 10 years. I studied at BIMM Brighton and have contributed to the local community as a musician taking part in the great escape festival and other events throughout the city.

I became a member of Soho House 10 years ago due to the fact each place is run like a 5 star hotel with attentive staff and a fantastic atmosphere. The exclusivity of the club adds to the experience as it's membership process is extremely strict and warrants all members are vetted. As a result of this being the case it ensures the prevention of public nuisance as there is also strict enforcement of membership conditions for both Soho House and Soho Works. Whilst being a member I haven't encountered any noise disturbance, anti-social behavior or had a need to make a complaint.

Moreover, these strict policies, and the type of crowd it attracts, determine that Soho House will not turn into a drinking-led establishment. Meaning in turn that it will not lead to crime and/or disorder as the space will be used for the relaxing and socialising of respectable peoples.

The location of the establishment means members will primarily be locals who will be keen to enforce public safety along with the responsible staff whose job it would be.

In addition Soho House as a whole is very hot on the protection of children as they have their own set regulations for them and have general health and safety warnings around both the pool and restaurant areas.

I hope you take all of the above into consideration when responding to the license applications and look forward to being able to enjoy the new location in the near future.

Best,

Redacted

--

Redacted | Redacted

Redacted

From: Redacted <Redacted >
Sent: 11 January 2022 15:19
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: support letter Soho House

SC CON ENDS I 1.01.22 VALID PCD, PPN (S6)

REF :

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

To whom ever it may concern

I would like to add my support to the licensing agreement to the above locations.

I understand the hours to be : Soho House- 2am, Soho Works- midnight and Kiosk- midnight.

I have been a resident in Brighton for Redacted. And have had my business in the North Laine for Redacted. I have watched Brighton grow and its ready to receive Soho House. I have used the houses personally for many years in London, Frome, Oxford and in New York. I have always found them to be chilled, organised and respectful. None of them are a "drinking den". My understanding is the Soho brand was set up to promote conversation and well being amongst like-minded people. And it certainly does this. Not once have I witnessed any trouble with noise or anti social behaving. It's a place for locals to go almost an extension of their front rooms to chat and meet like-minded people.

I have also worked with Soho house on uniforms projects and they are very pleasant to deal with. I'm always impressed how they involve the local community. For example using suppliers for Uniforms and Furnishing.

Yours Sincerely

Redacted
Redacted

--

Redacted
Redacted

Redacted.

Email: Redacted
Direct Dial: Redacted
Web: Redacted

Head Office & Production
Redacted

Brighton Store
Redacted

London Store
Redacted



Follow us on:

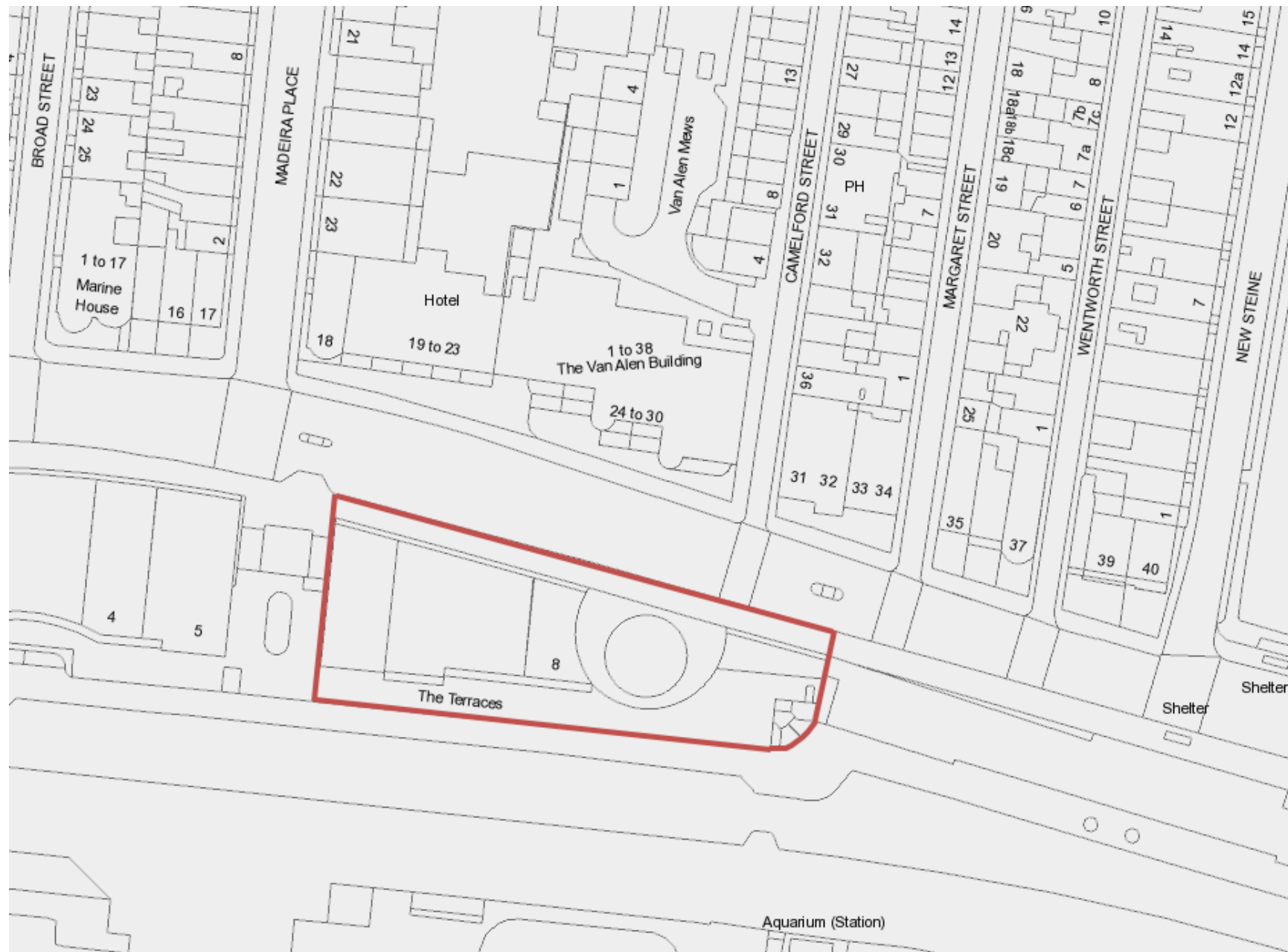
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Appendix D



Appendix E.1

Soho House Submissions

a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho Works Limited

1. General

I act for Soho House UK Limited (SHUK) and Soho Works Limited (SW), within the umbrella of the Soho House & Co Group. It is a recognised global brand.

Soho House UK Limited operates the Houses, cinemas and restaurants
Soho Works Limited operates the work spaces.

I have been instructed to make applications for three new licences

Soho House and Co holds long leases for all sites.

The 3 premises are adjacent to each other and applications are made in accordance with the planning permissions granted by Brighton and Hove City Council for the redevelopment of the 3 adjacent premises.

Planning permission (**BH2015/02443**) was granted for the following terminal hour:

3. The Private members club(units 6-8) hereby permitted shall not be open to customers between the hours of 02.00 and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4 The A3 restaurants (units 2-5) shall not be open to customers between the hours of 00.00 (midnight) and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

We are aware planning and licensing are separate regimes with different considerations, however the planning permission has taken into account the local amenity issues and we would rely on this determination.

In terms of traffic the planning permission states: There is not considered to be any significant impact on residential amenity. The traffic impact of the development is acceptable. The building would meet BREEAM 'very good'.

In respect of the Soho House private members Club and Soho Works space there is no objection to imposing a condition that *“Only Soho House UK Limited/Soho Works Limited can carry out licensable activities”*. This would mean that should the premises be sold to a different operator, the licences would lapse unless a variation was applied for to remove the condition/meaning that the premises would come back to Members to reconsider if representations are received. The applicant has no intention to sell on the premises in any event. Other licensing authorities across the

country, where the premises are located in cumulative impact areas, have accepted this condition to ensure the Members are granting the licence for the use and operator they have been presented with and the licence will not be able to be sold or transferred without going back to Members.

Soho House plan to open the 3 premises in March/April 2022.

The project has a £18 million budget.

The design has been carefully considered to ensure the conservation area is enhanced through the refurbishment of this dilapidated building in turn enhancing and preserving the character of the Conservation Area.

These applications are ideally placed to support the City's arts and media economy but moreover they breathe new life into a tired part of the seafront with a style of architecture far more complementary of its setting than the current building. In addition it brings back into use the vacant units 2 to 5 in modern restaurant use complimentary to the seafront location and with a great view of the Pier, the sea and The Brighton Wheel

2 Site and Proposed Development

The Terraces form a multi-storey mixed development on Brighton seafront. Having been built on the side of a small escarpment, it fronts Madeira Drive to the south at the lower level and Marine Parade to the north at the higher level.



The Terraces has a southerly aspect and is mainly of modern design but includes some older parts. Retail units are contained within the older lower level, as is the Sea-Life Centre which is immediately adjacent to the west. All of the units the subject of these applications are currently vacant and it is considered an appropriate time to repair and sensitively redevelop the site requiring significant levels of investment at a time when further dilapidation of the ironwork to the east has become a considerable problem for the City Council.

On the upper levels, formerly The Terraces Bar and Grill Restaurant, is of modern design and was constructed in 2000, and further to the west are a range of retail

outlets formerly in use as an amusement arcade and on the western edge of the site is a Harvester which are also of modern design however are currently vacant.

The Terraces are located on Madeira Drive and opposite the site is the beach, the Volk's Railway terminus, the Brighton Wheel, a crazy golf course and linked fish and chip shop. Opposite and to the west is The Palace Pier which incorporates buildings of a variety of styles and has a number of fairground rides with associated signage and lighting.

The whole of The Terraces area has been the subject of alteration and development over the years and whilst the original part would appear to have been constructed around 1929. Below is a photo of the wider site prior to building the terraces believed to date back to the 1970s.

There have been many changes since that time, including the Terraces restaurant circa 2000 and the wider redevelopment of retail units to the west. The lower facade is Grade II listed by virtue of the fact that it forms a continuation of The Aquarium development which is itself Grade II listed includes 'all attached walls railings and lamps'.



Access to the terraces and the central tier is via steps at either end of the site from the Marine Parade above and steps to the easts and steps and ramps to the west from Madeira Drive below. There is also stepped and ramped access from the central terrace level, up to the colonnade terrace walkway.

The buildings are generally in a dilapidated state and the building has not been in use for a number of years.

3. Access

Access to the site will be via the lower tier of the development. The existing access will be filled through the reinstatement of the railings along Madeira Place, whilst the

pedestrian access will be retained through the centre of the site and towards the east along the lower tier of the terrace.

The private members club will occupy a certain section of the lower tier which will no longer be accessible to the general public. This will not however have a detrimental impact on access to and from the seafront and Madeira Drive due to the retention and refurbishment of existing main routes down to the seafront.

The private members club will be accessed through two new gates which will be either end of the lower terrace and stretch between the east and west of the building. The refurbishment of the areas that will remain publicly accessible will lead to a significantly enhanced public realm with occupied new café and restaurant uses spilling into the public domain creating a pleasant environment for visitors.

4. Background

Soho House & Co is a group of private members' clubs, restaurants, workspaces, cinemas, hotels and spas (restaurants, some hotels and spas are open to the public as well). Each site is outwardly different from the other, having its own unique style and atmosphere. The design of each building respects the original foundations of the site.

Soho House Private Members Club itself was founded in Greek Street Soho, London, in 1995, as a private members' club for those in film, media and creative industries. The Houses are in diverse locations, but Soho House & Co's mission has always been the same: to create a comfortable home away from home for their members. All the Houses are regarded as a home away from home for its members, creating a warm, personalised atmosphere. The restaurants are consistently busy, offering friendly but professional service.

The Houses are seated throughout with large comfy chairs and are busy from breakfast to closing- it is an all day experience for Members and many Members use the House as a working environment.

You can walk into the Houses at any time and see members on laptops, often attending by themselves to work in a calm environment.

5. History of Soho House

Soho House is a place for their diverse membership to connect, grow, have fun, and make an impact. From the beginning, and throughout their 25-year history, their members have always been at the heart of everything they do

5.1 1995: 40 Greek Street, Soho

Soho House & Co opened their first House on London's Greek Street in 1995, when founder Nick Jones was offered the space above his restaurant, Cafe Boheme. The rooms of the townhouse were accessed via a small door just around the corner from Cafe Boheme, which inspired Nick to turn it into a members' club for the local artists and actors who had become the restaurant's regulars.

It was called Soho House because that was what it was: a Georgian house in London's Soho. The logo reflects the layout of that first space – three floors across three interconnecting houses.

5.2 1998: Babington House, and the launch of Cowshed

After three years in Soho, Soho House & Co opened Babington House, the first modern countryside hotel: a Grade II-listed Georgian manor set in 18 acres in the heart of Somerset, designed to create a relaxed home away from home for London members.

Their first Cowshed spa began life here, tucked away in an old cowshed in the grounds of Babington House, and the brand was named after the place where it all started. Natural products and spa treatments were developed with extracts from Babington's Walled Garden.

5.3 2002: Electric House, Notting Hill

Electric House was their second London House, in Notting Hill. It is located next to Electric Cinema, which first opened in 1910 – making it one of London's oldest active cinemas.

5.4 2003: Soho House New York

In 2003, Soho House & Co opened their first US House in New York's Meatpacking District. Set over six floors of a former warehouse, Soho House New York was also home to their first-ever rooftop pool. Its success as a summer escape for Manhattan members later inspired the layout for the Shoreditch House rooftop pool.

5.5 2004: Cecconi's

Cecconi's first opened in the late '70s in Mayfair, and became one of London's most-loved Italian restaurants. When Soho House took over Cecconi's in 2004, the concept was updated to create a more relaxed atmosphere, with an all-day menu and great bar as its central feature. There are now twelve Cecconi's restaurants around the world, from London to Berlin, Mumbai to Miami.

From 2006 to 2007, they continued to open London Houses, in Chiswick and Shoreditch, before embarking on their journey into Europe.

5.6 2010: Soho House Berlin

2010 marked the year that Soho House & Co ventured into Europe, starting with their first House in Berlin. A cornerstone of the growing creative community in Mitte,

the House has a complicated history. Originally a department store, its Jewish owners were forced out by the Nazis in 1933, and the building was later taken over by the Soviet Communist Party.

5.7 2010: Soho House West Hollywood

Following the success of Soho House New York, Los Angeles was the obvious choice for their second North American House. In an effort to celebrate their members in the film industry, Soho House hosted its first LA pop-up in the Hollywood Hills, a week before the 2004 Oscars. We continued this tradition in LA for the next five years, until their permanent home opened at the top of 9200 Sunset Boulevard in 2010.

This was the year that also saw Soho House & Co open their first Beach House in Miami, before heading to Toronto in 2012, and Chicago in 2014 – opening another small club in London's Mayfair along the way.

5.8 2015: Soho Works

As their international membership grew, Soho House & Co saw that their members' work patterns and styles had begun to shift away from the traditional nine-to-five office job. Instead, members were increasingly participating in the gig economy, building careers as entrepreneurs, freelancers, and small-business owners – and many of them were looking for places to work and hold meetings. To meet this need, Soho House & Co launched Soho Works in 2015, providing members with the space and resources to work alongside other like-minded individuals and companies. Today, Soho Works has nine outposts across London, New York, and Los Angeles.

5.9 2015: Soho Farmhouse

17 years after the launch of their first countryside hotel, Babington House, Soho House & Co opened Soho Farmhouse. Spread across 100 acres in Oxfordshire, the Farm occupies a series of renovated outbuildings, including a dilapidated watermill that now houses a country pub. Influenced by upstate New York cabin culture, the aim was to create a home-made and personal feel – more like a guest cottage on a farm.

2015 also saw the openings of Soho House Istanbul, and a second House in London's Soho: 76 Dean Street.

5.10 2016: Soho Home

Since Soho House began, members have always asked where they could buy the furniture, artwork, and interiors they saw in the Houses. In 2016, Soho House & Co launched Soho Home, an interiors collection that enables members to bring the House home – everything from the Chesterfield sofa they sat on at Soho House Chicago to the cut-crystal tumbler they drank their Negroni from at 76 Dean Street.

The expansion of Soho House in North America also came in 2016, with Ludlow House on New York's Lower East Side, and Little Beach House Malibu on the West

Coast. After establishing roots in Berlin and Istanbul, Soho House & Co opened their third European House, this time in Barcelona.

5.11 2018: White City House

Built in 1960 as the headquarters for the BBC, White City House – their third west London House – opened inside the central ring of this Grade II-listed building in 2018.

2018 also saw the opening of Kettner's in London's Soho, and DUMBO House – their first club in Brooklyn, New York. Further expansion into Europe also took place, with the openings of Soho House Amsterdam and Little Beach House Barcelona.

5.12 2019: Opening in Asia

After many years of planning, 2019 saw their first Houses in Asia open, in Mumbai and Hong Kong. Launching in Asia had always been important to Soho House, with the two cities becoming clear choices for their first locations.

2019 also saw the launch of Soho Warehouse, their third club in Los Angeles, which was followed by Soho Roc House on the island of Mykonos in 2020 – a reimagining of the San Giorgio hotel, adjacent to the popular beach club, Scorpios.

Since opening 40 Greek Street in 1995, Soho House now includes 27 Houses in 10 countries, with more openings in Europe, Asia, and North America on the horizon.

Soho House therefore has significant local and global experience of managing private members clubs and associated facilities.

Further information and pictures of all of Soho House & Co's premises can be found on the applicant's website www.sohohouse.com. Members are encouraged to view this website as it shows the style of operation.

As mentioned above Soho Works Limited forms part of Soho House and Co and offers a campus style office style environment to support the diverse and varied business and employee needs for the creative industry in London. Soho Works already operate in Soho London, Shoreditch, Redchurch Street London, 180 Strand London and White City London. White City was recently licensed and has 24 hours opening and a 2am licence Mon-Sat and midnight Sunday. There are other Soho Works sites worldwide as well. Being for the creative industry there are often link ins by members between the sites, which is one of the reasons later hours are required. All sites in the UK are licensed under the Licensing Act 2003 for regulated entertainment and alcohol sales.

Soho Works is creating a new way of working to support the creative community. Creative companies require fit-for-purpose space that is able to elevate them on a global platform. Larger companies such as Apple, Google etc are able to offer a campus style environment to support their diverse and varied business and employee needs. This is why the phrase 'campus style' is used -the applicant is offering a space which offers all aspects required for running businesses- food and

beverages, meeting rooms, event space (for the businesses) networking and business support.

The Group also support the House Foundations, which is a programme of social responsibility initiatives that represent the foundations of our House. Bringing together diversity and inclusion, mentorship, apprenticeships, social and environmental causes

None of the Soho House and Co premises, whether public or private, have been the subject of a review application and it has substantial experience of successfully running operations The applicant is known for delivering what it says it will be doing.

The applicant invests heavily in training of staff to meet these expectations.

6. Membership @ Soho House Brighton

For clarity, this premises will be a genuine members club and membership conditions have been offered. The Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods. To apply for membership, prospective members need to complete an application form for the House closest to where they live or work. Each applicant must be nominated by two existing members who can belong to any of the Houses. Upon its receipt, the application will then be reviewed by the appropriate club's Membership Committee, who meet approximately every three months. Those applicants selected to become members following each meeting are notified via email. Those who are not immediately successful will be added to a waiting list and reviewed at each subsequent meeting.

The applicants for membership for Brighton have been on the list for 12 months, and typically the waiting list for consideration is 6 months minimum. This emphasises the operation is a genuine membership club.

The Group offers 2 types of membership:

LOCAL HOUSE: Access to the Members local House only eg Brighton.

EVERY HOUSE: Every House membership gives you access to Soho Houses around the world. The only exception is Little Beach House Malibu, which needs an additional Malibu Plus membership

There is a further Under 27 Membership, both Local and Every House, which extends a discounted rate until the member's 30th birthday. Any House with a pool also offers a Child Membership for members' children wishing to use the pool.

Membership fees are currently (per year):

Local House- Local house membership gives you access to Soho House Brighton facilities only.- £1400 (different Houses have different prices) (with a one off registration fee of £500)

Every House- Every House membership gives you access to Soho House Brighton and all its sister clubs within Soho House Group- £2000 (with a one off registration fee of £500)

To apply for Membership:

- all sections of the application form must be completed in order for the application to be submitted to the committee. Any application missing information will be deemed incomplete and not considered. The application forms includes contact details, details of proposers, work details and also a need to write a submission as to why you should be accepted as a member which will be scrutinised by the Membership Committee
- A clear recent headshot must be included.
- The application must include the name and email address of two proposers who are existing members. These people are contacted and details are verified.
- Applicants must apply to the House closest to their primary residence.
- The application form will take around ten minutes to complete.

Membership Renewal is NOT automatic and are reviewed by the Renewal Committee on an annual basis. This process ensures that its members conduct is constantly reviewed- and Members, in order to be renewed, must adhere to the Houses standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Membership Rules are accepted by Members and include matters such as:

- All Membership Cards (whether physical or virtual from the Soho House app) must be handed to the Reception to gain entry
- Any member who allows his or her card to be used by a non-member will be expelled from the House
- A member's guests may not enter the club without that member present
- Member's may not be separated from their guests within the House or allow their guests to remain in the House when they leave
- Members are responsible for ensuring their guests follow all club rules and policies, and can face suspension or termination of membership if their guests violate these rules.

- Members and their guests must not approach, disturb or solicit others with whom they are not personally acquainted. Doing so may lead to suspension or termination of membership.
- Members may not take or make phone calls whilst in the club, in order to protect the relaxed environment
- Movies, videos, songs, internet calls and presentations must only be played through headphones and should not be audible to any other member or guest
- Members will be held accountable if they or their guests disclose or identify any other members or guests who are in the House in any press or social media
- All members and their guests are asked to respect our nearby residents by being quiet when leaving the house premises or while they are in the surrounding area

The Disciplinary Procedure for members can be summarised as follows: Conduct that is prejudicial to the reputation and character of Soho House may result in suspension or expulsion. Such conduct may include violent or abusive behaviour, intoxication, the communication of information concerning the club affairs or members or their guests in the club to the media. An expelled member may not return to the club as a guest. A refund of the expelled member's subscription will be at the discretion of Soho House. Any member or members who wilfully remove, damage or destroy any property belonging to the House or to members or to guests on the premises, will be liable to expulsion. The Disciplinary Procedure is actively used to ensure the quality of the operation and membership scheme is maintained.

7. Soho Friends

Soho Friends membership gives access to Soho House bedrooms, studio spaces and events. Plus, benefits at their spas, restaurants and our interiors collection, SohoHome

Soho Friends get access to:

- Members-only bedrooms at a special rate
- Studios: social spaces for members to meet, eat and drink with up to three guests
- Events and screenings
- The option to add Soho Works Lounge membership for £300 a month

Soho Friends do not get access to Soho House members clubs unless staying in a bedroom.

Bedroom bookings are subject to occasional blackout periods

General Studio guidelines are:

"Our Studios are private places

The Studios are social spaces for members to create relationships and collaborate. However, our members' privacy is important, so posting about fellow members on social media is not allowed.

Keep it casual

We're a members' club for people working in the creative industries and we have a relaxed dress code. Please make sure your guests know this, too.

Guests are welcome

Members can sign in up to three guests at any time. You are responsible for your guests' behaviour, so please keep an eye on them and make sure they call it a night when you do.

First come, first served

There's generally no need to book in advance to visit the Studios, but we advise planning ahead when we host larger events and pop-ups.

Pets

We don't allow animals in our Studios, except for assistance dogs.

Illegal substances

Any member found to be buying, selling, using or possessing illegal drugs while on the premises will have their membership terminated.

8. Soho Works and Studio Space

Workspaces designed for businesses and creative thinkers to come together and share ideas. Soho Works is available to Soho House and Soho Friends members only. Soho Works has locations across London, New York, and Los Angeles

a) Studio Spaces

The Studios are creative spaces for Soho House and Soho Friends members to visit with up to three guests.

Members can eat and drink, attend events, screenings and pop-ups, as well as host their own events

There are currently Studio Spaces in Brixton South London, Tea Building, East London and White City West London, 180 Strand, Central London, Crouch End, North London and Kettners, Central London

b) Soho Works

Overall, it offers co-working offices and meeting rooms/ event spaces related to office space/tenants.

This arm of Soho House and Co aims to foster and connect creatives, entrepreneurs, dynamic thinkers and cultural explorers by integrating the creation, display, learning and social functions of culture throughout its spaces.

There are three types of memberships on offer at Soho Works – these are :

- a) **Lounge-** Hot-desk membership that offers adaptable working and complete flexibility
- b) **Desk-** Your own desk to suit your style of working with lockable storage
- c) **Office-** Private spaces where teams can work and collaborate

Soho Works Brighton will offer all 3 membership options.

These 3 types of membership include access to all Soho Works locations around the world. Membership includes:

- Curated calendar of events and workshops
- Private phone booths, photo studios, workshops and 3D printing
- Podcast equipment
- Space for private events
- Screening rooms
- Meeting rooms
- Wireless connectivity and video conferencing
- Kitchens with storage areas

Application for membership is, like the Houses, subject to an application process to ensure that the tenant/member is in keeping with the creative industries servicing of the brand.

Attached is a marketing brochure for Soho Works offices for your reference.

This brochure explains examples of events that will take place in the Soho Works and Studio spaces. Events will be of 2 types a) members events/meetings- arranged by Soho Works for the tenants/members (networking/guest speakers for example) and b) events/meetings by tenants of Soho Works for their business. In terms of b) we confirm that these will be notified to the applicant in advance so they can be risk assessed as required and these will typically be in space/s hired out by the business. Looking at the plans you will see that the premises has a break outspace in the centre and conference rooms around the edge. The layout cannot be changed as the rooms are permanent so the premises therefore cannot be made into one large open space.

The provision of licensable activities for events/functions/meetings shall at all times also be ancillary to the use of the premises as office space, and alcohol may only be

sold for consumption to members of the office space and their bona fide guests. This confirms the events are office related and will not be open to the general public.

Soho Works/Studio Spaces will be staffed at all times

The applicant is happy to add 3 further conditions to the application to tighten the operation

1. "The licence holder shall be notified in advance by tenants and/or members prior to any area being booked or used as an events space"
2. "A Soho Works Manager responsible for the premises shall ensure that the areas of the premises where alcohol is supplied or consumed under this licence shall be regularly patrolled by community management and housekeeping teams during the hours that the supply of alcohol is permitted to ensure compliance with the Licensing Act 2003 and the Soho Works Responsible Alcohol Management Plan"
3. "Persons attending any private pre-booked event/meeting, organised by either the licence holder or a member shall be recorded on a guest/visitors list which will be retained for a period of 31 days following the event/meeting and shall be made available for inspection by the relevant authorities."

The layout at Brighton is split in 2 essentially- for Soho Works and Studio space. Both are work spaces as the layout plans suggest

Venues do not get busy or overcrowded as booking is encouraged

As mentioned above, Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods (18 months typically). The same membership process will be implemented at Brighton when approving members/tenants.

Like other Soho House membership, renewal of a space at Brighton is NOT automatic and is reviewed by the Renewal Committee on an annual basis. This process ensures that its tenants/members conduct are constantly reviewed- and tenants/Members, in order to be renewed, must adhere to the House standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Reception will be fully manned whilst licensable activities are being provided.

In terms of the commencement hours sought in the application lodged (7am)- the businesses will be linked to creative industries worldwide so with time zones and some events happening by podcasts, virtual links etc the applicant wanted to be able to cater to those work hours overseas as well.

The applicant can however reduce the commencement hours for the retail sale of alcohol and other licensable activities to 10am for Soho Works/Studio.

In terms of regulated entertainment, my client has regulated entertainment at all other sites and it was requested for the small number of occasions each calendar year these were required for a specific event held at the premises. It may be that a tenant was having a ticketed launch for a product, which may be the subject of a charge made with a view to profit. Given the nature of the creative industry the applicant wanted to be certain to cater for all eventualities in terms of events for its members/tenants. There have been no issues with the events held at other Soho Works/Studio spaces. There have been no issue with the nature of the events held at other Soho Works/Studio spaces as not being works related. Further, the overriding condition on the Soho Works/Studio spaces that "The provision of licensable activities shall at all times be ancillary to the primary use of the premises as office space" will ensure the nature of the events are work related.

There will be no dance floors at the premises

There will be no advertisement of events to the public.

There will also be limits on the number of guests of tenants/members able to attend any events/meetings and functions- all member events will have a guest list and each tenant/member can bring 1 guest. For any events/meetings by a member/tenant for their business they will be subject to the event space/meeting room they are using, but again there will be a function sheet and this will be arranged through the applicant. Alcohol for functions will be pre-ordered in advance so it can be catered for.

The events will be private so if there is a members event this will be sent to members. If a member has an event it will be sent to the invitees.

There is a café area also in the Studio space. This will be staffed at all times and members will be able to go the service area and order drinks, non alcoholic or alcoholic and buy food

There is a refreshment area serving coffee, snacks (eg cereals for breakfast). Water and coffee is self service and in busier times there will be a barrista in this area. Alcohol will also be available in this space but will be served by a member of staff if requested- so there will be no self service of alcohol from the fridges etc. Alcohol will not be on display in the refreshment station. There will be a menu on display within the ground floor refreshment room but the alcohol bottles will not be displayed like a usual bar set up.

In terms of alcohol on offer, there will be a reduced selection of beers, wines and spirits. The premises are not operating as a typical bar so there will not be the full complement of alcohol on offer as a bar or restaurant would have. There will be a high end and low end offer of the core spirits, and a small selection of wine and beers. This will be the same for alcohol on offer for events.

There will be waiter/waitress service available.

There will be no advertising of alcohol or meeting spaces at all outside the premises.

Off sales are not being sought away from the premises (outside) but consumption can occur within the premises

The capacities are based on the fire risk assessment for the venue.

In terms of deliveries and collections- these will be co-ordinated with Soho House Club and the Kiosk

Food for any events/functions will be catered and brought into the premises from the kitchen in Soho House Club.

From the conditions proposed it is clear this is not a premises that primarily serves alcohol throughout. There are no off sales away from the premises. The premises is membership based and it remains primarily as an office space.

Alcohol will be able to be consumed throughout the premises. The applicant has sought the retail sale of alcohol so alcohol will be paid for. If there is an event for a tenant and alcohol is part of this (many events/seminars will not involve alcohol sales) then an invoice will be sent to the tenant and paid for at that point- depending on the style of the event a deposit may be paid, or the alcohol paid for prior to the event in the usual way for events. It is logical that if a tenant orders a drink from a refreshment station he can consume it in his office if he wishes. Alcohol is an ancillary function in this office space and no tenants have taken advantage of this ability in any of the other Soho Works sites operating.

The applicants are happy to offer a further condition that 'The licensable activities authorised by this licence can only be carried on at this premises by Soho Works Limited.' The applicant has no objection to this being imposed but will leave it to Members to decide if they feel the condition is necessary.

9. Soho House

Comments have been made in respect of the pool space at the Soho House club. Pools can currently be found in the UK at Farmhouse, Shoreditch House, 180House, Babington House, White City House. Full safety provisions are provided, with lifeguards and there have not been any incidents of safety concerns in respect of members using pool spaces. The disciplinary procedure ensures this.

Each House has a monthly events programme featuring everything from masterclasses and chef takeovers, to workshops and comedy nights

Inside the Houses there are club spaces for eating, drinking and relaxing. You'll find simple dishes on the menus, made using seasonal and locally sourced ingredients

In terms of events, the applicant has a range of spaces for any event, from creative workshops and small dinners, to castings and weddings

In relation to entertainment, for day to day operation, it is either low or non-existent. Members events are however held as it has done since 1996. All of the Soho House houses have a full complement of regulated entertainment, and this is really used for the member's events. Soho House is not a nightclub environment and does not promote crowded areas, but as with all Soho House houses the requirement for alcohol to be ancillary to food is unable to be agreed as Members can come in for a drink if they wish. This is for the entire premises. Soho House have a proven track record of being able to regulate the consumption of alcohol internally with its members and does not have a history or reputation for drunkenness or irresponsible behaviour

There is waiter/waitress service throughout though members can also order food and drinks at the bar. Food is available in all areas of the premises Attached is an indicative menu showing the style of food offered

There are strict rules even for members, as set out above, in relation to disturbing other members and so the applicant does not expect any noise issues with the premises.

In addition full insulation has been built into the premises and the acoustic report is attached. The specs for the windows and doors are below:

Description: Doors and fixed screens

Specification: Windows Aluprof MB 86ST

The units will be constructed from the Aluprof MB 86ST range of high performance thermally insulated frame profiles.

Specification: Doors Aluprof MB 86ST

The door units will be constructed from thermally insulated frame profiles from the Aluprof MB 86ST range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.

We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device.

The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles

Passive leaf will have concealed flush bolts top and bottom

Active leaf will be fitted with 2no key operated horizontal dead locks which lock into the leading edge of passive leaf

Description: Door, sliding doors and fixed screens to Pavilion

Specification: Door, window and sliding door Schueco Jansen

The door, sliding doors and window units will be constructed from thermally insulated frame profiles from the Schueco Jansen steel profiles range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.

We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device. The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles

9. The DPS

The DPS nominated on the applications is Tom Collins. Tom Collins is the Managing Director of Soho House & Co, dealing with all aspects of the operations. He will not be the final DPS and the GM will be nominated DPS prior to each venue trading.

10. Non Seasonal extensions

The 3 applications lodged include a request for permission for NYE and Oscars. The applicant has previously had these extensions granted as part of their regular operation. We understand the Police wish for any such extensions to be handled under TEN's so they can be individually assessed. The applicant has no objection to this and removes such request for non seasonal extensions

11, Gap between the terraces

The Planning Consent, BH2015/02443, for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. The gap to remain permanently free of any visual obstruction.

We would submit that it is not appropriate to add this as a condition on the premises licence as it relates to planning considerations in their entirety and not the licensing objectives.

12. Cumulative Impact Area

My client appreciates and acknowledges the premises are located in Brighton's Cumulative Impact Area. My client acknowledges the responsibility that comes with operating within cumulative impact areas. As the licensing authority's representation states *"It is also located in the electoral ward of Queen's Park, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the second worst out of 21 wards for Crime and Disorder data for Criminal Damage and third worst for All violence against the person, All injury violence, Sexual Offences, Non-injury assault and Police recorded alcohol related incidents. Under the Health data Queen's Park ward ranks the worst of all wards for A&E attendances with a record of alcohol, second worst for Increasing risk or higher risk drinking and Clients in alcohol treatment. It also ranks 3rd worst for Alcohol suspected ambulance call outs."*

However it is also acknowledged that each application should be assessed on its merits. My client operates within numerous cumulative impact areas and/or residential areas around the country. Their operation is constant. No sites (whether public restaurants, work spaces or members clubs, have ever been reviewed or been in a situation where reviews have been threatened. This is due mainly to the membership scheme in place and the kudos this brings. Membership waiting lists are years in the making. They are not venues which are overcrowded; the experience of the member is paramount to operations. The members become personally known to staff and any anti social behaviour is simply not tolerated. The revocation of membership for any poor behaviour, as detailed in the membership rules is used and the threat of revocation of membership is real. The international reputation of the applicant also ensures that enforcement of membership rules and disciplinary procedures are maintained robustly and consistently.

The reason for the cumulative impact policy is not translated into the operations proposed. There is negligible crime and disorder associated with any Soho House or Soho Works premises. There are next to no ambulance call outs and intoxication is not tolerated within the membership scheme. The premises does not operate in a nightclub fashion and the membership scheme is not token as some clubs offer. The applicant has chosen the Brighton location in full knowledge of the area and spent years developing the site at substantial cost. Attendance by persons to the venues is as a destination venue. It is not a premises which will be part of any 'pub crawl' around Brighton.

My client also appreciates the concern of members becoming victim of crime once they leave the premises and the added strain that could bring to the Police. The membership committee ensures all members are familiar with transport options and locational information and takes steps to ensure members leave and arrive home safely. The operation has built its reputation on its members and the experience the members have at its sites and there has been negligible issues at any of its sites, mainly down to the experiences within the venues and the fact that intoxication is not the primary aim of any of the sites.

The conditions offered (and amended) limit the operation and ensure the licensing objectives are promoted.

13 Amendments to Soho Works/Studio Application

The applicant has considered the representations and advises of the following amendments

1. Amendment to plans to reduce the areas for the sale of alcohol (to area highlighted in green)
2. Amend conditions to those attached
3. Reduce commencement time for all licensable activities to commence at 10am
4. Remove non standard timings

14. Amendments to Soho House Application

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 8am (alcohol between 8am and 10am shall be ancillary to a seated meal)
3. Remove non standard timings

I also clarify that the proposed condition “Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area” refers to the external area which is within the red lined area, but physically outside the premises. We appreciate that the red line shows the licensable area but this condition was just to clarify the point and we would be happy to leave this to Members to consider further.

15. Amendments to Kiosk Application

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 9am
3. Remove non standard timings
4. Reduce terminal hour for live music to 11pm as agreed with EH

SOHO **WORKS**

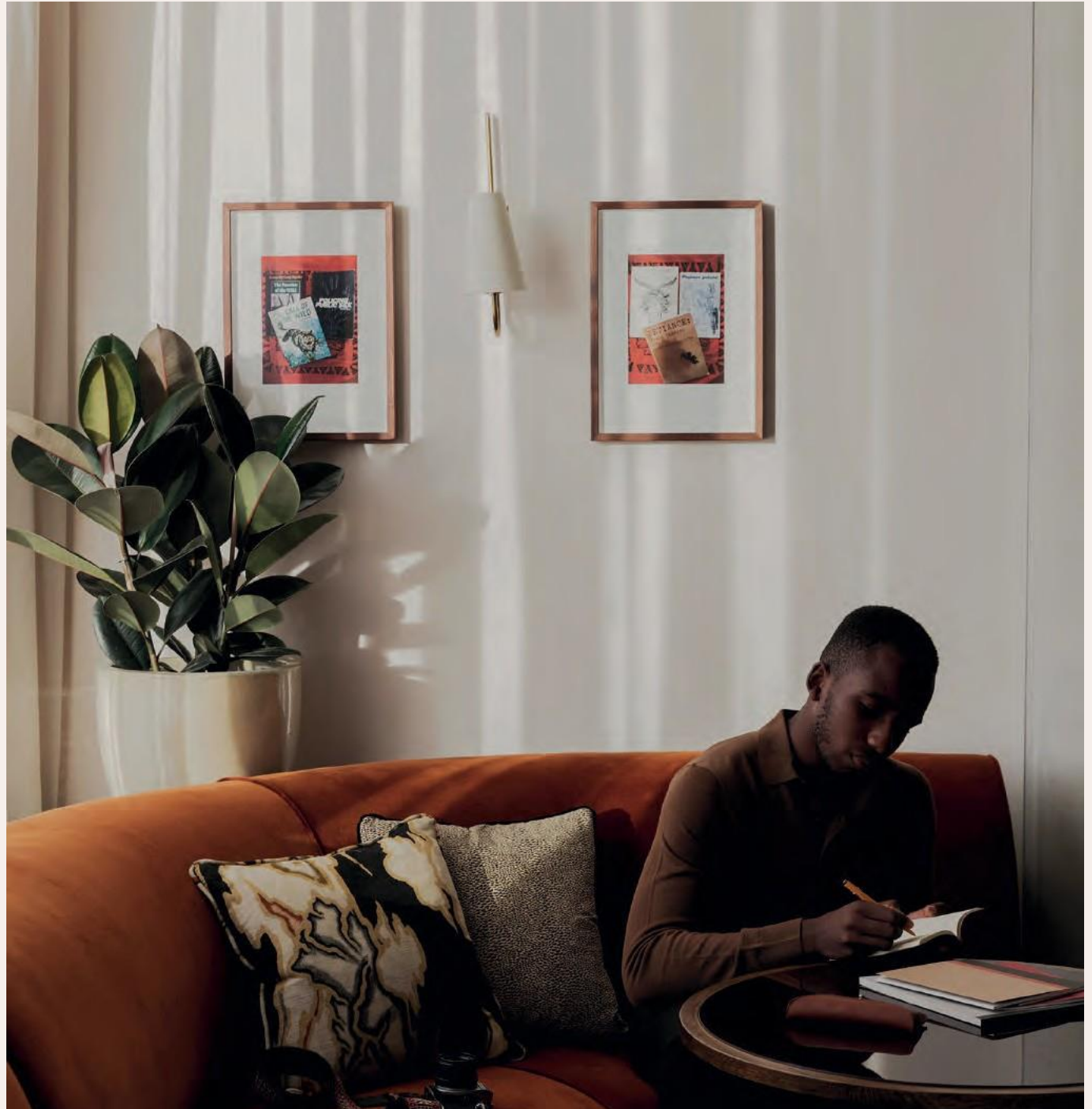
SOHO WORKS

INTRODUCTION

Soho Works is an international network of workspaces by Soho House, designed and equipped to help creative thinkers and businesses connect, collaborate and grow.

Our spaces combine the home-from-home feeling of our Houses with all the tools, technology and equipment to help you do your best work.

Each workspace has meeting rooms, studios, flexible private hire options and a curated programme of member events to help you and your business grow.



LONDON



NEW YORK



LOS ANGELES



HONG KONG



LOCATIONS

Soho Works is a global community and membership of workspaces based in cities all over the world, in locations close to or within Soho House clubs.

Membership at any of our spaces entitles you to worldwide access.

Open now in Shoreditch and White City with New York, LA and Hong Kong coming soon.

MEMBERSHIP TYPES

Lounge

Hot-desk membership that offers adaptable working and complete flexibility.

Desk

Your own desk to suit your style of working.

Office

Private spaces for teams to work and collaborate.





SOHO WORKS

Our workspace has multiple meeting rooms, podcast recording equipment, phone booths and a fully equipped kitchen.

There is also lounge space for catch-ups and break-out meetings with other members.



EVENTS

Soho Works' curated calendar of professional, social and wellbeing events are a platform for creative members to meet, connect and collaborate.

Available for private hire, the Loft is a large apartment-style space with a separate library, lounge, board room, meeting room and reception room. Each area can be hired individually or as combined spaces, from morning through to night.

WHAT'S INCLUDED

- Access to meeting rooms
- 200 pages of free printing per month
- Fully equipped kitchens with food storage areas
- Complimentary tea and coffee all day
- Permanent address for post
- Private phone booths
- Access to a curated calendar of complimentary member events
- Addison Lee courier services

OPTIONAL ADD-ONS

- Bookable private event space
- Lockable storage
- Courier delivery service

For more information, please contact Noelle Nikkhah
noelle.nikkhah@sohohouse.com

*Inclusive of VAT

SOHO **WORKS**

180 HOUSE REGULARS

SMALLS

SHISHITO PEPPERS miso glaze, sesame seed pb	8
MEATBALLS tomato sauce, Parmesan	8
TFC FRIED CHICKEN OR CAULIFLOWER pb hot sauce	8/6
GUACAMOLE crudites, taro crisps pb	9

STARTERS

GREEN VEGETABLE SOUP cannellini beans, tarragon pb	6
CALAMARI FRITTI chilli, lemon aioli	9
TACO, FRIED COD OR MUSHROOM pb cabbage slaw, chipotle aioli	9/7
BURRATA cherry tomatoes, basil v	10

SALADS AND BOWLS

BUTTER LETTUCE tomato, sherry vinaigrette pb	8
CHOPPED SALAD chicken, cheddar, bacon, beetroot, egg, baby gem, avocado	16
AHI TUNA POKE avocado, cucumber, fresno, brown jasmine rice	16

add on: seeded avocado 4 | burrata 6 | chicken 5 | salmon 5

SANDWICHES

AVOCADO ON TOAST chilli, sourdough pb (add poached eggs +2)	9
DIRTY BURGER cheddar, mustard, iceberg, tomato, pickle, fries	14
CLUB SANDWICH chicken, bacon, lettuce, tomato, egg, mayo, fries	15

GRILL AND MAINS

MAC AND CHEESE Scamorza, Parmesan	13
RIGATONI beef bolognese	16
CHICKEN PAILLARD rocket, cherry tomatoes, olives, aged balsamic	17
SALMON spinach, aioli	18
LAMB CHOP pickles, zhoug, radish	21
CLUB STEAK/FILET MIGNON bearnaise, fries	14/26

WOOD-FIRED PIZZA

BUFFALO MOZZARELLA tomato, oregano v	12
ZUCCHINI zucchini flowers, thyme, tomato	14
BLACK TRUFFLE tallegio, mozzarella, cream	14
SPICY SALAMI tomato, mozzarella, mushroom	15

SIDES

SWEET POTATO FRIES CHILLI KALE GREEN SALAD HISPI CABBAGE FRENCH FRIES	5
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There is a discretionary 12.5% service charge added to your bill. All above prices are inclusive of VAT.
Please inform your server if you have any allergies or require information on ingredients used in our dishes.
v = vegetarian | pb = plant based

SMALLS

SHISHITO PEPPERS	miso glaze, sesame seed pb	8
MEATBALLS	tomato sauce, Parmesan	8
TFC FRIED CHICKEN OR CAULIFLOWER	pb hot sauce	8/6
GUACAMOLE	crudites, taro crisps pb	9

STARTERS

GREEN VEGETABLE SOUP	cannellini beans, tarragon pb	6
CALAMARI FRITTI	chilli, lemon aioli	9
TACO, FRIED COD OR MUSHROOM	pb cabbage slaw, chipotle aioli	9/7
BURRATA	cherry tomatoes, basil v	10

SALADS AND BOWLS

BUTTER LETTUCE	tomato, sherry vinaigrette pb	8
CHOPPED SALAD	chicken, cheddar, bacon, beetroot, egg, baby gem, avocado	16
AHI TUNA POKE	avocado, cucumber, fresno, brown jasmine rice	16
add on: seeded avocado 4 burrata 6 chicken 5 salmon 5		

SANDWICHES

AVOCADO ON TOAST	chilli, sourdough pb (add poached eggs +2)	9
DIRTY BURGER	cheddar, mustard, iceberg, tomato, pickle, fries	14
CLUB SANDWICH	chicken, bacon, lettuce, tomato, egg, mayo, fries	15

GRILL AND MAINS

MAC AND CHEESE	Scamorza, Parmesan	13
RIGATONI	beef bolognese	16
CHICKEN PAILLARD	rocket, cherry tomatoes, olives, aged balsamic	17
SALMON	spinach, aioli	18
LAMB CHOP	pickles, zhoug, radish	21
CLUB STEAK/FILET MIGNON	bearnaise, fries	14/26

WOOD-FIRED PIZZA

BUFFALO MOZZARELLA	tomato, oregano v	12
ZUCCHINI	zucchini flowers, thyme, tomato	14
BLACK TRUFFLE	tallegio, mozzarella, cream	14
SPICY SALAMI	tomato, mozzarella, mushroom	15

WEEKLY MENU	STARTER		MAIN	
	XXXXX	xxxxx	0 XXXXX	xxxxx 0
	XXXXX	xxxxx	0 XXXXX	xxxxx 0
	XXXXX	xxxxx	0 XXXXX	xxxxx 0
	XXXXX	xxxxx	0 XXXXX	xxxxx 0
	XXXXX	xxxxx	0 XXXXX	xxxxx 0
	DESSERT			
	XXXXX	xxxxx	0	
	XXXXX	xxxxx	0	

SIDES

SWEET POTATO FRIES CHILLI KALE GREEN SALAD	5
HISPI CABBAGE FRENCH FRIES	

SOHO HOUSE MEMBERSHIP

- Hybrid physical & digital memberships based in cities
- Digital-only memberships based anywhere
- All have same criteria & calibre of member, same approval process

EVERY HOUSE: Access to all Houses, plus content and member-to-member connection via the SH.APP

LOCAL HOUSE: Access to one House, plus content and member-to-member connection via the SH.APP

CITIES WITHOUT HOUSES: Access to all Houses when travelling, events in local city, content and connection via the SH.APP

UNDER 27: Lower rates for members who are accepted before their 27th birthday, applicable until their 30th birthday. Applicable across Every House, Local House and Cities Without Houses memberships

PLUS: Additional access to small, discreet Houses with limited capacity

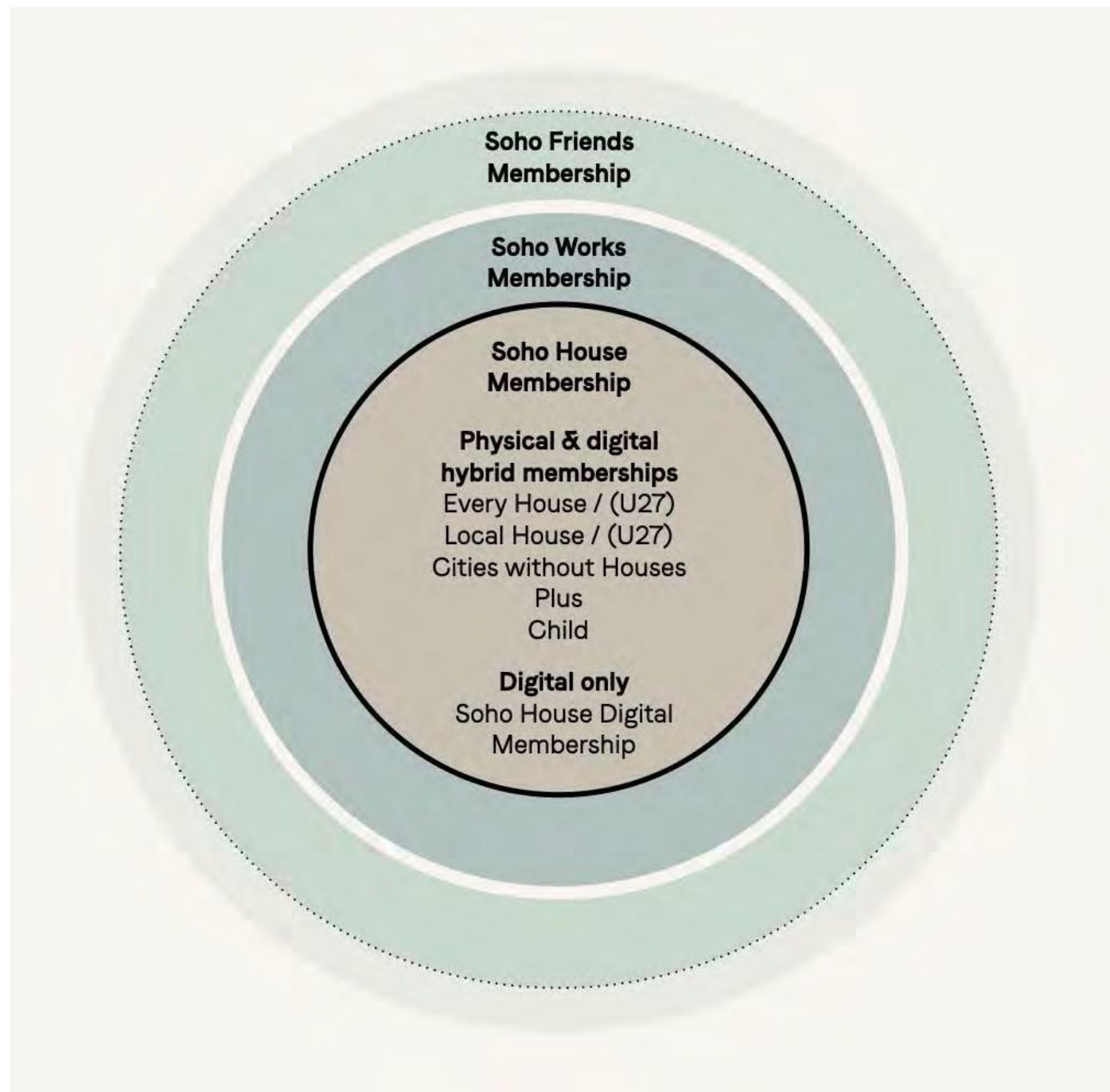
COMING SOON: DIGITAL MEMBERSHIP: Digital-only membership connecting a global network of creatives. Access to content and member-to-member connection via the SH.APP. Access to Houses when staying in a bedroom.

SOHO FRIENDS MEMBERSHIP

- For friends & family of existing members, those who regularly spend time in our spaces and restaurants, or shop at Soho Home or Cowshed
- Recommended by our members, or our team members
- Access to Soho House bedrooms, Studio spaces, events and screenings
- Benefits at Soho House restaurants, Soho Home & Cowshed

SOHO WORKS MEMBERSHIP

- A bolt-on membership for Soho House and Soho Friends members
- Lounge or Dedicated Desk membership for individuals, plus Offices for groups and small businesses
- For members to connect, collaborate and grow in a work environment
- Preserves the social experience within Houses and supports trends towards flexible working / less traditional office space
- 9 sites across London, NYC, LA



Appendix E.2

Soho House conditions

1. The reception desk (entrance) shall be staffed at all times the premises are in operation.
2. There shall be a personal licence holder on duty on the premises, from 20:00 until close, when the premises are authorised to sell alcohol
3. Alcohol may only be sold for consumption by (a) members of a private club and their bona fide guests, not exceeding 4 guests per member, and / or (b) by persons attending any private pre-booked event, by invitation only, organised by a member with a guest list provided in advanced which will be retained for a period of 31 days following the event and be made available for inspection by the relevant authorities.
4. The number of events with more than 400 persons shall be limited to 10 per calendar year.
5. No persons shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 1 month between their nomination or application for membership and their admission. A member's guest(s) may not enter the club without the member being present.
6. A list of the names and addresses of members of the Club shall be kept on the premises at all times together with a book/electronic record showing the names and dates of attendance of any guests introduced by members. Both the list and the book/electronic record shall be produced on demand for inspection by the police or an authorised officer of the Council
7. There will be no overt advertising of the licence facilities outside of the premises.
8. Alcohol sold between 8am and 10am shall be ancillary to a seated substantial table meal, served by waiter/waitress service only
9. No children under the age of 18 will be allowed on the premises unless accompanied by and under the control of an adult.
10. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID or proof of age cards bearing the 'PASS' mark hologram. The list of recommended forms of ID may be amended or revised with the prior written agreement of Sussex Police, the Licensing Authority and Trading Standards without the need to amend the licence or conditions attaching to it.

11. SIA licensed door supervisors shall be employed on any occasions when a requirement is identified by the licence holder's written risk assessment or requested by Sussex Police in writing at least 48 hours in advance. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information or guidance offered by the police, and also taking into account busy periods such as Bank Holidays, Season Variations and other City Centre Events e.g. Pride. The written risk assessment will be available on the premises for inspection by police and authorised officers of the Licensing Authority.

12. (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrance to the premises. The system shall be on and recording at all times the premises licence is in operation.

(b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.

(c) CCTV footage will be stored for a minimum of 31 days

(d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.

(e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

(f) Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police.

(g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.

(h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.

13. (a) An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The log will be inspected and signed off by the DPS (or a person with delegated authority) at least once a week.

(b) The logbook should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.

(c) Any refusals made for alcohol service e.g. underage, will also be recorded (either in electronic or written form) and feedback given to staff as relevant. The log will be kept for a minimum of twenty-four (24) months.

14. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of any public highway

15. 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 statutory noise nuisance

16. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

17. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

18. 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 upon request

19. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

20. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

21. No deliveries to the premises shall take place between 23:00 hours and 07:00 hours on the following day.

22. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0700 hours.

23. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises

24. There shall be waiter/waitress service available at all times.

25. Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area.

26. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.

27. A copy of the premises' drugs policy, dispersal policy, smoking policy and noise management plan shall be made readily available at the premises for inspection by authorised officers of the Licensing Authority or the police.

28. The premises will become a member of the Business Crime Reduction Partnership or similar scheme approved by the Licensing Authority. The scheme must operate, subject to local coverage, radios and additionally an exclusion/banning scheme of named individuals within both the day and night-time economy. Radios should be in use all times the premises are open to the public / members.

29. The premises licence holder and/or DPS shall carry out a documented risk assessment on the need for searching patrons entering the premises. The risk assessment shall be reviewed regularly and no less than every six months.

30. The premises shall operate a zero-tolerance approach to drugs and weapons

31. The premises licence holder shall ensure that at all times when the public is present there is at least one competent person able to administer first aid; that an adequate and appropriate supply of first aid equipment and materials is available on the premises; and that adequate records are retained in relation to the supply of any first aid treatment.

32. The licence holder shall enter into an agreement with a private hire firm to provide transport for customers with contact numbers made readily available to customers upon request. Where possible a call back system will be operated and drivers instructed not to sound their horns when collecting customers

33. (a) The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, in selling alcohol at the premises shall receive the following induction training. This training will take place prior to the selling of such products:

*The lawful selling of age restricted products – including company's own policy.

*Refusing the sale of alcohol to a person who is drunk

(b) Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

(c) All such training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

34. A first aid box will be available at the premises at all times.

35. Regular safety checks shall be carried out by staff.

36. There shall be no regulated entertainment in any external area after 11pm

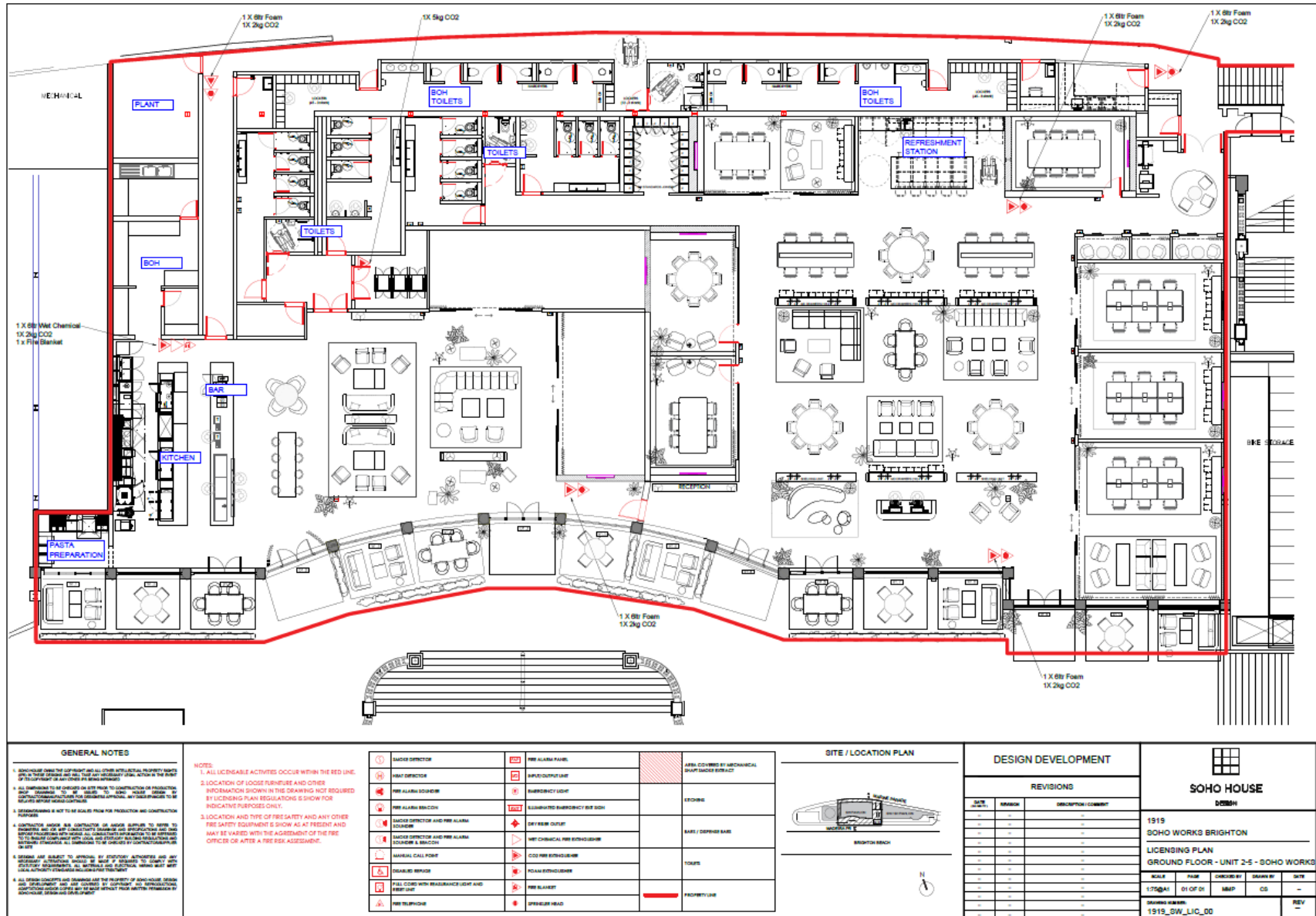
37. At all times the premises is open, the management will contract the back-up services of an approved mobile support unit (MSU), with a minimum of 2 SIA registered Door Supervisors operating from it. A copy of the MSU contract will be retained at the premises and made available for immediate inspection upon request by Sussex Police or Council Officials. The MSU will be accredited by the Brighton Business Crime Reduction Partnership (BCRP) or other similar organisation approved by Sussex Police should the BCRP not be in existence.

38. Authorised staff employed by Sussex Police in the role of licensing officer shall have the right of access to the licensed premises during hours of operation for the purpose of inspection of the premises and premises records in order to ensure the promotion of the licensing objectives.

39. The Premises Licence Holder shall provide and maintain a dedicated telephone number of the Designated Premises Supervisor or the duty manager for use by any person who may wish to make a complaint during the operation of the licence, which shall be provided to the Licensing Authority and local residents' associations

40. *Only Soho House UK Limited can carry out licensable activities* at the premises.

Appendix E.3



Appendix E.4

House rules



House Rules

Soho House operates private members' clubs (each a 'House') throughout the world. Membership to Soho House is intended for those in the creative industries and people with a creative soul. It requires adherence to accepted standards of conduct and the House rules to safeguard the use and enjoyment of Soho House by its members and their guests.

Last updated 6 September 2019

1. The House

Each member contracts with the Soho House company that looks after his or her local House (being the House closest to his or her designated address) or, where there is no local House, such company as may be designated by Soho House. Our Soho City members who live in Europe contract with Soho House CWH Limited, whilst our Soho City members outside of Europe contract with Soho House CWH LLC. Soho House reserves the right in its absolute discretion to change the Soho House company with whom a member contracts from time to time. Soho House will inform each member (including Soho City members) of the name of the Soho House company with whom he or she contracts by email when we confirm your membership approval and/or renewal, and also when we change your contracting Soho House company at any time. In these House rules, we will refer to that company as 'Soho House'.

Soho House reserves the right to charge members a joining fee, an annual subscription fee and for admission to the House premises from time to time. The right to amend or waive any such fees or subscriptions from time to time shall be in Soho House's sole discretion.

2. Your membership application

By completing and submitting your application for membership via our House website, you agree to be bound by these House rules. The Membership Committee meets quarterly and admits new members when space is available. The Membership Committee shall have sole discretion as to who shall become a member of Soho House. You are free to withdraw your application at any time. Should you wish to do so, please contact our membership team at membershipadmin@sohohouse.com. If your membership application is accepted, we will confirm this by sending you a 'Welcome to the House' email. Your annual membership will commence on the date your 'Welcome to the House' email is sent.

3. Proposing new members

Members are welcome to propose new applicants to join the House. Application forms are available at sohohouse.com/membership

4. Under 27 membership

Members whose applications are accepted on, or before, their 27th birthday will enjoy the benefits of a discount on the membership fee until their 30th birthday, alongside other reductions and events. All details can be found on our online membership portal, members.sohohouse.com. If your application is not accepted on, or before, your 27th birthday, the full membership fee will apply.

5. Membership renewal

Membership is for a minimum period of one year and renewable thereafter on an annual basis.

Membership renewals are not automatic and are reviewed by our Membership Committee on an annual basis. The decision of the Membership Committee is final and without appeal.

6. Membership database

It is important for us to have your current details, plus a photograph of you in our membership database. By becoming a member of Soho House, you agree that we can hold your personal details and a photograph to use in connection with your membership. If your contact or payment details change, please let us know via your account page on members.sohohouse.com

7. Membership payment

Upon approval or renewal of your membership, your membership fees become payable immediately. By providing us with your payment details, you accept and consent to being charged with membership fees in the form requested by Soho House upon your application being

Appendix E.5

Soho House, Brighton (Application No: BH2015/02443)

Plant Noise Assessment (Units 6-8)

Report 16/0368/R1-3

Soho House, Brighton (Application No: BH2015/02443)

Plant Noise Assessment (Units 6-8)

Report 16/0368/R1-3

Brighton Seafront Regeneration Ltd

150 St Johns Street
London
EC1V 4UD

Revision	Description	Date	Prepared	Approved
0	1 st Issue	2 September 2016	Josh Palmer	Philip Hankin
1	2 nd Issue	8 September 2016	Josh Palmer	Philip Hankin
2	3 rd Issue	16 May 2017	Josh Palmer	Philip Hankin
3	4 th Issue	15 June 2017	Josh Palmer	Philip Hankin

This report and associated surveys have been prepared and undertaken for the private and confidential use of our client only. If any third party whatsoever comes into possession of this report, they rely on it at their own risk and Cole Jarman Limited accepts no duty or responsibility (including in negligence) to any such third party.



Plant Noise Assessment (Units 6-8)

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Attachments

Glossary of Acoustic Terms

16/0368/TH1

Time history graph of noise survey results

16/0368/SCH1

Schedule of plant and associated noise levels

16/0368/SCH2-1

Schedule of silencers and required insertion losses

16/0368/SPC1

Specification for external sound absorbent lining



Plant Noise Assessment (Units 6-8)

16/0368/SPC2-1

Specification for low pressure drop acoustic louvres

16/0368/SPC3

Specification for in-duct silencers

Appendix A

Mechanical services proposed plans

Appendix B

Sample of plant noise calculation sheets

Appendix C

Summary of noise levels at external receivers



End of Section



Plant Noise Assessment (Units 6-8)

1 Introduction

- 1.1 It is proposed to open a new club, under the management of Soho House, as part of a wider redevelopment of an area of Brighton's seafront. Planning permission for the redevelopment has been granted (application no: BH2015/02443) subject to conditions, one of which relates to plant noise emissions.
- 1.2 Cole Jarman has previously undertaken a noise survey in order to determine plant noise limits for another part of the scheme. The background noise levels recorded during the survey have now been used to derive separate limits applicable to plant serving each area.
- 1.3 This report presents the methodology and results of the noise survey defines appropriate criteria in accordance with the requirements stipulated by the relevant planning condition (no. 8), and details a plant noise assessment and mitigation measures required to achieve compliance.

2 Site Description

- 2.1 Soho House is to occupy the eastern half of the wider redevelopment site, units no. 6-8. There will be separate mechanical services plant serving a gym and associated facilities on one floor, and the club restaurant and bars on the floor above.
- 2.2 The opening hours of the various areas have yet to be finalised and our assessment has therefore considered the full range of hours for which consent may be sought. The designer has informed us that the plant may also run for no more than an hour before and after these hours.
- 2.3 Based on the above the anticipated worst case operational hours of the proposed plant items are summarised below. We understand that plant serving the western half of the scheme is likely to run during the same hours as the club (non-gym) plant.
 - Gym plant: 0500-2300
 - Club, including restaurant plant: 0600-0300 hours
- 2.4 The site is shown within the context of the surrounding area in Figure 1 below. Marine Parade lies to the north and Madeira Drive to the south. The nearest noise sensitive receptors to the site are hotels and apartments on the north side of Marine Parade. These are shaded blue.
- 2.5 Beyond Madeira drive is Brighton Beach and, to the west, Brighton Pier. There are no other noise sensitive locations to consider south of the site.



Plant Noise Assessment (Units 6-8)

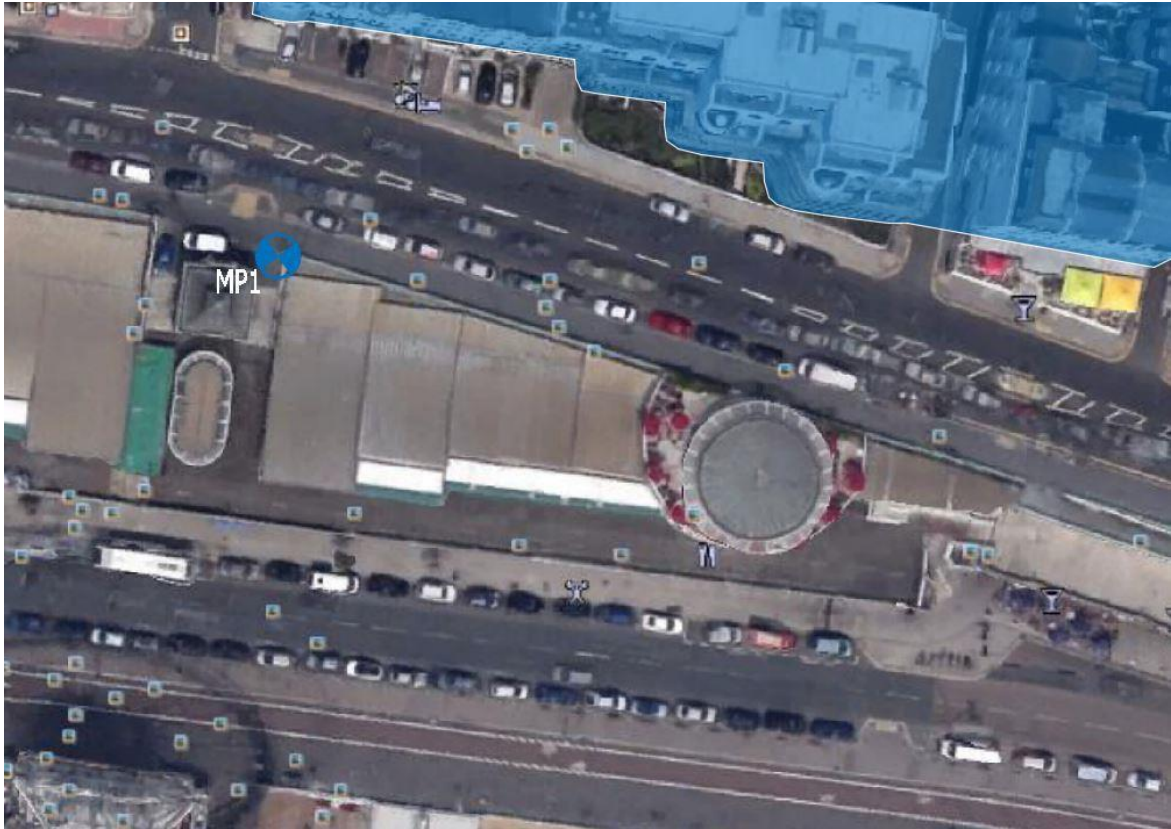


Figure 1. Aerial view of site showing nearest receptors and measurement position

3 Environmental Noise Survey

3.1 Methodology

- 3.1.1 An unattended noise survey was undertaken at one position for a period of 48 hours, commencing at approximately 1400 hours on Tuesday 7th June.
- 3.1.2 Measurements were made at a single free-field position at the north boundary of the site, approximately 8m from the kerb of Marine Parade. This position is labelled MP1 on Figure 1 above.
- 3.1.3 Measurements of the L_{Aeq} , L_{Amax} and L_{A90} indices were recorded over consecutive 15 minute periods (see attached Glossary of Acoustic Terms for an explanation of the noise units used).
- 3.1.4 Noise measurements were made using the equipment listed in table T1.



Plant Noise Assessment (Units 6-8)

Item	Manufacturer	Type
Sound Level Analyser	Norsonic	140
Acoustic Calibrator	Norsonic	1251
Weatherproof windshield	Norsonic	1212

T1 Equipment used during unattended noise survey

3.1.5 The sound level analyser was calibrated before and after the noise survey to ensure a consistent and acceptable level of accuracy was maintained throughout. No significant drift was noted to have occurred.

3.1.6 The weather conditions while setting up and collecting the survey equipment were warm and dry with a gentle breeze; suitable for the measurements. Based on online weather history data, these conditions are not believed to have varied significantly during the survey.

3.2 Results

3.2.1 The results of the noise measurements at MP1 are presented in the attached time history figure 16/0368/TH1.

3.2.2 The lowest background noise levels measured during each of the plant operating periods identified in paragraph 2.3 above are shown in table T2.

Location	Minimum $L_{90,15min}$ Background Noise Level, dB(A)			
	Gym plant (0500-0600)	Units 2-8 (0600-2300)	2-5 & Club (2300-0100)	Club plant (2300-0100)
MP1 – north site boundary	42	48	46	42

T2 Minimum measured background noise levels

3.2.3 While on site, the noise climate was dominated by traffic on Madeira Drive.

4 Noise Emission Criteria

4.1 Planning Condition 8

4.1.1 The site location falls under the jurisdiction of Brighton & Hove City Council. They have granted permission for the redevelopment (application no: BH2015/02443), subject to



Plant Noise Assessment (Units 6-8)

conditions. Planning condition 8 relates to noise emissions from new mechanical services plant and reads as follows:

Prior to the installation of plant into the development, an acoustic report shall be submitted for approval to the Local Planning Authority. This must show that the cumulative 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators), that will be incorporated into the development, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of the nearest residential or other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest $L_{A90,15mins}$ during the proposed hours of operation. The plant-specific noise level should be expressed as $L_{Aeq,T}$ and shall be representative of the plant operating at its maximum.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

- 4.1.2 It should be noted that the requirements stipulated by this condition differ in certain ways from the guidance in BS 4142:2014, which is typically referenced when assessing noise emissions from mechanical services plant.
- 4.1.3 The requirement to restrict plant noise to a level no greater than 10 dB below the minimum background level during the operating period goes beyond the intent of BS 4142:2014. The standard states that “where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact”.
- 4.1.4 Conversely, however, BS4142:2014 requires that plant noise is assessed on the basis of a rating level, which may include penalties for various acoustic features, whereas Planning Condition 8 refers to the combined A-weighted sound pressure level of all plant operating at a given time. Therefore, in this case there is no need to add corrections for the character of the plant noise.
- 4.1.5 Allowance should also be made for plant serving the western area of the redevelopment. Soho House plant intended to run between 0600 and 0100 hours should have noise emissions restricted to a level no greater than 13 dB below the minimum background level for this period. This will permit an equal level of noise to be generated by plant serving each area.

4.2 Plant Noise Limits

- 4.2.1 Based on the approach detailed in the previous section, the noise limits for the proposed mechanical services plant are shown in table T3.



Plant Noise Assessment (Units 6-8)

Location	Plant Noise Emission Limit, dB(A)		
	Gym plant (0500-0600)	All plant (0600-2300)	Club plant (2300-0300)
Residential buildings to north	32	35	32

T3 Plant noise emission limits at the nearest noise sensitive windows

5 Plant Noise Assessment

5.1 Proposed Installation

Cooling Plant

- 5.1.1 It is proposed to install five VRF air source heat pumps inside a pair of plant rooms on the northern side of the site.
- 5.1.2 Two units serving the club (ASHP 1 & 2) will be housed within a plant room at the east end of the lower level, with louvred openings in the roof and south external wall.
- 5.1.3 Two more units serving the club (ASHP 3 & 4) and one serving the gym (ASHP 5) will be located in a plant room near the west end of the upper level with louvred openings in the roof and north external wall.

Ventilation Plant

- 5.1.4 The gym will be served by an air handling unit (AHU 1) and extract fan (EF 1) located in an internal plant room. The AHU intake and discharge, and extract fan discharge will be ducted vertically out of the building through a louvre covered riser.
- 5.1.5 A kitchen extract fan (EF 3) is to be installed within the riser, with the exhaust ducted up alongside the AHU 1 and EF 1 atmospheric side ductwork.
- 5.1.6 An air handling unit (AHU 3) will be installed inside a plant room at the eastern end of the upper floor. The supply air intake for this unit will be ducted to the north external wall and there will be a larger, louvred opening in the roof.
- 5.1.7 All other plant will be installed fully inside the building, with noise transmitted outside only via ductwork.
- 5.1.8 A kitchen extract fan (EF 5), two other extract fans (EF 2 & 4) and two heat recovery units (HRU 1 & 2) will connect to grilles in the north side of the building. An air handling unit (AHU 2) will draw air through a grille in the lower floor roof on the same side of the building.

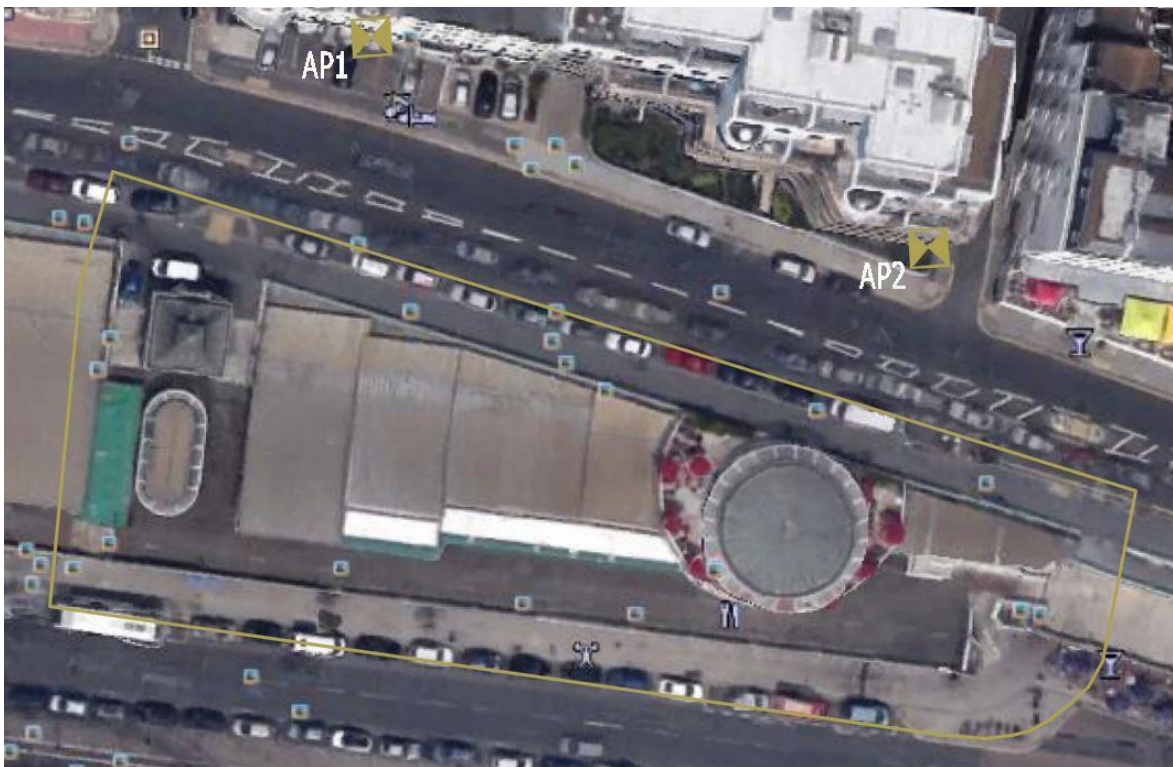


Plant Noise Assessment (Units 6-8)

- 5.1.9 A pair of heat recovery units (HRU 3 & 4) and three supply fans will be ducted to grilles on the south side of the building.

5.2 Assessment

- 5.2.1 An assessment has been conducted on the basis of drawings by CD International Building Services Engineers (CDBSE), dated 5th August 2016, and accompanying schedules of plant equipment. The reference codes used in this report to identify each unit and the location of any mitigation requirements correspond to those shown on the drawings and schedules by CDBSE. The drawings are attached as Appendix A.
- 5.2.2 For our assessment we have used manufacturers' octave band noise data for each plant item, as shown in the attached schedule 16/0368/SCH1.
- 5.2.3 The assessment has considered two residential receptors that will be most exposed to the new plant, north of the site, one near each end. These are labelled AP1 and AP2 on Figure 2 below.



- 5.2.4 Our assessment has taken into account reverberant sound build-up inside the various plant rooms and riser, sound radiated from louvred openings and transmitted along ducts to the atmosphere via grilles.
- 5.2.5 The specific noise levels generated by the equipment at each location have been calculated by correcting plant noise levels for distance and radiation losses, façade reflections and screening where appropriate.



Plant Noise Assessment (Units 6-8)

- 5.2.6 Duct and grille dimensions are not currently available, due to the outline stage of the design. Conservative estimates, proportional to the size of each plant item, have therefore been made in calculating losses for bands, end reflections and grille directivities where appropriate.
- 5.2.7 A sample of calculations detailing the assessment are attached as Appendix B. A full set of calculation sheets detailing the assessment for each of the plant items can be provided on request.

5.3 Required Mitigation Measures

- 5.3.1 It will be necessary to implement a range of noise mitigation measures to meet the proposed plant noise limits. These are listed along with their minimum octave band insertion losses in the attached schedule 16/0368/SCH2-1.
- 5.3.2 The ducted units will generally be the most amenable to noise control, as silencers can be installed in the air intake and discharge ductwork. Other measures will need to be considered to control noise emissions from the cooling plant and externally mounted fans.
- 5.3.3 In order to sufficiently reduce noise radiated from the fan casing of kitchen extract fan EF 3, it will be necessary to house the fan inside an acoustic enclosure. The fan manufacturer, Nuairire, state in their literature that they can provide this but it should be ensured that the enclosure achieves the insertion losses shown in the attached schedule (ENC 1) while ensuring adequate airflow to the fan and motor and acoustic isolation of the unit from the enclosure.
- 5.3.4 A sound absorbent lining will also need to be applied to a minimum of 6m² of the riser in which fan EF 3 is installed. This must be supplied and installed in accordance with the attached specification 16/0368/SPC1.
- 5.3.5 In order to control noise from the air source heat pumps breaking out of the two plant rooms at either end of the site, the louvres to each room should be acoustic louvres achieving the minimum insertion losses in the attached schedule (AL1 & 2).
- 5.3.6 The minimum louver insertion losses would typically be achieved by 300mm deep acoustic louvres. Acoustic louvres must be supplied to meet the requirements set out in the attached specification 16/0368/SPC2-1.
- 5.3.7 Minimum octave band insertion losses for atmospheric side silencers for the ventilation plant, where required, are provided in the attached schedule (AS 1 – 16) along with typical lengths and percentage free areas of silencer that would achieve these values.
- 5.3.8 The suggested silencer configurations are generally standard rectangular splitter silencers although in the case of kitchen extract fans, understood to be EF 3 and 5, Melinex faced splitter silencers should be used. We understand from the manufacturer's data sheets that fans EF 1, 2 and 4 are likely to have circular ductwork and a cylindrical silencer may be preferable.



Plant Noise Assessment (Units 6-8)

- 5.3.9 All silencers should be supplied and installed in accordance with the requirements of the attached specification 16/0368/SPC3. Silencer pressure drops should be limited to no more than 40 Pascals.

5.4 Results

- 5.4.1 With the mitigation measures described in the previous section in place, the assessed plant noise levels are as follows:

Location	Plant Noise Emission Level, dB(A) <i>(Limit)</i>		
	Gym plant (0500-0600)	All plant (0600-2300)	Club plant (2300-0300)
AP1 - New Madeira Hotel	30 (32)	34 (35)	32 (32)
AP2 – Van Alen Building	25 (32)	33 (35)	32 (32)

T4 Calculated plant noise levels at assessment position

- 5.4.2 It can be seen that the predicted plant noise levels at the assessment positions satisfy the plant noise emissions criteria required by Planning Condition 8.
- 5.4.3 A summary of the total octave band noise levels predicted at each assessment position, as well as the relative contributions from each assessed plant item, during each time period are included here as Appendix C.
- 5.4.4 As explained in paragraph 4.1.5 above, by designing to the limits specified here allowance has also been made for equal levels of noise generated by plant serving the western area of the redevelopment, which will contribute to avoiding excessively onerous restrictions on this plant.
- 5.4.5 Suitable isolation measures will need to be incorporated into the detailed plant design to prevent excessive levels of structure-borne noise from being transmitted to other parts of the building.

6 Conclusions

- 6.1 It is proposed to open a new club, under the management of Soho House, as part of a wider redevelopment of an area of Brighton's seafront. New mechanical services plant is proposed to serve the Soho House site and other areas of the redevelopment.
- 6.2 An unattended noise survey has been undertaken at the site to quantify the existing noise climate and plant noise emissions limits proposed to meet the requirements stipulated by a planning condition imposed by Brighton & Hove City Council.



Plant Noise Assessment (Units 6-8)

- 6.3 An assessment of the noise from the proposed plant items has been undertaken at the nearest noise sensitive windows. The assessment has shown that the proposed emission limits can be met and a programme of mitigation measures recommended to achieve this.
- 6.4 Headroom has been allowed for noise emissions from further plant equipment serving the other half of the redevelopment, which is covered by the same planning condition.

 End of Section



Plant Noise Assessment (Units 6-8)

Glossary of Acoustic Terms

L_{Aeq} :

The notional steady sound level (in dB) which over a stated period of time, would have the same A-weighted acoustic energy as the A-weighted fluctuating noise measurement over that period. Values are sometimes written using the alternative expression dB(A) L_{eq} .

L_{Amax} :

The maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise when occasional loud noises occur, which may have little effect on the L_{Aeq} noise level. Unless described otherwise, L_{Amax} is measured using the “fast” sound level meter response.

L_{A10} & L_{A90} :

If non-steady noise is to be described, it is necessary to know both its level and degree of fluctuation. The L_{An} indices are used for this purpose. The term refers to the A-weighted level (in dB) exceeded for n% of the time specified. L_{A10} is the level exceeded for 10% of the time and as such gives an indication of the upper limit of fluctuating noise. Similarly L_{A90} gives an indication of the lower levels of fluctuating noise. It is often used to define the background noise.

L_{A10} is commonly used to describe traffic noise. Values of dB L_{An} are sometimes written using the alternative expression dB(A) L_n .

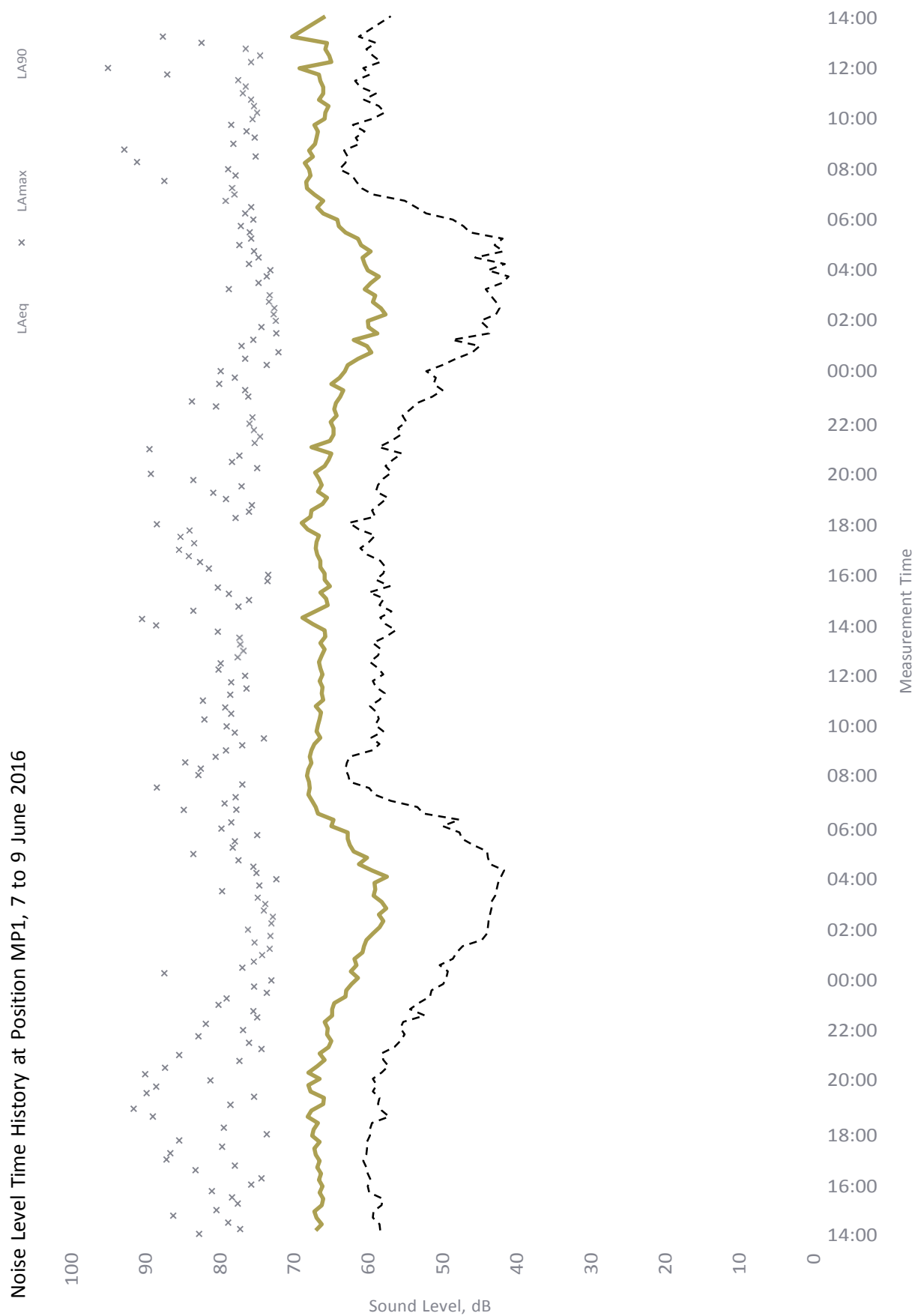
L_{AX} , L_{AE} or SEL

The single event noise exposure level which, when maintained for 1 second, contains the same quantity of sound energy as the actual time varying level of one noise event. L_{AX} values for contributing noise sources can be considered as individual building blocks in the construction of a calculated value of L_{Aeq} for the total noise. The L_{AX} term can sometimes be referred to as Exposure Level (L_{AE}) or Single Event Level (SEL).

■ End of Section



Figure 16/0276/TH01





Schedule of Plant and Air Handling Equipment Sound Levels, dB

Reference	Unit Details	Data ¹ Source	Noise Level Type	Noise Levels (dB)							
				63	125	250	500	1k	2k	4k	8k
ASHP 1	PUHY-P200YKB-A1.TH	Man	Sound Pressure, Lp @ 1m	72	63	60	55	48	44	38	33
ASHP 2	PUHY-P200YKB-A1.TH	Man	Sound Pressure, Lp @ 1m	72	63	60	55	48	44	38	33
ASHP 3	PUHY-P200YKB-A1.TH	Man	Sound Pressure, Lp @ 1m	72	63	60	55	48	44	38	33
ASHP 4	PUHY-P200YKB-A1.TH	Man	Sound Pressure, Lp @ 1m	72	63	60	55	48	44	38	33
ASHP 5	PUHY-P200YKB-A1.TH	Man	Sound Pressure, Lp @ 1m	72	63	60	55	48	44	38	33
AHU 1i	XBC75-H-LESWP	Man	Sound Power, Lw	76	75	74	77	70	64	58	54
AHU 1d	XBC75-H-LESWP	Man	Sound Power, Lw	80	79	74	82	81	73	66	62
AHU 2i	ESBHS5-L	Man	Sound Power, Lw	92	87	83	83	76	73	67	62
EF 1o	AVT5	Man	Sound Power, Lw	73	69	65	65	60	55	51	45
EF 4o	AVT5	Man	Sound Power, Lw	73	69	65	65	60	55	51	45
EF 5o	SQFA44ES	Man	Sound Power, Lw	83	85	84	84	77	78	78	64
AHU 3b	XBC65-H-LES	Man	Sound Power, Lw	63	65	52	47	41	37	31	16
AHU 3i	XBC65-H-LES	Man	Sound Power, Lw	75	75	68	62	60	55	44	30
AHU 3d	XBC65-H-LES	Man	Sound Power, Lw	81	81	75	71	68	65	57	51



Reference	Unit Details	Data Source	Noise Level Type	Noise Levels (dB)							
				63	125	250	500	1k	2k	4k	8k
EF 2o	AVT3	Man	Sound Power, Lw	79	75	75	70	63	62	52	52
EF 3b	SQFA43-3	Man	Sound Power, Lw	82	88	74	69	66	67	61	47
EF 3o	SQFA43-3	Man	Sound Power, Lw	85	95	78	75	80	81	77	71
SF 1i	ESBHS1-L	Man	Sound Power, Lw	76	70	63	52	52	52	47	38
SF 2i	ESBHS1-L	Man	Sound Power, Lw	76	70	63	52	52	52	47	38
SF 3i	ESBHS1-L	Man	Sound Power, Lw	76	70	63	52	52	52	47	38
HRU 1i	XBC25-H-NES	Man	Sound Power, Lw	70	64	62	64	59	55	47	46
HRU 1d	XBC25-H-NES	Man	Sound Power, Lw	76	77	71	74	65	65	63	64
HRU 2i	XBC45-H-NES	Man	Sound Power, Lw	79	71	71	60	60	58	50	41
HRU 2d	XBC45-H-NES	Man	Sound Power, Lw	84	77	81	67	68	68	62	60
HRU 3i	XBC45-H-NES	Man	Sound Power, Lw	79	71	71	60	60	58	50	41
HRU 3d	XBC45-H-NES	Man	Sound Power, Lw	84	77	81	67	68	68	62	60
HRU 4i	XBC45-H-NES	Man	Sound Power, Lw	79	71	71	60	60	58	50	41
HRU 4d	XBC45-H-NES	Man	Sound Power, Lw	84	77	81	67	68	68	62	60



Notes

1 - Man refers to data supplied by the equipment manufacturer or supplier, Emp refers to data calculated using empirical formulae, and Meas refers to data measured by Cole Jarman



Schedule of silencers and required insertion loss, dB ¹

Reference	Location	Silencer Type	Face Velocity ²	Insertion Losses (dB)							
			(m/s)	63	125	250	500	1k	2k	4k	8k
AL 1	Lower Level Plant Room	High Attenuation (300)		5	7	10	12	14	16	13	12
AL 2	Upper Level Plant Room	High Attenuation (300)		5	7	10	12	14	16	13	12
ENC 1	EF 3 (breakout)	Acoustic fan enclosure		5	8	10	15	20	25	25	25
AS 1	EF 1 (outlet)	1 Diameter 300mm		0	1	2	3	8	9	8	7
AS 2	EF 2 (outlet)	2 Diameter 300mm (Podded)		3	8	14	22	31	28	20	19
AS 3	EF 3 (outlet)	38% - 1800 (Melinex)		8	17	32	40	42	30	23	13
AS 4	EF 4 (outlet)	2 Diameter 300mm (Podded)		3	8	14	22	31	28	20	19
AS 5	EF 5 (outlet)	38% - 2100 (Melinex)		9	19	36	45	47	38	25	15
AS 6	AHU 1 (intake)	50% - 900		2	4	9	15	17	14	10	8
AS 7	AHU 1 (discharge)	40% - 900		4	7	13	19	23	23	16	13
AS 8	AHU 2 (intake)	30% - 1800		9	17	29	46	50	50	49	34
AS 9	AHU 3 (intake)	30% - 900		5	10	16	25	34	34	29	22
AS 10	AHU 3 (discharge)	30% - 900		5	10	16	25	34	34	29	22



Reference	Location	Silencer Type	Face Velocity		Insertion Losses (dB)						
			(m/s)	63	125	250	500	1k	2k	4k	8k
AS 11	HRU 1 (intake)	50% - 1200	2	6	11	20	23	19	12	9	
AS 12	HRU 1 (discharge)	35% - 1200	5	11	19	29	36	37	29	18	
AS 13	HRU 2 (intake)	50% - 1200	2	6	11	20	23	19	12	9	
AS 14	HRU 2 (discharge)	35% - 1200	5	11	19	29	36	37	29	18	
AS 15	HRU 3 (discharge)	50% - 600	1	2	7	10	11	9	8	7	
AS 16	HRU 4 (discharge)	50% - 600	1	2	7	10	11	9	8	7	

Notes

- 1 - To be read in conjunction with silencer specification
- 2 - Silencers should be sized such that the stated air velocity (in m/s) is not exceeded. Air velocity is evaluated by dividing the flow rate by the entire cross-sectional area of the silencer, not just the open or free area. The face velocity is calculated so that the pressure drop through the silencer does not exceed 50 Pa.

Specification 16/0368/SPC1

Project: Soho House, Brighton
Subject: External Sound Absorbent Lining
Date: 2 September 2016

1 General

This specification defines the applicable requirements for mineral fibre lining to the Fish Bar kitchen riser. The suppliers of the materials shall provide the necessary information and data to verify the required performance.

The supplier shall be responsible for ensuring that all the performance criteria set out herein are met by the product being offered.

2 Products

The acoustic lining is to be supplied in the minimum thickness stated and shall be inorganic glass fibre material with a minimum density of 48 kg/m³. The absorbent internal lining shall be faced with glass fibre cloth or other infill protection membrane and retained by perforated galvanised mild steel sheet having an open area preferably in excess of 20%, or expanded metal.

The acoustic media shall not comprise materials which are generally composed of mineral fibres, either man made or naturally occurring, which have a diameter of 3 microns or less and a length of 200 microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented.

Provision shall be made to prevent settling of the acoustic medium. The panels shall be suitably weather protected. In particular panels shall have drain holes as required to avoid soaking of the acoustic medium.

The sound absorption provided by the material (with the erosion resistive facing) shall meet or exceed the values tabulated below:



Minimum Thickness (mm)	Octave Band Centred Frequency (Hz)					
	125	250	500	1k	2k	4k
75	0.30	0.50	0.75	0.95	0.95	0.95

T1 Absorption Coefficients of Acoustically Absorbent Plant Area Lining

3 Execution

- 3.1 The acoustic lining shall be applied to an area covering at least 6m2 of the riser walls. Do not extend down to closer than 0.15m above the local ground level.
- 3.2 All available portions of the area designed to receive the acoustic liner shall be completely covered. All joints shall be neatly butted and there shall be no interruptions or gaps.
- 3.3 The acoustic lining shall be secured with mechanical fasteners which shall compress the lining sufficiently to hold it firmly in place.

■ End of Section

Specification 16/0368/SPC2-1

Project: Soho House, Brighton
Subject: Low pressure drop acoustic louvres
Date: 15 June 2017

- 1.1 The acoustic louvres shall provide an insertion loss of not less than indicated below.

Insertion Loss (dB) at Octave Band Centre Frequency (Hz)							
63	125	250	500	1k	2k	4k	8k
5	7	10	12	14	16	13	12

- 1.2 The louvre blades will be so spaced as to provide the above insertion loss, whilst allowing the free range of air, in accordance with the passive ventilation system requirements.
- 1.3 The louvres and supporting framework shall be constructed from aluminium or galvanised steel of appropriate gauge for the proposed installation. The acoustic louvre blades shall be solid on the upper face and perforated galvanised mild steel or aluminium on the lower face. The overall depth shall be 300mm.
- 1.4 The acoustic infill behind the perforated metal to be mineral fibre, shall have a density of 60-100 kg/m² and shall be insert, rot and vermin proof, non-hygroscopic and incombustible. It will be mineral fibre tissue or cloth faced.
- 1.5 The design of the louvres shall be such that there is no pooling of rainwater in any elements.
- 1.6 The louvres shall be finished as per the architect's specification.
- 1.7 The acoustic media shall not comprise materials which are generally composed of mineral fibres, either man made or naturally occurring, which have a diameter of 3 microns or less and a length of 200 microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented.

 End of Section

Specification 16/0368/SPC3

Project: Soho House, Brighton
Subject: Acoustic specification of in-duct silencers
Date: 2 September 2016

1 General

1.1 Description

- 1.1.1 Furnish and install duct silencers of the types and sizes shown on the schedule.
- 1.1.2 Transitions and support or suspension systems are not included.

1.2 Quality Assurance

- 1.2.1 The dynamic insertion loss shall meet or exceed the values given in the schedules.
- 1.2.2 The static pressure drop shall not exceed 40 Pascals.
- 1.2.3 The levels of airflow noise generated by the silencers themselves at the operating conditions shall be provided by the supplier, if requested.
- 1.2.4 Performance data relating to dynamic insertion loss, static pressure drop and self-noise shall be obtained in accordance with BS 4718:1971 or BS EN ISO 7235 : 1996.

1.3 Submittals

- 1.3.1 Data sheets on the specific silencers utilised.
- 1.3.2 An itemised list showing the specific silencer utilised, its size, pressure drop at the required airflow volume, certified test data on dynamic insertion loss and self-noise power levels.

2 Materials and Construction

2.1 Outer casings and interior construction

- 2.1.1 Outer casings of rectangular silencers shall be made of 18 gauge galvanized steel or thicker in accordance with the HVCA recommended construction for high pressure rectangular ductwork. Seams shall be lock formed and mastic sealed.



- 2.1.2 Interior partitions for rectangular silencer splitters shall be made of not less than 26 gauge galvanized perforated steel.
- 2.1.3 Interior construction of tubular silencers shall be compatible with the outside casings.
- 2.1.4 Splitters in rectangular silencers of length not less than 900mm shall have aerodynamically shaped leading and trailing edges. Square or blunt ends are not acceptable.
- 2.1.5 Silencers shall be fitted with drilled angle flange connections unless other forms of connection are specified by the Mechanical Services Consultant or Contractor.

2.2 Configuration

- 2.2.1 Splitters within the silencer should generally be aligned with half width splitters affixed to each side wall of the casing. Splitters shall preferably be aligned vertically, and there shall be a regular splitter/airway dimension across the full width of the silencer. Horizontal splitters, where this orientation is required, shall be suitably supported and stiffened to prevent sagging and restriction of the airways. It is of particular importance that the supplier ensures that parallel splitter elements are orientated to suit the aerodynamic conditions arising from the adjacent duct geometry, particularly in the vicinity of bends and other transitions.
- 2.2.2 For silencers manufactured in modules, this specification shall apply to the unit as a whole.
- 2.2.3 The supplier shall comply with the cross-sectional sizes as shown in the schedule, unless alternative dimensions are agreed and approved by the Mechanical Services Contractor and the Acoustic Consultant. Silencers which are constructed to alternative cross-sectional dimensions must achieve the dynamic insertion loss and pressure drop requirements as set out in the schedule.

2.3 Standard silencers

- 2.3.1 Filler material shall be of inorganic mineral or glass fibre of a density sufficient to obtain the specified acoustic performance and be packed under not less than 5% compression to eliminate voids due to vibration and settling. Material shall be inert; rot, vermin and moisture proof; non-combustible and non-hygroscopic.
- 2.3.2 The filler material shall be retained in the splitters in such a manner that there is no egress of the fibres into the air stream at the prevailing flow conditions. Splitters will normally be faced with perforated galvanised sheet steel: any other facing material must be approved by the Acoustic Consultant.

2.4 Silencers with non-porous fibre protection membrane

- 2.4.1 Filler material shall be of inorganic mineral or glass fibre of a density sufficient to obtain the specified acoustic performance and be packed under not less than 5% compression to eliminate voids due to vibration and settling. Material shall be inert; rot, vermin and moisture



proof; non-combustible and non hygroscopic. Filler material shall be totally encapsulated and sealed with Melinex film of a thickness no less than 0.03mm.

2.5 Special silencers with no acoustical fill

2.5.1 No acoustic fill material: glass fibre, mineral wool, foam, etc., are not permitted.

2.5.2 Insertion loss provided by broadly tuned resonators and impedance membranes.

2.6 Special Operating Conditions

2.6.1 Where corrosive or toxic gases are contained in the air stream, special constructions and materials may be specified as an addendum to this specification.

2.6.2 Silencers which are expected to operate at high temperatures (e.g. turbine exhausts, boiler flues etc.) shall be constructed of a suitable gauge material, with precautions taken to allow for thermal expansion and shock. The filler material inside the splitters shall generally comply with the provisions outlined in Paragraph 2.1.C, with modifications as required to accommodate the high operating temperature. For very high temperatures, steel wool or equivalent approved may be used as the filler material.

3 Execution

3.1 Silencer units shall be delivered to site with blocked ends to prevent the ingress of rubble prior to installation and to reduce the risk of damage. The silencer identification shall be clearly marked on the casing, as shall the direction of airflow.

3.2 The silencers shall be installed in accordance with the manufacturer's recommendations to obtain the published acoustic and air flow performance.

3.3 The silencers shall be located as shown in the drawings.

3.4 Orientate the internal silencer splitters as follows for rectangular silencers:

- Silencer splitters be oriented so as to be parallel to the plane of the turn if the silencer is located in a position less than 3 duct diameters in distance from the elbow. The duct diameter shall be based upon the maximum duct cross sectional dimension of the silencer.
- If the silencer is located greater than 3 duct diameters away from an elbow, the orientation is not critical.

3.5 Locate no rectangular or circular silencers within one duct diameter from elbows, fan suction or discharge openings takeoffs, etc., unless indicated on the drawings and/or approved by the Acoustic Consultant.



4 Potential Product Suppliers

4.1 Allaway Acoustics

- Contact: Jim Grieve
- Telephone: 01992 550825
- enquiries@allawayacoustics.co.uk
- Address
Old Police Station
1 Queens Road, Hertford,
Hertfordshire, SG14 1EN
- www.allawayacoustics.co.uk

4.2 Caice Acoustic Air Movement Ltd

- Telephone: 0118 9186470
- enquiries@caice.co.uk
- Head Office Address
Riverside House
3 Winnersh Fields
Gazelle Close, Winnersh
Wokingham, RG41 5QS
- www.caice.co.uk

4.3 Environmental Equipment Corporation

- Contact: Tim Meed
- Telephone: 01932 230940
- info@eecnoisecontrol.co.uk
- Address
Richmond House
Churchfield Road
Walton-on-Thames,
Surrey, WV13 3RS
- www.eecnoisecontrol.co.uk

4.4 IAC Ltd

- Contact: Mike Jackson
- Telephone: 01962 873000
- info@iacl.co.uk
- Head Office Address
IAC House
Moorside Road, Winchester
Hampshire, SO23 7US
- www.industrialacoustics.com/uk

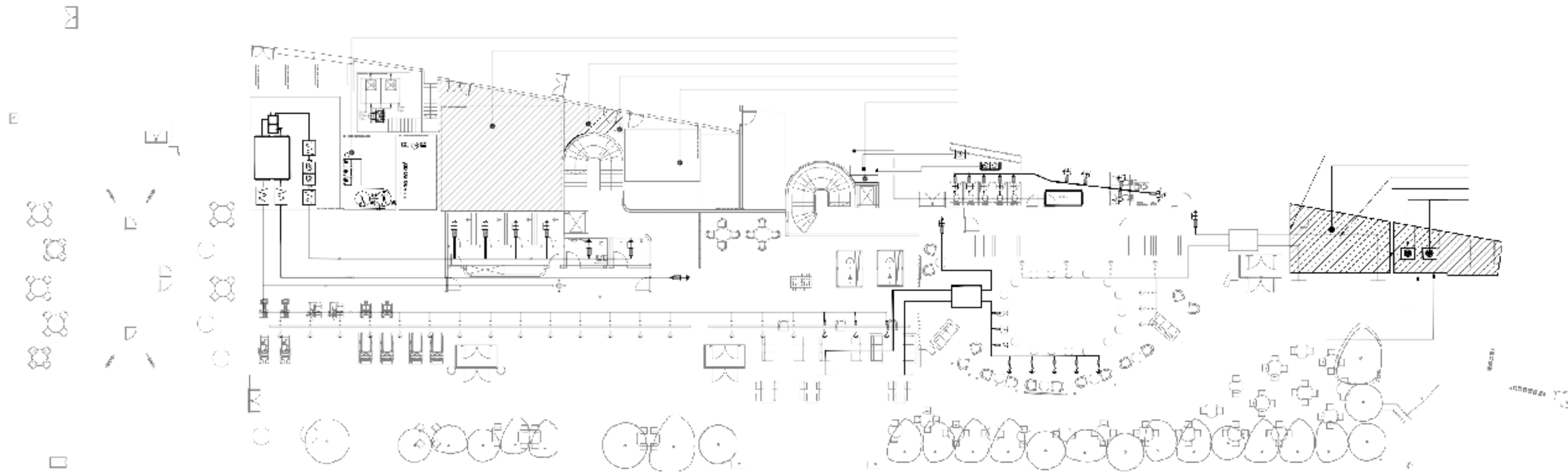
4.5 Noico Ltd

- Telephone: 01256 766207
- sales@noico.co.uk
- Address
Patrick House
Station Road, Hook
Hampshire, RG27 9HU
- www.noico.co.uk

4.6 TEK Limited

- Contact: Paul Virgo
- Telephone: 0121 766 5005
- sales@tek.ltd.uk
- Address
Seeleys Road, Greet
Birmingham B11 2LQ
- www.tek-ltd.com

■ End of Section



Blank area for notes or additional information.

- Notes
1. Refer to Architects and Structural Engineers drawings for building details.
 2. Dimensions to be checked on site before any works is put in hand or prefabricated.
 3. Figured dimensions where shown are in millimeters.
 4. This drawing is to be read in conjunction with the relevant Technical Specification and the Contractors working drawings.
 5. For purpose of construction, this drawing must not be scaled. Only written or calculated dimensions should be used.
 6. The position of all equipment is approximate as shown. The precise positions shall be agreed on site with other trades and Architects scaled layouts.

Location Key Plan (Not to Scale)

A	Updated layout	18.04.2017
#	Issued for Information	23.11.2015
Rev	Description / By / Chkd / App'd	Date

Purpose of Issue

Information



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www.cdbse.net CD International Building Services Engineers Ltd
Registered office: 16 Crucifix Lane, London, SE1 3JW. Registered in
England and Wales No.7343303 cdbse@cdbse.net

Client

Robin Mallin

Project

Soho House Brighton

Drawing

Mechanical Services
Proposed Roof Plan

Date 05.08.2016

Scale @ A1 1:150

Drawn JL

Checked JR

Approved JR

Project No. 1534

Drawing Identifier project zone level file type role unclass number revision BS1192 / Uniclass Compliant

- Notes
1. Refer to Architects and Structural Engineers drawings for building details.

2. Dimensions to be checked on site before any works is put in hand or prefabricated.

3. Figured dimensions where shown are in millimeters.

4. This drawing is to be read in conjunction with the relevant Technical Specification and the Contractors working drawings.

5. For purpose of construction, this drawing must not be scaled. Only written or calculated dimensions should be used.

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Location Key Plan (Not to Scale)



A	Updated layout	18.04.2017
#	Issued for Information	23.11.2015
Rev	Description / By / Chk'd / App'd	Date

Purpose of Issue

Information

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Registered office: 16 Crucifix Lane, London, SE1 3JW. Registered in
England and Wales No.7343303 cdbse@cdbse.net

Client

Robin Mallin

Project

Soho House Brighton

Drawing

Mechanical Services
Proposed Upper Tier Plan

Date	05.08.2016
Scale @ A1	1:150
Drawn	JL
Checked	JR
Approved	JR
Project No.	1534

Drawing Identifier				BS1192 / Uniclass Compliant			
project	zone	level	file type	role	uniclass	number	revision





Calculation Sheet

16/0368/Appendix B

ASHP 5 to AP1a

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - ASHP 5									
Sound Pressure Levels @ 1m		72.0	63.0	60.0	55.0	48.5	44.0	38.5	33.0
Full Conformal Area									
Conformal Distance (m)	1.0								
Type - Semi-anechoic									
		14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5
Lw to LpRev (Src In Room)									
Receiver - PR2									
		-6.1	-6.1	-6.1	-6.2	-6.2	-6.2	-6.6	-6.9
Rev to Free Field									
Scenario - Small Room, Refl Surface									
		-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0	-6.0
Silencer									
Silencer - AL 2									
		-5.0	-7.0	-10.0	-12.0	-14.0	-16.0	-13.0	-12.0
Rathe Distance Loss									
Shortest Dim (m)	4.0								
Longest Dim (m)	5.0								
Distance (m)	33.0								
		-27.3	-27.3	-27.3	-27.3	-27.3	-27.3	-27.3	-27.3
Facade Reflection									
Reflection (dB)	2.5								
		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5



Octave Band Centre Frequency (Hz)								
	63	125	250	500	1k	2k	4k	8k
External Receiver								
External Receiver - AP1a								
Sound Pressure, Lp	44.6	33.6	27.6	20.5	12.0	5.5	2.5	-2.2



Calculation Sheet

16/0368/Appendix B

EF 5o to AP1a

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - EF 5o									
Sound Power Levels		83.0	85.0	84.0	84.0	77.0	78.0	78.0	64.0
Silencer									
Silencer - AS 5									
		-9.0	-19.0	-36.0	-45.0	-47.0	-38.0	-25.0	-15.0
Bend Loss CJ									
Dimension (mm)	600.0								
No. of Bends (no.)	1.0								
Type - Unlined Square Bend - With Vanes									
		0.0	0.0	-1.0	-2.0	-3.0	-3.0	-3.0	-3.0
End Reflection									
Width/Diameter (m)	0.6								
Length (m)	0.6								
Rec or Circ - Rectangular									
Free or Flush - Flush									
		-7.3	-2.9	0.0	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.6								
Height (m)	0.6								
Vertical (°)	0.0								
Horizontal (°)	45.0								
		0.5	1.5	2.0	2.8	3.2	4.0	4.0	4.0



Octave Band Centre Frequency (Hz)								
	63	125	250	500	1k	2k	4k	8k
Point Source Radiation Loss								
Radiation - Quarterspherical	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0
Point Source Distance Loss								
End Distance (m)	49.0							
	-33.8	-33.8	-33.8	-33.8	-33.8	-33.8	-33.8	-33.8
Facade Reflection								
Reflection (dB)	2.5							
	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
External Receiver								
External Receiver - AP1a								
Sound Pressure, Lp	30.9	28.4	12.7	3.5	-6.0	4.7	17.7	13.7



		Total Noise Levels	
Project Name	Soho House, Brighton		
Project Reference	16/0368		
Receiver Reference	AP1a		
Description	New Madeira Hotel (all plant)		
Noise Limit	35		
dBA	34		

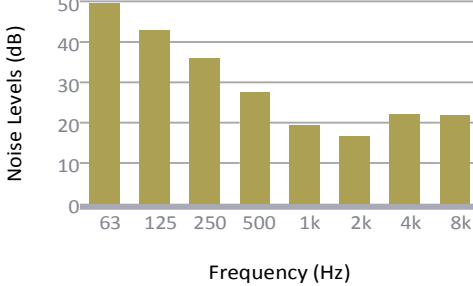
Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
AHU 2i	39	31	17	-1	-17	-23	-28	-18
EF 4o	26	22	17	9	-4	-5	-1	-6
EF 5o	31	28	13	3	-6	5	18	14
AHU 3b	20	22	9	3	-3	-7	-15	-31
AHU 3i	23	23	15	0	-11	-16	-23	-30
AHU 3d	25	25	17	3	-10	-15	-19	-18
EF 2o	36	32	31	19	4	7	5	6
EF 3b	36	38	21	10	1	-3	-9	-24
EF 3o	31	38	9	-4	-2	10	13	17
SF 1i	23	20	13	-3	-7	-9	-17	-29
SF 2i	23	20	13	-3	-7	-9	-17	-29
SF 3i	23	20	13	-4	-7	-9	-17	-29
HRU 1i	18	13	11	9	3	4	3	5
HRU 1d	21	21	12	10	-4	-4	2	14
HRU 2i	27	20	20	5	4	7	6	0
HRU 2d	29	21	22	3	-1	-1	1	10



16/0368/Appendix C

Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
HRU 3i	17	12	14	1	-1	-5	-16	-28
HRU 3d	21	16	17	-2	-4	-4	-12	-16
HRU 4i	15	11	13	2	-3	-7	-18	-30
HRU 4d	19	15	16	-1	-6	-6	-14	-18
ASHP 1	33	22	16	9	0	-6	-9	-14
ASHP 2	33	22	16	9	0	-6	-9	-14
ASHP 3	45	34	28	20	12	5	3	-2
ASHP 4	45	34	28	20	12	5	3	-2
AHU 1i	28	31	28	23	13	9	7	5
AHU 1d	30	32	24	24	18	9	9	8
EF 1o	21	22	22	25	15	8	5	0
ASHP 5	45	34	28	20	12	5	3	-2



Project Name	Soho House, Brighton	Total Noise Levels 	
Project Reference	16/0368		
Receiver Reference	AP2a		
Description	Van Alen Building (all plant)		
Noise Limit	35		
dBA	33		

Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
AHU 2i	43	35	20	2	-14	-20	-25	-15
EF 4o	29	26	20	13	-1	-2	2	-3
EF 5o	34	32	16	7	-3	8	21	17
AHU 3b	28	30	17	11	5	1	-7	-23
AHU 3i	31	32	24	10	-1	-6	-13	-20
AHU 3d	33	33	25	11	-2	-7	-11	-10
EF 2o	34	30	28	15	0	1	-1	0
EF 3b	30	33	16	4	-4	-8	-15	-29
EF 3o	26	32	3	-10	-8	4	7	11
SF 1i	20	18	12	-3	-10	-12	-20	-32
SF 2i	20	18	12	-3	-10	-12	-20	-32
SF 3i	23	21	14	-1	-8	-10	-18	-29
HRU 1i	21	17	15	13	6	7	6	8
HRU 1d	24	25	16	14	-1	-1	5	17
HRU 2i	30	24	24	9	7	10	9	3
HRU 2d	32	25	26	7	2	2	4	13

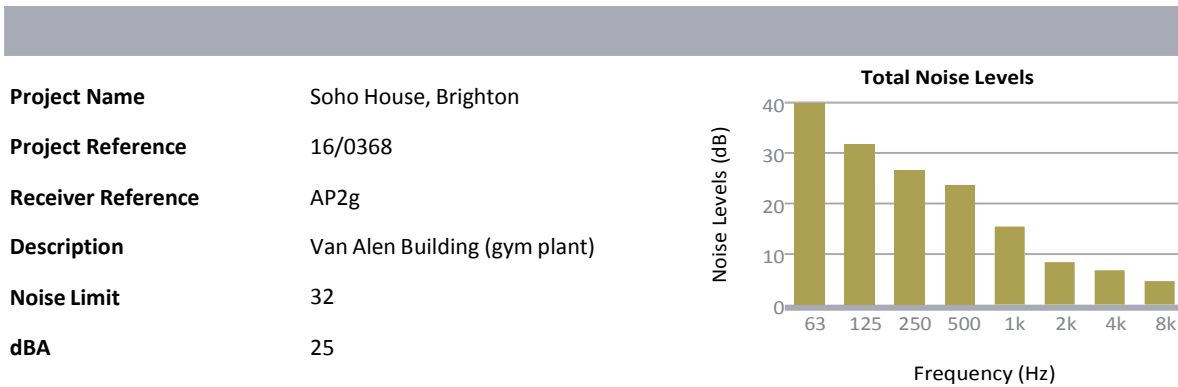


16/0368/Appendix C

Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
HRU 3i	20	15	17	5	2	-2	-12	-24
HRU 3d	24	19	20	2	-1	-1	-8	-12
HRU 4i	22	18	19	7	5	0	-10	-22
HRU 4d	26	22	22	4	2	1	-6	-10
ASHP 1	41	30	24	17	9	2	-1	-6
ASHP 2	41	30	24	17	9	2	-1	-6
ASHP 3	40	29	23	16	7	1	-2	-7
ASHP 4	40	29	23	16	7	1	-2	-7
AHU 1i	23	25	22	17	7	3	1	-1
AHU 1d	25	26	18	18	12	3	3	2
EF 1o	16	16	16	19	9	2	-1	-6
ASHP 5	40	29	23	16	7	1	-2	-7



Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
AHU 1i	28	31	28	23	13	9	7	5
AHU 1d	30	32	24	24	18	9	9	8
EF 1o	21	22	22	25	15	8	5	0
ASHP 5	45	34	28	20	12	5	3	-2



Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
AHU 1i	23	25	22	17	7	3	1	-1
AHU 1d	25	26	18	18	12	3	3	2
EF 1o	16	16	16	19	9	2	-1	-6
ASHP 5	40	29	23	16	7	1	-2	-7



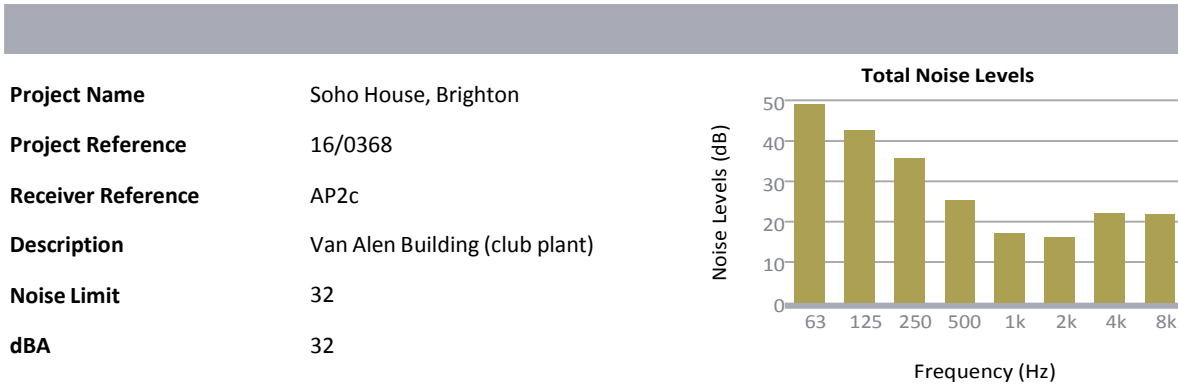
Project Name	Soho House, Brighton	Total Noise Levels 	
Project Reference	16/0368		
Receiver Reference	AP1c		
Description	New Madeira Hotel (club plant)		
Noise Limit	32		
dBA	32		

Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
AHU 2i	39	31	17	-1	-17	-23	-28	-18
EF 4o	26	22	17	9	-4	-5	-1	-6
EF 5o	31	28	13	3	-6	5	18	14
AHU 3b	20	22	9	3	-3	-7	-15	-31
AHU 3i	23	23	15	0	-11	-16	-23	-30
AHU 3d	25	25	17	3	-10	-15	-19	-18
EF 2o	36	32	31	19	4	7	5	6
EF 3b	36	38	21	10	1	-3	-9	-24
EF 3o	31	38	9	-4	-2	10	13	17
SF 1i	23	20	13	-3	-7	-9	-17	-29
SF 2i	23	20	13	-3	-7	-9	-17	-29
SF 3i	23	20	13	-4	-7	-9	-17	-29
HRU 1i	18	13	11	9	3	4	3	5
HRU 1d	21	21	12	10	-4	-4	2	14
HRU 2i	27	20	20	5	4	7	6	0
HRU 2d	29	21	22	3	-1	-1	1	10



16/0368/Appendix C

Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
HRU 3i	17	12	14	1	-1	-5	-16	-28
HRU 3d	21	16	17	-2	-4	-4	-12	-16
HRU 4i	15	11	13	2	-3	-7	-18	-30
HRU 4d	19	15	16	-1	-6	-6	-14	-18
ASHP 1	33	22	16	9	0	-6	-9	-14
ASHP 2	33	22	16	9	0	-6	-9	-14
ASHP 3	45	34	28	20	12	5	3	-2
ASHP 4	45	34	28	20	12	5	3	-2



Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
AHU 2i	43	35	20	2	-14	-20	-25	-15
EF 4o	29	26	20	13	-1	-2	2	-3
EF 5o	34	32	16	7	-3	8	21	17
AHU 3b	28	30	17	11	5	1	-7	-23
AHU 3i	31	32	24	10	-1	-6	-13	-20
AHU 3d	33	33	25	11	-2	-7	-11	-10
EF 2o	34	30	28	15	0	1	-1	0
EF 3b	30	33	16	4	-4	-8	-15	-29
EF 3o	26	32	3	-10	-8	4	7	11
SF 1i	20	18	12	-3	-10	-12	-20	-32
SF 2i	20	18	12	-3	-10	-12	-20	-32
SF 3i	23	21	14	-1	-8	-10	-18	-29
HRU 1i	21	17	15	13	6	7	6	8
HRU 1d	24	25	16	14	-1	-1	5	17
HRU 2i	30	24	24	9	7	10	9	3
HRU 2d	32	25	26	7	2	2	4	13



16/0368/Appendix C

Reference	Noise Levels (dB)							
	63	125	250	500	1k	2k	4k	8k
HRU 3i	20	15	17	5	2	-2	-12	-24
HRU 3d	24	19	20	2	-1	-1	-8	-12
HRU 4i	22	18	19	7	5	0	-10	-22
HRU 4d	26	22	22	4	2	1	-6	-10
ASHP 1	41	30	24	17	9	2	-1	-6
ASHP 2	41	30	24	17	9	2	-1	-6
ASHP 3	40	29	23	16	7	1	-2	-7
ASHP 4	40	29	23	16	7	1	-2	-7

Licensing Panel (Licensing Act 2003 Functions)

Brighton & Hove City Council

Subject:	Application for a New Premises Licence under the Licensing Act 2003		
Premises:	Soho Works Unit 2-5 The Terraces Madeira Drive Brighton BN2 1AY		
Applicant:	Soho Works Limited		
Date of Meeting:	4 February 2022		
Report of:	Executive Director of Housing, Neighbourhoods & Communities		
Contact Officer:	Name:	Sarah Cornell	Tel: (01273) 295801
	Email:	Sarah.Cornell@brighton-hove.gov.uk	
Ward(s) affected:	Queen's Park		

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To determine an application for a **New** Premises Licence under the Licensing Act 2003 for **Soho Works**.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a **New** Premises Licence under the Licensing Act 2003 for **Soho Works**.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a **New** Premises Licence under the Licensing Act 2003. The application proposes a **work/office space with ancillary events spaces. and restaurant/cafe. The premises will offer a campus style environment to support the diverse and varied business and employee needs for the Creative Industry in Brighton. The premises will be managed by Soho House and Co the applicant.**
- 3.2 Section 18 of the application is detailed at Appendix A and the plan of the premises is attached at Appendix B.

3.3 Summary table of proposed activities

	Proposed
Films	Monday – Sunday 07:00 – 00:00 Indoors only
Live music	Monday – Sunday 07:00 – 00:00 Indoors only
Recorded Music	Monday – Sunday 07:00 – 00:00 Indoors only
Late Night Refreshment	Monday – Sunday 23:00 – 00:00 Indoors & Outdoors
Supply of Alcohol	Monday – Sunday 07:00 – 00:00 On & Off the premises
Hours premises are open to public	Monday – Sunday 07:00 – 00:00
For all of the above	From the end of the permitted hours on New Years Eve to the start of the permitted hours on New Years Day. Such hours of a live broadcast of the American Oscars, with 1 hour before and after the live broadcast

- 3.4** Cumulative Impact. The premises falls within the Cumulative Impact Area (“The Area”) (see paragraphs 3.1 – 3.1.10).

Representations received

- 3.5** Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:
- 3.6** 8 representations were received, 4 in support and 4 opposing. They were received from local residents, a Resident Association, Sussex Police and The Licensing Authority.

- 3.7** Representations received had concerns relating to Prevention of Crime and Disorder, Cumulative Impact, Public Safety, Prevention of Public Nuisance, Protection of Children from Harm.
- 3.8** Full details of the representations are attached at Appendix C. A map detailing the location of the premises is attached at Appendix D. Supporting evidence from the applicant can be found at Appendix E.

4. COMMENTARY ON THE LICENSING POLICY

- 4.1** The following extracts from Brighton & Hove City Council Statement of Licensing Policy are considered relevant to this application and **are numbered as they appear in the policy**:

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act. This policy takes effect from the 4th February 2021. The licensing authority is Brighton & Hove City Council. The purpose of this statement is to promote the licensing objectives and set out a general approach to making licensing decisions. The discretion of the licensing authority in relation to applications under the act is only engaged if 'relevant representations' are made by other persons or responsible authorities. This policy will inform the approach to be taken when deciding applications and imposing conditions when relevant representations are received. It is also intended as a guide for applicants as to what to include in their operating schedules, always recognising that if no representations are received, the application must be granted. The licensing authority must carry out its functions with a view to promoting the licensing objectives and this policy is framed around those objectives. Each application will be given individual consideration on its merit. The scope of this policy covers the following:

- Retail sales of alcohol.
- The supply of alcohol by or on behalf of a club, or to the order of, a member of the club.
- The provision of regulated entertainment.
- The provision of late night refreshment.

1.2 The licensing objectives are:

- (a) the prevention of crime and disorder.
- (b) public safety.
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

1.3 Scope

1.3.1 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various

authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity. Each application will be given individual consideration on its merit. Nothing in this policy shall undermine the right of any individual to apply under the terms of the act for a variety of permissions and to have any such application considered on its individual merits. Similarly, nothing in this policy shall override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the act.

3 Special Policies and Initiatives

3.1 Cumulative impact

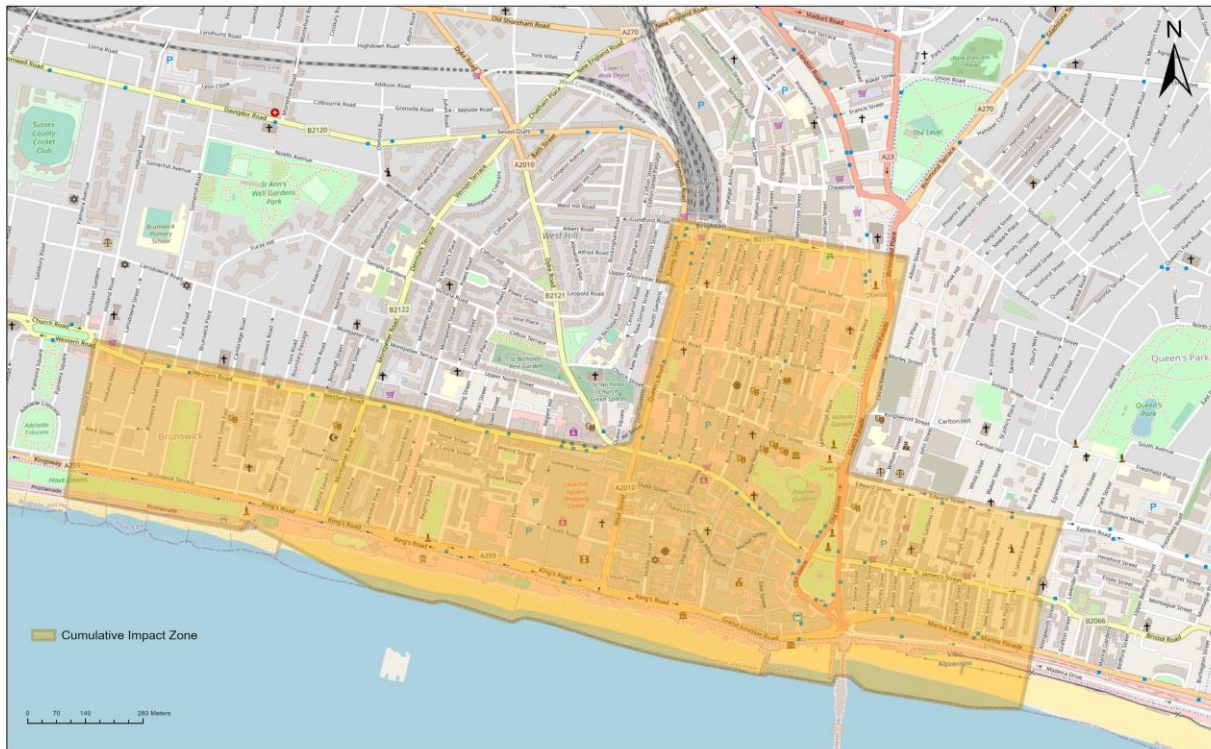
3.1.1 The licensing authority may receive representations from either a responsible authority or other persons that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives. This should not, however, be confused with 'need' which relates more to the commercial demand for a particular type of premises. The issue of 'need' is therefore a matter for the market to decide and can, in some circumstances, be a matter for planning consideration; need therefore, does not form part of this licensing policy statement.

3.1.2 **Special Policy** - Cumulative Impact is defined as the potential impact upon the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area.

3.1.3 The licensing authority, after careful consideration, has determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part of its statement of licensing policy. The first Special Policy incorporating a Cumulative Impact Zone (CIZ) and Special Stress Areas (SSA's) was adopted in March 2008. Since that date, the licensing authority has kept the CIZ and SSA's under review. On 15 December 2011 Full Council resolved to expand the CIZ and the special stress area, covering 1.5% of the administrative area of Brighton & Hove City Council. On 20th November 2014 Licensing Committee resolved to confirm the current CIZ and SSA as defined in the current Statement of Licensing Policy. On the 29th November 2018 Licensing Committee resolved to expand the SSA into Central Hove. It is now proposed to expand the SSA into Preston Road and Beaconsfield Road. The licensing authority has published a Cumulative Impact Assessment which can be found at Appendix E.

3.1.4 This special policy will refer to a Cumulative Impact Zone ("the CIZ") in the Brighton city centre, a detailed plan of which is shown below.

Cumulative Impact Zone, January 2021



Brighton & Hove Public Health Intelligence, 2021
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3.1.5 The Cumulative Impact Zone comprises the area bounded by and including: the north side of Western Road, Brighton from its intersection with the west side of Holland Road to the junction with the west side of Dyke Road at its eastern end; from there, north-east to the junction of the north side of Air Street with the west side of Queens Road and then northward to the north-west corner of Surrey Street junction with Queens Road; thence along the north side of Trafalgar Street eastwards to its junction with York Place and continuing south-east across to Grand Parade, then south to the junction of Edward Street; along the north side of Edward Street to the east side of its junction with Egremont Place and southward along the eastern sides of Upper Rock Gardens and Lower Rock Gardens; southward to the mean water mark and following the mean water line westward to a point due south of the west boundary of Holland Road; northward to that point and along the west side of Holland Road to its northwest boundary and then diagonally across Western Road to its intersection with the west side of Holland Road.

3.1.6 The special policy will only be overridden in exceptional circumstances. The effect of this special policy is that applications for new premises licences or club premises certificates within the area, or variations which are likely to add to the existing Cumulative Impact will be refused following relevant representations. This presumption can be rebutted by the applicant if they can show that their application will have no negative Cumulative Impact.

3.1.7 This special policy also applies to all new premises licences and club premises certificates, for example pubs, restaurants and take-away establishments. Off licences also come within this policy as they can contribute to problems of street drinking, proxy purchasing, dispersal issues, preloading and excessive drinking and related disorder.

3.1.8 The presumption of refusal does not relieve responsible authorities or other persons of the need to make a relevant representation. If there are no representations, the licensing authority must grant the application in terms consistent with the operating schedule submitted.

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well-qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

3.1.10 If the licensing authority decides that an application should be refused, it will still need to show that the grant of the application would undermine the promotion of one of the licensing objectives and that conditions would be ineffective in preventing the problems involved.

3.3 The Matrix Approach

The Licensing Authority will support:

3.3.1 Diversity of premises: ensures that there is a mix of the different types of licensed premises and attracts a more diverse range of customers from different age groups, different communities and with different attitudes to alcohol consumption. It gives potential for positively changing the ambience of the city or an area of it. This will have a positive effect in reducing people's fear of crime and in increasing the number of evening visitors to the city centre. The Community Safety Strategy recognises that too many single uses in a confined area and patrons turning out onto the streets at the same time may create opportunities for violent crime and public disorder and therefore supports mixed use venues encouraging a wider age balance.

3.3.2 A "matrix" approach to licensing decisions has been adopted and is set out below. It provides a framework of what the licensing authority would like to see within its area and gives an indication of the likelihood of success or otherwise to investor and businesses making applications.

Matrix approach for licensing decisions in a Statement of Licensing Policy (times relates to licensable activities)

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

- 1) Each application will be considered on individual merit
- 2) Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
- 3) Departure from the matrix policy is expected only in exceptional circumstances
- 4) Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
- 5) Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).

6) The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre.

7) Other Areas; consideration will be given to the nature of the area and location in relation to any application. In a residential area for example the concerns of local residents will be relevant when considering applications for off-licences, pubs or cafes, especially if there is evidence of anti-social behaviour, street drinking or underage drinking. Earlier closing times may be appropriate. Regard will be had to the Public Health Framework for assessing alcohol licensing on our website www.brighton-hove.gov.uk/licensingact.

8) In an area where there are already several existing off-licences or where the premises is situated within a parade with another off licence and where representations are received about negative cumulative impact on the licensing objectives of a further premises, the application may be refused on these grounds or restrictions placed on the terminal hour to reflect opening hours of other shops.

9) Outdoor events will be supported where arranged through the council's event planning process. Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The licensing authority will have regard to Noise Council guidance.

10) Non-alcohol led category does not include "alcohol in shared workplaces". It is recommended that sale of alcohol in shared workspaces should have a terminal hour of no later than 10pm. For further advice and guidance on "alcohol in shared workplaces" please see paragraph 3.3.4-3.3.6.

3.3.3 Cafes - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following conditions that will prevent the premises becoming a public house.

- The sale of intoxicating liquor and other beverages shall be waiter/waitress service for consumption by persons seated at tables.
- Substantial food shall be available at all times. The licensing authority shall judge each case on its own merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants

have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:

- The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

3.5 Off licences

3.5.3 Areas of best practice that may be included in an Operating Schedule include

- the installation of a digital CCTV system by liaison with, and to a standard approved by Sussex Police
- Challenge 25 policy
- Refusals system
- Documented staff training including underage sales, drunkenness and proxy sales
- Voluntary restriction of high strength alcohol - operating schedules may be used to limit high ABV beers and ciders
- BCRP membership (or other accredited scheme)
- No sale of single cans
- Displays should not be located at the entrance/exit points or near checks out

3.5.4 The Licensing Authority and Sussex Police have specific concerns around the delivery of alcohol off the premises due to issues around the end location of delivery, age verification checks (Challenge 25), the increased possibility of the alcohol coming into the CIZ and SSA from other areas, as well as the personal safety of drivers when having to refuse a delivery at the end destination.

3.5.5 Alcohol delivery poses a unique set of challenges as it often transfers the final age verification to a person who has no responsibility in relation to the Premises Licence which authorised the sale of alcohol. A premises licence holder needs to be satisfied that their drivers or the delivery drivers of the third party company they chose to use, have received regular and comprehensive training in age verification and identifying persons who have consumed too much alcohol.

3.5.6 Evidence has shown that customers have previously used landmarks/businesses not related to them as addresses for delivery so that alcohol could be consumed in open spaces/parks. The risk being that this may lead to increased crime and disorder including anti-social behaviour and criminal damage, as well as the possibility that underage persons can gain access to alcohol. Concerns have also been raised about the delivery of alcohol to known street drinking hotspots. Therefore, a condition requiring all deliveries to be to a verifiable residential or business address and a face to face ID verification is vital in mitigating some of this risk.

3.5.7 While the Licensing Authority and Sussex Police recognise this is a growing area of business, new or variation applications to include the delivery of alcohol off the premises will be subject to increased scrutiny. Suggested conditions for the provision of an alcohol delivery service can be found at Appendix A. These are not exhaustive and each application will be considered on its own merits.

3.6 Street drinking

3.6.1 The Licensing Authority will have regard to areas highlighted by Sussex Police that are at risk from alcohol related anti-social behaviour. The nature of these areas can be fluid/seasonal and so updated maps and data will be produced regularly to ensure the information is current. These hot spot areas are considered high risk for street drinkers and the Licensing Authority will have regard to prevention of crime and disorder by virtue of street drinking and anti-social behaviour when considering applications in this area.

3.9 Promoters and irresponsible drinks promotions

3.9.1 The Licensing Act 2003 makes no mention or provision for the use of promoters within licensed premises. Many of the late night bars and clubs within the Brighton & Hove Cumulative Impact Zone regularly hire promoters to sell nights at their venues. In recent years with the introduction of promoters within the Brighton night time economy, several issues have arisen. This includes promoters vouching for underage customers to get them inside licensed premises where they can access alcohol, providing flyers to passers-by who throw them on the floor and irresponsible promotions for their nights. Many premises now have an agreement with their promoter for acceptable promotions and behaviour which includes the signing of a written contract of expectations. This shows premises evidencing their due diligence and ensures that promotion companies know what is expected of them. The contract could include, obligations to pick up self-generated litter, verification of ages of their customers and users of their social media, promoters being over the age of 18 and responsible advertising on social media.

3.9.2 The Licensing Authority expect licensed premises to develop staff policy and training on recognising signs of drunkenness and vulnerability, for example, offering drinking water and tips for refusing customers who appear drunk. And discourage company policies that promote bonuses and sales incentives for selling alcohol. Licensing Authority will expect necessary precautionary processes to restrict drunkenness, e.g. Licensing Guidance states happy hours should not be designed to encourage individuals to drink excessively or rapidly.

4 Prevention of Crime and Disorder

The following details and measures are intended to address the need for the prevention of crime and disorder which may be associated with licensed premises and certificated club premises. Conditions attached to licences and certificates will, as far as possible, reflect local crime reduction strategies.

4.1.1 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority expects that all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises, and that suitable training be extended to all bar staff and door supervisors so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection. It is the duty of the

designated premises supervisor (DPS) to train staff on induction concerning conditions on their premises licence.

- 4.1.2 It is expected that the DPS will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises and that staff are authorised by the DPS.
- 4.1.3 The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.
- 4.1.4 Measures put in place should support the intentions of Operation Marble (police operational order), which aims to prevent incidents of crime and disorder within the night time economy, at weekends. Operation Marble operates with a view to minimising the risk to the public of being a victim of public place violent crime; to reduce incidents of violent crime and public disorder within the city centre; to deal positively with offences and offenders; to secure and preserve evidence which will assist in the prosecution of offenders and to support the night time economy and the responsibly run businesses within it.

4.2 Sussex Police

4.2.1 Sussex Police have a specific Operation relating to the night time economy called Operation Marble (detailed in 3.4.1) and work closely with partners to ensure a safe and vibrant city centre. There continues to be an increasing demand for resources further into the early hours of the morning with the highest concentration of crimes occurring between 21:00 and 06:00 on a Friday into a Saturday and between 20:00 and 06:00 on a Saturday night into a Sunday. The data set used shows that up to 80% of arrests made in the timeframe 20:00 – 06:00 on these days were affected by alcohol. For full details of these statistics see the Cumulative Impact Assessment at Appendix E.

4.2.2 The dealing and use of drugs remains an issue across the city and Sussex Police welcome proactive policies from licensed premises. A drug safe and seizure recording initiative is in place of which further details can be obtained by contacting Brighton & Hove Police Licensing (brighton.licensing@sussex.pnn.police.uk). This initiative encourages licensed premises with Door Supervisors to search and seize drugs from persons attempting to enter their premises and ensures that once drugs are removed from persons, they can be safely collected and destroyed by Sussex Police.

4.2.3 Dispersal from the city centre during the late evening and early morning remains a policing challenge. Over recent years, there has been a proliferation of off-licences and late night refreshment venues along the city's arterial routes. This has led to incident 'hot spots' where patrons from the night time economy continue to interact, albeit away from any safety measures afforded by on-licences. As such, Sussex Police support the Council's Special Policy in offering guidance to both applicants and the Licensing Committee in relation to off-licences and late night refreshment licences.

4.2.4 Sussex Police have continuing concerns that, despite staff training in age-restricted sales, under age individuals are still being served alcohol both on and off the

premises in some of the city's licensed premises. As such, regular intelligence-led 'test-purchase' operations are conducted to highlight premises where sales are taking place and ensure appropriate enforcement action is taken to prevent further sales. The introduction of identification scanning machines at premises throughout the city has proved successful in mitigating some risk, but operators must maintain vigilance regarding the fraudulent use of genuine IDs. Sussex Police continue to work alongside the Business Crime Reduction Partnership to tackle the problem of those who use false or another's identification to enter licensed premises and purchase alcohol.

4.2.5 Sussex Police work closely with venues and other organisations within the city to protect vulnerable people from becoming victims of crime. As well as work to prevent under age sales, vulnerability training is offered to identify persons who may have been made vulnerable through alcohol or drugs. Sussex Police also support initiatives such as (but not limited to) safe spaces, mobile teams of volunteers actively checking people's well-being and the Beach Patrol.

4.2.6 Public Space Protection Orders have proved an effective tool for Sussex Police in targeting enforcement action in problem areas of the city. It 'allows Police Officers and Police Community Support Officers to remove alcohol from any person in a public place if that person is involved in anti-social behaviour (ASB) or the officer believes that by having alcohol in their possession there is an increased risk of ASB. It is an offence to refuse to hand over alcohol when required to do so.' They have been particularly effective in the day time economy where members of the street community are causing ASB issues for members of the public and local businesses, especially during the summer months where there is a large influx of visitors to Brighton & Hove.

4.2.7 Policing the night time economy continues to provide a challenge and in the climate of limited resources and newly emerging problems, Sussex Police support maintaining the council's Special Policy which defines cumulative impact and special stress and will continue to take enforcement action where appropriate if the actions of a Premises Licence Holder, Designated Premises Supervisor, Door Supervisors or Staff have fallen below the high standard expected across the city. Sussex Police also recognise and support businesses which are aware of their social responsibilities and as such, actively contribute towards keeping Brighton & Hove a safe and enjoyable city.

4.3 Care, control and supervision of premises

4.3.1 The Licensing authority supports the Business Crime Reduction Partnership and other approved schemes. Where appropriate, premises licence holders should be members of the BCRP for the deterrence to violent crime that such membership provides. The BCRP NightSafe radio scheme is normally expected as an operational requirement for city centre bars, clubs and pubs and is an example of good practice in achieving the aim of reducing crime and disorder and improving public safety. Well managed pub-watch schemes provide information exchange between the premises licence holders and responsible authorities that reduce and deter violent crime and disorder. The council will support a responsible licensing scheme.

4.3.2 The effective management and supervision of a venue is a key factor in reducing crime and disorder, both within it and outside. The police will consider the applicants, objecting to the application where appropriate. The police may suggest crime prevention measures in relation to, for example, the internal layout of the premises, closed-circuit television, help points, lighting and security staff. The police may ask for conditions which support such measures to be imposed when licensing applications are granted, eg type of licence, capacity, operating hours restrictions.

4.3.3 Following the grant of a licence, the management and supervision of the premises, in so far as it might impact on crime and disorder, will continue to be monitored. Particular attention will be paid to any licensed premises where there is evidence of criminal activity or any association with racist or homophobic crime. The licensing authority will keep itself well briefed on the nature, location and type of premises where alcohol related violence and disorder are occurring so it can take full account of the facts and avoid exacerbating problems as required by the Community Safety Strategy. Where licensed premises are found to cause nuisance or be associated with disorder or unreasonable disturbance, the review process may be invoked, and powers of revocation or the imposition of conditions may be considered. Conditions may include use of closed-circuit television, licensed door supervisors and earlier closing times. Such action to restrict the operation may be taken for trial periods to allow businesses an opportunity to remedy existing disorder, nuisance or disturbance.

4.3.4 This policy recognises the use of registered Door Supervisors. All Door Supervisors will be licensed by the Security Industry Authority. Mobile security units and similar systems are in use by some premises operators as a means of providing security cover at very short notice at premises which may not normally require a permanent security presence. This policy endorses the use of units following such guidance and standards in appropriate circumstances.

4.3.5 The development of codes of practice and general operating standards for security companies is encouraged for local businesses; premises operators are urged to ensure that security services, when engaged, are provided by suitably qualified businesses operating to recognised standards and who should be working towards SIA accreditation.

4.3.6 Enforcement will be achieved by the enforcement policy appended (Appendix B).

5 Public Safety

The following details and measures are intended to address the need for the protection of public safety which may be associated with licensed premises and certificated club premises.

5.1.1 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should

send their recommendation to the fire and rescue authority which will consider it and decide what the “permitted capacity” of those premises should be.

5.1.2 Normally in the city centre, pubs and clubs will be expected to operate using polycarbonate or toughened/shatterproof glass.

5.1.3 Conditions may be imposed in accordance with operating schedules to protect public safety including where justified:

- (a) provision of closed-circuit television and panic buttons.
- (b) use of shatterproof drinking vessels; bottles requiring use of toughened glass or plastic should normally be required unless applicants can show exceptional reasons.
- (c) use of door supervisors, licensed by the Security Industry Authority.
- (d) requirement of a minimum of a licensed door supervisor for every 100 customers in nightclubs and large city centre pubs or as indicated by risk assessment.
- (e) occupant capacity conditions will be applied where appropriate.
- (f) the provision of designated and suitably trained first aiders.

5.1.4 Where appropriate, licence holders or their authorised representatives will submit event safety plans and operating manuals, attend Event Planning Teams or Safety Advisory Groups and similar meetings prior to large events and shall be part of Event Liaison Teams during such events. Due regard shall be had to relevant guidance and publications including, for example: HSE approved code of practice for events

6 Prevention of Public Nuisance

The following details and measures are intended to address the need for the prevention of public nuisance which may be associated with licensed premises and certificated club premises:

6.1.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (eg in order to smoke).

6.1.2 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the premises will use amplified or live music and operate within or abutting premises containing residential accommodation except that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence. Noise emanating from within licensed premises should not normally be audible outside.

6.1.3 Installation of sound limiting equipment and sound insulation may be required to minimise disturbance to the amenity of nearby residents by reason of noise from the licensed premises.

6.1.5 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.

6.1.6 Reasonable controls are available to all premises operators to minimise the impact of noise from customers outside. The council's Environmental Health Department has issued guidance on a number of steps that can be taken in this respect which are endorsed by this policy (see 6.2 below).

6.2 Smoking Advice

6.2.1 Premises licence holders will be expected to:

- Develop a management plan on how to manage smoking on your premises and ensure that all staff are aware of the contents of this plan, and that it is effectively implemented. Noise from people smoking and talking can be intermittent, vary in character and volume and be intrusive. An effective smoking management plan will help prevent neighbours being disturbed.
- Comply with any planning conditions restricting the use of outdoor areas.
- Ensure that any structures used by smokers comply with the design criteria detailed in the Heath Act 2006 and that any structures, awnings, retractable canopies, etc. have the relevant planning permission.
- Ensure any new lighting to outdoor areas must be designed so as not to cause a light nuisance to neighbours and again have the relevant planning permission and building control consent.
- Ensure that the conditions on the premises licence are complied with. There may be conditions restricting the hours of use of gardens and outdoor areas. Having reviewed the contents of the premises licence you may find it necessary to request a variation of your licence.
- Licence tables and chairs on the Public Highway under the provisions of the Highways Act 1980. These licences may have conditions restricting the times that the area can be used.
- Ensure drinks, glasses and bottles are not taken onto the highway unless there is a tables and chairs licence permitting use. A system should be adopted to prevent theft and 'spiking' of drinks and reminding customers not to leave unattended items.
- Discourage smokers remaining in gardens and outdoor areas and determine terminal hours.
- Discourage smokers remaining outside by removing/disabling tables and chairs or prohibiting their use after a certain time. Lights and heaters will also be turned off.
- Introduce a system that after a certain time the number of smokers outside are restricted to a maximum number. Staff will be needed to manage this restriction.
- Employ staff and/or SIA registered door supervisors to manage doors and control customers and smokers entering and leaving the premises. Staff positioned on the doors can help to encourage customers not to cause a noise problem. It may be that staff are required to manage doors after a certain time, particularly during the hours when neighbouring residents are trying to sleep.
- Ensure door supervisors maintain order outside venues and protect customer safety. BCRP supports the use of Night Safe. Radio net and

other pager systems and pub watch schemes can be used to provide for rapid police response and alert other venues where customers and staff are endangered.

- Position signs to remind customers that the premises is in an area where people live. It is not always obvious in busy commercial streets with flats above. By changing the design and wording of signs customers do not forget. Signs can be located in and outside the premises and on tables.
- Use CCTV to manage outside areas.

6.2.2 Licensed premises should normally display prominent, legible signs at exits reminding customers to leave in a quiet, peaceful, orderly manner.

7 Protection of Children from Harm

The following details and measures are intended to address the need for the protection of children from harm; this includes emotional and physical harm which may be associated with licensed premises and certificated club premises (for example the exposure too early to strong language and sexual expletives, eg in the context of film exhibitions or where adult entertainment is provided). It is intended that the admission of children to premises holding a premises licence or club premises certificate should normally be freely allowed without restricting conditions (unless the 2003 Act itself imposes such conditions or there are good reasons to restrict entry or to exclude children completely).

7.1.1 Licensees should note the concern of the authority that drink related disorder frequently involves under 18's. To prevent illegal purchases of alcohol by such persons, all licensees should work with a suitable 'proof of age' scheme and ensure that appropriate identification is requested prior to entry and when requesting alcohol, where appropriate. Appropriate forms of identification are currently considered to be those recommended by police, trading standards officers and their partners in the Licensing Strategy Group (eg passport, photo driving licence or pass card).

7.1.2 It is the licensing authority's expectation that all staff responsible for the sale of intoxicating liquor receive information and advice on the licensing laws relating to children and young persons in licensed premises. Licensed premises staff are required to take reasonable steps to prevent under age sales. The licensing authority will not seek to limit the access of children to any premises unless it is necessary for the prevention of emotional or psychological harm to them. Each application will be considered on its own merit but particular areas that will give rise to concern in respect of children are to be found in section 7.1.4 below.

7.1.3 To reduce alcohol-induced problematic behaviour by under 18 year olds, to enforce underage purchase and drinking laws and to assist in the protection of children from harm, the licensing authority supports the following measures:-

- a) Police should exercise powers (Confiscation of Alcohol (Young Persons) Act 1997) to remove alcohol from young people on the street
- b) Police and trading standards should implement test purchasing to reduce

sales to under 18s in on and off sales licensed premises

c) Further take-up of proof of age schemes will be promoted

d) In-house, mystery shopper type schemes operated by local businesses will be supported

e) Providers of events specifically catering for unaccompanied children should consider whether all staff at such events need to be DBS checked

7.1.4 The licensing authority will not seek to require that access to any premises is given to children at all times – under normal circumstances this will be left to the discretion of the licensee. The following areas give rise to concern in respect of children, who will normally be excluded from premises:

- where there have been convictions for serving alcohol to minors or with a reputation for underage drinking.
- with a known association with drug taking or dealing.
- where there is a strong element of gambling on the premises.
- where entertainment of an adult or sexual nature is commonly provided.
- where premises are used primarily or exclusively for the sale and consumption of alcohol and there is little or no seating for patrons.

Options may include:

- limitations on the hours when children may be present.
- age limitations (below 18).
- limitations or exclusions when certain activities are taking place.
- requirements for an accompanying adult.
- full exclusion of people under 18.

7.1.5 Licensees of premises giving film exhibitions will be expected to include in their operating schedules arrangements for restricting children from viewing age restricted films. Such premises will be subject to a mandatory condition requiring that access will be restricted to only those who meet the required age limit in accordance with any certificate granted by the British Board of Film Classification, or in specific cases where such certificates have not been granted, the licensing authority. The licensing authority does not intend to adopt its own system of film classification. The licensing authority's procedures for dealing with unclassified films are appended at Appendix C.

7.1.6 Where children are expected to attend a public entertainment, appropriate adult supervision will be required to control the access and egress of children and to protect them from harm. This will normally be an adult member of staff for every 100 children. Where the entertainment is music and dancing, 2 persons, licensed by the Security Industry Authority (door supervisors) should be employed for every 100 children but will be subject to advice within the Event Safety Guide. Nothing in this policy shall seek to override child supervision requirements contained in other legislation or regulations. For exclusively under 18 events reference should be made to police guidelines (available from the Police Licensing Unit, Brighton tel. 101). The licensing authority recognises the Director of Children's Services as being competent to advise on matters relating to the protection of children from harm.

Applicants shall copy their applications to the Director of Children's Services in its capacity as the responsible authority. Copies should be sent care of the Police.

7.1.7 Trading standards and the police undertake ongoing enforcement operations around under-age sales and test purchasing. Sussex Police and BCRP undertake work concerning proxy purchases and counterfeit ID as part of the partnership support work with Community Safety and Trading Standards.

7.1.8 Trading standards have a programme of business support including training for local businesses to avoid under-age sales.

8 Integration of Strategies

8.1.1 The licensing authority shall secure the proper integration of this policy with local crime prevention, planning policy, transport, tourism and cultural strategies by:-

- Liaising and consulting with the Sussex Police, Community Safety Forum, Sustainability Commission representatives and following the guidance in community safety and crime and disorder strategy
- Liaising and consulting with Public and Alcohol Programme Board
- Liaising and consulting with the East Sussex Fire & Rescue Service
- Liaising and consulting with the Local Strategic Partnership, Safety Advisory Group (Emergency Planning) and Equalities and Social Justice Consultation Forum
- Liaising and consulting with the Planning authority
- Liaising and consulting with the Highways authority
- Liaising and consulting with local business and business associations. Having regard to any future documents issued relating to the Private Security Industry Act 2001, for example liaison or information sharing protocols
- Liaising and consulting with the Trading Standards Team, for example with regard to test purchasing codes of practice

8.1.2 In line with statutory requirements and the council's Inclusion Policy, the Licensing Authority shall have due regard to the need to eliminate unlawful discrimination, and to promote equality of opportunity and positive relations between persons of diverse backgrounds, for example communities of interest such as: lesbian, gay, bisexual and transgender people; disabled people; racial and ethnic groups; religious and faith groups.

8.1.3 This policy supports the aims of the tourism strategy, recognising the benefits for the tourism economy of creating a safer and more attractive city centre and improving competitiveness with other European cities. The Licensing Committee should receive any reports relevant to the needs of the local tourist economy and the cultural strategy for the area to ensure that it considers these matters.

8.1.4 The Licensing Committee should receive relevant information relating to the employment situation of the area and the need for new investment and employment where appropriate.

8.1.5 Specific conditions may be attached to premises licences to reflect local crime prevention strategies. Such conditions may include the use of closed circuit television cameras, use of the NightSafe radio system or accredited scheme, the

provision and use of shatterproof drinking receptacles, drugs and weapons search policy, the use of registered door supervisors, specialised lighting requirements, hours of opening. Certificates issued to club premises shall reflect local crime prevention strategies and may include any or all of the requirements listed above.

8.1.6 The licensing authority will have regard to the need to disperse people quickly and safely from the city centre to avoid concentrations which may produce disorder and disturbance.

8.3

8.3.1 The Enforcement of licensing law and inspection of licensed premises is detailed in the Protocol between Sussex Police, the East Sussex Fire & Rescue Service and Brighton & Hove City Council. This protocol reflects the need for more efficient deployment of Police and Local Authority staff commonly engaged in licensing enforcement and can be found at Appendix D (Lead Agency Status) of the Statement of Licensing Policy. In addition, the Licensing Authority will have regard to its published Licensing Enforcement Policy in making enforcement decisions in accordance with Brighton & Hove City Council's Statement of Licensing Policy (Appendix B). In order to better target enforcement resources, inspections will be undertaken outside of normal office hours and the sharing of information between all enforcement agencies will be encouraged through joint meetings or similar arrangements.

8.3.2 Attention is drawn to the targeting of agreed problem and high risk premises requiring greater attention as identified in the protocol. A number of other council and government policies, strategies and guidance documents must be taken into account to complement the policy, including:

- Community Safety & Crime Reduction Strategy
- Drugs and alcohol strategies – local alcohol harm reduction strategy
- Objectives of the Security Industry Authority
- The Anti-Social Behaviour Act 2003/ASBPC Act 2014
- The Health Act 2006
- The Violent Crime Reduction Act 2006
- Policing and Crime Act 2009

10 Live Music, Dancing & Theatre

10.1.1 This policy recognises the need to encourage live music, dancing and theatre for the wider cultural benefits of the community generally. In addressing such issues the potential for limited disturbance in neighbourhoods will always be carefully balanced with these wider benefits, particularly for children. The impact of licensing on regulated entertainment, particularly live music and dancing, will be monitored. Where indications are that such events are being deterred by licensing requirements, the policy will be revisited with a view to investigating how such situations might be reversed.

10.1.2 The Licensing Committee represents the general interests of a community in determining what conditions should be attached to licences and certificates as a matter of necessity for the promotion of the licensing objectives. All members of the

Licensing Committee will be trained on Licensing Act 2003 and S182 Guidance. The Licensing authority is aware of the need to avoid measures which deter live music, dancing and theatre - such as imposing indirect costs out of proportion to the income of the licence holder and to the risks presented. Only appropriate, proportionate and reasonable licensing conditions should impose any restrictions on such events.

10.1.3 The licensing committee will support the cultural zones, outdoor eating areas, food led operations, community pubs, live entertainment and protect living conditions in mixed use areas.

APPENDIX A – Licensing Best Practice Measures

Best Practice Measures to be included for consideration, in particular in SSA: Matters that would normally be expected in operating schedules:

- the adoption of a policy (e.g. Challenge 25) with acceptable proof of ID as per existing Statement of Licensing Policy
- all off sales to be made in sealed containers for consumption away from the premises
- a smoking policy which includes an assessment of noise and litter created by premises users
- the use of plastic or polycarbonate drinking vessels and containers, especially in outside areas or after specified hours
- a policy in relation to searching customers and for drugs, weapons, seized or lost and found property
- use of a refusals book for registering attempts to buy alcohol by under-age persons or refusals to those intoxicated
- the installation of a digital CCTV system by liaison with, and to a standard approved by, Sussex Police
- policies for dispersal of customers which may include signage regarding taxi services' telephone numbers and advice to respect neighbours and minimize noise

Items to which positive consideration would be given:

- membership of Business Crime Reduction Partnership, Pubwatch, Neighbourhood Watch or similar schemes
- use of 'Night Safe' radio system or similar accredited scheme
- regular training and reminders for staff in respect of licensing legislation, policies and procedures; records of which should be properly recorded and available for inspection
- records of regular checks of all parts of the premises in relation to drug use
- systems in place to ensure details of barred clients are exchanged with other operators
- giving an agreed minimum notice of special events (screening of major sports events, birthday parties, adult entertainment, etc.) to relevant authorities and use of appropriate additional measures at such events

Recommend best practice for both on and off premises

- Staff must be aware of the risk of the problem of proxy sales and offer assistance to responsible authorities to deter offences
- Signage on premises should set out legal duties
- Voluntary restriction of high strength alcohol – operating schedules may be used to limit high ABV beers and ciders
- Staff training – in addition to personal licence holders training, staff must be adequately trained for duties
- Challenge 25 would be the norm, particularly in the off licence trade
- Signage – proxy sale – deterrence

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The licensing Act 2003 provides for fees to be payable to the licensing authority in respect of the discharge of their functions. The fee levels are set centrally at a level to allow licensing authorities to fully recover the costs of administration, inspection and enforcement of the regime.

Finance Officer Consulted Michael Bentley

Date: 04/03/22

Legal Implications:

- 5.2 The licensing authority must act to promote the four licensing objectives which are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm

The licensing authority must have regard to its statement of licensing policy and the guidance issued by the Secretary of State in carrying out its functions.

Lawyer Consulted: Rebecca Sidell

Date: 04/03/22

Equalities Implications:

- 5.3 Diversity is valued and strong, safe communities are vital to future prosperity. Licensing policy aims to protect children from harm including sale and supply of alcohol to children.

Sustainability Implications:

- 5.4 Licensing policy aims to prevent public nuisance and develop culture of live music, dancing and theatre.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Section 18 of the Application
2. Appendix B – Plan of Premises
3. Appendix C – Representations (opposing & supporting)
4. Appendix D – Map of area
5. Appendix E - Licence Application Additional Information

Documents in Members' Rooms

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Home Office, Revised Guidance issued under section 182 of the Licensing Act 2003, April 2018.

Public Health Framework for assessing Alcohol Licensing. Annual Report – Ward. 5th edition. Public Health Intelligence. January 2019

Background Documents

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Appendix A

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

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

1. The provision of licensable activities shall at all times be ancillary to the primary use of the premises as office space.
2. The reception desk on the ground floor shall be staffed at all times the premises are in operation.
3. Access to the premises will be restricted to members only who are in possession of a key fob or similar access device and their invited guests.
4. All guests attending functions at the premises where alcohol will be served must sign in and a record kept.
5. There will be no overt advertising of the licence facilities outside of the premises.
6. No children under the age of 18 will be allowed on the premises unless accompanied by and under the control of an adult.
7. There shall be no consumption of alcohol in the other non-licensed areas of the building and appropriate signage shall be displayed throughout the building to reinforce this.
9. There will be no vertical drinking in the licensed areas, subject to condition [10] below.
10. Vertical drinking will be permitted for pre-arranged events held inside the premises, for educational, networking or other similar events linked with the use of the premises to promote business. A record of such events will be kept on the premises and available for inspection by the Licensing Authority or the police.
11. Whenever the premises is conducting the sale of alcohol for events for 100 persons or more, then either the designated premises supervisor, another personal licence holder or a suitable Licensing act 2003 trained manager shall be present within the licensed premises.
12. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram
13. SIA registered door supervisors shall be employed when a requirement is identified by the Licence Holders risk assessment. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information of guidance offered by the Police and also taking in to account busy periods such as Bank Holidays, seasonal variations and other city centre events e.g. Pride. The written risk assessment will be available on the premises for inspection of the Police and Authorised Officers of the Licensing Authority.
14. (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises to cover all public areas, including the entrance to the premises. The system shall be on and recording at all times the premises licence is in operation. (b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times. (c) CCTV footage will be stored for a minimum of 31 days (d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime. (e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy. (f) Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police. (g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable. (h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.
15. An Incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The Incident log will be inspected and signed off by a person with delegated authority at least once a week. The log book should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An Incident will be defined as being one which involves an allegation of a criminal offence.
16. The premises shall at all times maintain and operate an age-restricted sales refusal recording system (either in book or electronic form) which shall be reviewed by the Designated Premises Supervisor at intervals not to exceed 4 weeks and feedback given to staff as relevant. This refusals recording system shall be available upon request to police staff, Licensing Authority staff and Trading Standards
17. The number of persons accommodated at any one time (excluding staff) shall not exceed the following: 300
18. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and

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are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway

19. 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.

20. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

21. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

22. 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 upon request

23. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

24. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

25. The premises may remain open for the sale of alcohol, regulated entertainment and the provision of late night refreshment from (1) the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day (2) one hour before and one hours after a live broadcast of the annual (American) Oscars event.

26. No deliveries to the premises shall take place between 23:00 hours and 07:00 hours on the following day.

27. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0700 hours.

28. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises

29. Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area.

30. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.

31. A copy of the premises' dispersal policy, smoking policy and noise management plan shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Brighton Council

32. The NightSafe' radio system or similar accredited scheme shall be operated from 19:00 hours until the premises have closed.

33. The premises shall operate a zero-tolerance approach to drugs and weapons

34. The licence holder shall enter into an agreement with a private hire firm to provide transport for customers with contact numbers made readily available to customers upon request Where possible a call back system will be operated and drivers instructed not to sound their horns when collecting customers

35. All staff members engaged, or to be engaged, in selling or delivery of alcohol on or from the premises shall receive the following training in age-restricted sales:

- Induction training which must be completed, and fully documented, prior to the sale of alcohol by the staff member; and refresher training thereafter at intervals of no less than 8 weeks.
- All age-restricted sales training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the licensing authority and Brighton & Hove Trading Standards Service

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upon request. Also all staff are fully trained and understand the company's policy of non-delivery where approved ID is not available

b) The prevention of crime and disorder

see above

c) Public safety

see above

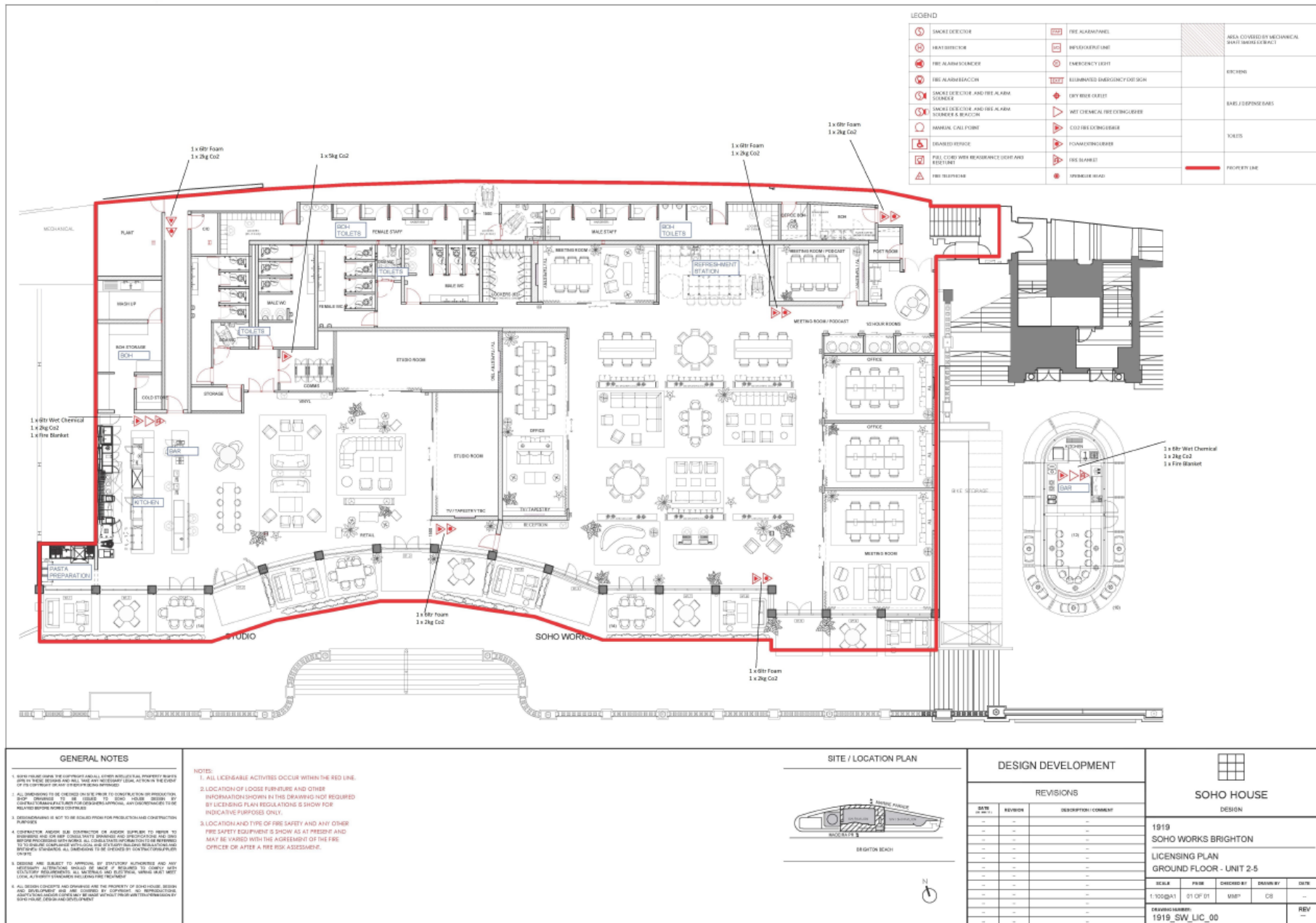
d) The prevention of public nuisance

see above

e) The protection of children from harm

see above

Appendix B



Appendix C.1

Police Station
John Street
Brighton
BN2 0LA

Tel: 01273 404535 – ext. 550829
06th Email:
brighton.licensing@sussex.pnn.police.uk

SC CON ENDS 11.01.22 VALID PCD (A)

06th January 2022

The Licensing Technical Support Officers
Environmental Health, Brighton & Hove City Council
Bartholomew House, Bartholomew Square
Brighton, East Sussex
BN1 1JP

Dear Sarah Cornell,

RE: 3 X PREMISES LICENCE APPLICATIONS FOR SOHO HOUSE, MADEIRA DRIVE, BRIGHTON, EAST SUSSEX, BN2 1AY UNDER THE LICENSING ACT 2003.

This refers to the following three licence applications:

1445/3/2021/04297/LAPREN – Restaurant
1445/3/2021/04305/LAPREN – Members Club
1445/3/2021/04313/LAPREN – Work / Events Space

I write on behalf of the Chief Officer of Police for Sussex to raise a representation against the above licence applications on the grounds of the prevention of crime and disorder. We also refer to the 2021 Brighton & Hove City Council (BHCC) Statement of Licensing Policy and the 2019 Brighton & Hove Public Health Framework for Assessing Alcohol Licensing 5th edition report.

This is an application for three new premises licences located at The Terraces on Madeira Drive, Brighton and seeks the following licensable activities and timings:

1445/3/2021/04297/LAPREN – Restaurant – No membership required.

Live music / Recorded music: **Monday – Sunday: 10:00 – 24:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 10:00 – 24:00**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 24:00**

Hours premises are open to the public: **Monday – Sunday: 07:00 – 24:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night.

1445/3/2021/04305/LAPREN – Members Club – Members and their guests.

Films / Live music / Recorded music: **Monday – Sunday: 07:00 – 02:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 07:00 – 01:45**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 02:00**
Hours premises are open to the public: **Monday – Sunday: 07:00 – 02:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night. On the morning of Greenwich Mean Time changes to British Summer Time one hour to be added and such hours of the live broadcast of the American Oscars with one hour before and after the live broadcast.

1445/3/2021/04313/LAPREN – Work and Event Space – Members and their guests.

Films / Live music / Recorded music: **Monday – Sunday: 07:00 – 24:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 07:00 – 24:00**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 24:00**
Hours premises are open to the public: **Monday – Sunday: 07:00 – 24:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night. Hours of the live broadcast of the American Oscars with one hour before and after the live broadcast.

Within the 2021 Brighton & Hove City Council (BHCC) Statement of Licensing Policy, this development is within the Cumulative Impact Area. This recognises that the location has a significant number of licensed premises concentrated in one area and the potential impact this has upon the licensing objectives. Applications for new premises licenses within this area which are likely to add to existing cumulative impact will be refused following relevant representations. This can be rebutted by the applicant if they can show that their application will have no negative cumulative impact. We are unsure if the applicant had reviewed this document prior to submitting. On reading the applications we do not feel exceptional circumstances have been put forward and with the addition of the hours and style of operation being proposed, do not believe there is evidence to depart from the policy.

Although the Members Club and Work / Event Space is only open to members and their guests, these two applications are not club premises certificate applications. When considering the applications, we refer to the matrix within the Statement of Licensing Policy which sets out the expectations for new applications for the City.

Cumulative Impact Area

Restaurant Yes (midnight) / **Cafe** Yes (10.00pm) / **Pub** No / **Off-licence** No
Members Club (club premises certificate) Yes (<100 capacity) (11pm)
Within the policy it also recommends that Workspaces should have a terminal hour of 22:00hrs.

Reviewing the Public Health Framework report for assessing alcohol licensing 2019 edition, Queens Park ward, of which this location is within, is ranked 3rd highest out of 21 wards for police recorded alcohol related incidents. The City has several initiatives that support Police and other emergency services in safeguarding the public. These include Beach Patrol, Safe Space, Good Night Owls and Street Pastors. Most of these organisations and persons involved with them are volunteers and operate in their spare time. The fact these services exist goes some way to prove the negative impact alcohol has. One concern is although these services operate, they are generally focused between Brighton Palace and West Piers – not East of Brighton Palace Pier.

Unfortunately, there was no pre consulting on the applications prior to submitting and due to the applications being submitted on 15th December, we lost vital consulting days between Christmas and New Year, with limited staffing capacity for both the applicant and Police as well as Bank Holidays.

A conference call was held on 22nd December and we raised several questions. We have also sent emails in regards to the Restaurant and Work/Event Space applications. At the time of submitting this representation we have received an acknowledgement but no full response although it is due to us shortly.

Sussex Police have the following concerns which we believe need to be put before a licensing panel:

- Off sales – This is being applied for on all three applications and we would like to see this removed so to reduce the risk of alcohol being consumed in public outside of a controlled environment.
- Seasonal adjustments – This is being applied for on all three applications and we would like to see this removed and for the applicant to use TEN's should the licence be granted.
- Restaurant application – Agreement to our amended conditions that we sent to the applicant via email on 24th December.
- Work / Event Space – Reduction in the licensable area, currently it's the whole space with capacity of 300. Also, a reduction in hours to bring it in line with policy so 22:00hrs. Tighter conditions offered up in regards to the type of events and capacity numbers.
- Members Club – This has a capacity of 500 with trading until 02:00 7 days a week. This is a concern especially when you add the other two applications in to the mix. And although each application is reviewed on its own merit, considerations need to be taken in regards to other recent applications granted within this locality. Also, the impact a 02:00 finish could have on emergency services and increased risk of higher intoxication levels. As this application currently stands, Sussex Police are unable to support it.
- We have yet to come to an agreement on Annex 2 licence conditions on any of the applications.

We see the negative effect that alcohol has, particularly in areas where there are a high number of licensed premises. Along the small stretch of Madeira Drive (Brighton Palace Pier to Dukes Mound) there are at least 12 premises licences. With high numbers of people descending on the city Sussex Police operate a standalone night-time operation each weekend and at other various peak times throughout the year. This involves dedicated Police resources patrolling the main night-time economy area. Having a visible police presence in the area goes some way to assist in reducing criminal incidents occurring, but unfortunately does not stop them in their entirety. Most incidents dealt with have an element of alcohol linked to them. This is a mix of persons becoming drunk and disorderly, violent

and a high number of incidents involve persons who have become a victim of crime due to their own vulnerability after consuming alcohol. Staff at venues and from emergency services are far too often also at the end of a drunk person's aggression.

Sussex Police believe by allowing these applications to be granted as is, persons will be consuming alcohol without the need to purchase with a substantial meal which will lead to higher levels of intoxication along the beach front and become a further pull on ours and other resources. Taking in to account our comments, the Statement of Licensing policy, Public Health framework report and the location, Sussex Police would ask for the applications to be heard before a licensing panel.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Palmer-Harris', followed by a small dot.

Inspector Michelle Palmer-Harris
Licensing – Brighton & Hove Division
Sussex Police.

Ms Sarah Cornell
Licensing Authority
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton
BN1 1JP

Date: 7th January 2022

Our Ref: 2022/00026/LICREP/EH

Phone: 01273 292143

e-mail: Becky.Pratley@brighton-hove.gov.uk

SC CON ENDS 11.01.22 VALID PCD, PPN, CIZ (B)

Dear Ms Sarah Cornell,

Licensing Act 2003 – Licensing Authority representation against the application for a Premises Licence reference: 2021/04313/LAPREN

Re: Soho Works, Unit 2 And 5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I refer to the application made by Soho House UK Limited for a Premises Licence for **Soho Works, Unit 2 And 5, The Terraces, Madeira Drive, Brighton, BN2 1AY**.

The application states the premises will operate as work/office space with ancillary events spaces and restaurant/cafe. The premises will offer a campus style environment to support the diverse and varied business and employee needs for the Creative Industry in Brighton. The premises will be managed by Soho House and Co (the applicant).

The application seeks the licensable activities of;

- **Live and recorded music and Films between the hours of 07.00-24.00 hrs every day (indoors)** plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.
- **Late Night Refreshment from 23.00-24.00 hrs daily, both indoors and outdoors** plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.
- **Alcohol (On and Off the premises) 07.00-24.00 hrs daily**, plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.
- **Opening hours are stipulated as 07.00-24.00 hrs daily** plus from the end of the permitted hours on New Years Eve to the start of the permitted hours on New

Year's Day and such hours of a live broadcast of the (American) Oscars, with 1 hour before and after the live broadcast.

I have concerns about this application and make a representation on the grounds of the Prevention of Crime and Disorder and Prevention of Public Nuisance and that this application falls within our Cumulative Impact Area.

The licensing authority, after careful consideration, determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part of its statement of licensing policy. The first Special Policy incorporating a Cumulative Impact Zone (CIZ) and Special Stress Areas (SSA's) was adopted in March 2008. Since that date, the licensing authority has kept the CIZ and SSA's under review. On 15 December 2011 Full Council resolved to expand the CIZ and the special stress area, covering 1.5% of the administrative area of Brighton & Hove City Council. On 20th November 2014 Licensing Committee resolved to confirm the then current CIZ and SSA. On the 29th November 2018 Licensing Committee resolved to expand the SSA into Central Hove. The 2021 policy further expanded the SSA into Preston Road and Beaconsfield Road. The licensing authority has published a Cumulative Impact Assessment which can be found at Appendix E of our Statement of Licensing policy. [Statement of Licensing Policy 2021 \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/statement-of-licensing-policy-2021)

The policy states new applications and variations to existing licences within the Cumulative Impact Area should normally be refused following relevant representations. This presumption of refusal can be rebutted by the applicant if they can show that their application will have no negative cumulative impact on licensing objectives including the Prevention of Crime and Disorder and Public Nuisance. The Licensing Authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case.

The Council's Statement of Licensing Policy includes a Matrix approach for licensing decisions with provisions for a terminal hour for all classes of licensed premises in a particular area. The Matrix Model recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the Licensing Authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications. This application seeks both On and Off sales of alcohol, every day. The matrix says 'No' to Off licences in the Cumulative Impact Area. The application does not stipulate how alcohol will be sold 'off' of the premises except for a reference in the operating schedule to 'all staff members engaged, or to be engaged, in selling or delivery of alcohol on or from the premises' to receive age restricted sales training.

Matrix Notes 10 states 'Non-alcohol led category does not include "alcohol in shared workplaces". It is recommended that sale of alcohol in shared workspaces should have a terminal hour of no later than 10pm. For further advice and guidance on "alcohol in shared workplaces" please see paragraph 3.3.4-3.3.6.' [Statement of Licensing Policy 2021 \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/statement-of-licensing-policy-2021)

The applications operating schedule at point 7 states 'There shall be no consumption of alcohol in the other non-licensed areas of the building and appropriate signage shall be displayed throughout the building to reinforce this.' However the licensed area on the plan covers the entirety of the premises.

Each application is still considered on its individual merit and there is discretion to depart from the Matrix approach policy in exceptional circumstances.

Guidance issued under S182 of the Licensing Act 2003 states in paragraph 8.41 that in completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. The guidance goes on to say in paragraph 8.43 that applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact policy), applicants are also expected to demonstrate an understanding of how the policy impacts on their application, any measures they will take to mitigate the impact, and why they consider the application should be an exception to the policy.

There is no mention of the Cumulative Impact Area on the application form. The applicant has not demonstrated exceptional circumstances to depart from our policy or how they will not add to the existing cumulative impact of the area.

As mentioned above, the premises falls within the Cumulative Impact Area. It is also located in the electoral ward of Queen's Park, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the second worst out of 21 wards for Crime and Disorder data for Criminal Damage and third worst for All violence against the person, All injury violence, Sexual Offences, Non-injury assault and Police recorded alcohol related incidents. Under the Health data Queen's Park ward ranks the worst of all wards for A&E attendances with a record of alcohol, second worst for Increasing risk or higher risk drinking and Clients in alcohol treatment. It also ranks 3rd worst for Alcohol suspected ambulance call outs.

I am making this representation as a guardian of our policy which this application has not made reference to in detail regarding the Cumulative Impact Area and for the panel to determine the application.

Yours sincerely

A handwritten signature in black ink that reads "B. Pratley". The signature is written in a cursive style with a large, looped 'B' and a clear 'Pratley'.

Becky Pratley
Licensing Officer,
Licensing Team,
Environmental Health and Licensing,
Regulatory Services.

From: Redacted <Redacted >
Sent: 09 January 2022 17:26
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Cc: REDACTED

Subject: Licensing App 1445/3/2021/04297/ & 04305/ & 04313/ LAPREN

SC CON ENDS 11.01.22 VALID PCD, PPN, PS, PCH (C)

Dear Sirs

Re. Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE.

Redacted wish to Object to the above Licensing Applications for the following reasons;

- the 7 am opening which will create noise and disturbance by;
- a) staff arriving say at 6 am to open up etc.,
- b) guest arriving to park in our residential side streets at say 6.30 am.
- c) guests using our residential side streets to access the premisses at say 6.30 am.
- d) all of the above will add to the noise and disturbance caused by the local nightclub closures between 2 am and 4 am.
- e) the 7 am opening will only add to the problems resulting in sleepless nights for the residents.
- NOTE we would confirm that all of the above noise and disturbance situations were experienced by the residents and complainants made to the Council and Police before Covid 19.
- NOTE that there are possible some 30 +'s events on Madeira Drive that would mean access to the Soho Club would be from Marine Parade, giving rise to the above.
- All of the above objections are against licensing policies, 4. Prevention of Crime and Disorder. 5. Public Safety. 6. Public Nuisance. & 7 Protection of Children from Harm.
- When are local residents allowed to get a night's sleep for their health and well-being when all this disorder is going on 24 x 7?
- In addition to the above, we would object to the access to the terrace pool for the following national advice,
- f) that you should never go into the water after drinking
- g) all too often people drown despite never intending to enter the water slips, trips and falls are common and many alcohol-related accidents are adjacent to the water and not therein.
- h) don't drink and drown
- Referring to the above items f) to h) we are highly concerned with the inclusion of the terrace pool and would welcome sight of the ' Risk Assessment ' for this project, as there have been too many alcohol-related deaths along this part of the seafront.
- That all the services meet the requirements of the Planning & Building Regulation Permissions and those of the Police and Fire Officers.
- Bearing in mind the above we would ask for a manded telephone line number during opening hours (+s 1/2 hour) for local residents to call to resolve disturbances. This is bearing in mind that the Council has terminated the late-night noise patrols.

- With respect, we cannot comment on detailed information of the Club Rules, etc., as these are not public knowledge at this time and we would reserve our rights to comment once they are known.

We would be pleased to expand our above reasons or to attend a licensing meeting to do so.

With respect, under licensing policy's 4, 5 & 6 we would ask that the committee curtails the start times from 7 am to 10 am for the above reasons, that no late-night drinking is allowed outside after 10 pm and late-night refreshment is also curtailed, that no deliveries and or materials taken-a-way before 9 am,

yours sincerely, Redacted.

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From: Redacted <Redacted >
Sent: 11 January 2022 13:27
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE

SC CON ENDS 11.01.22 VALID PPN (D)

Dear Sirs

Re. Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE.

Unit 6-8 The Terraces, Madeira Drive, Brighton, BN21AJ Soho House UK Ltd.

GROUND'S PUBLIC NUISANCE

I am not objecting in full to the granting of a licence. I would like a restriction to be placed on the licence, that alcohol should not be served for consumption or consumed in the gap between the two upper tier buildings of these premises.

This is to comply with a planning restriction placed on the building in planning application...

The Planning Consent, BH2015/02443, that Soho House have for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

*"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. **The gap to remain permanently free of any visual obstruction.***

My details are:-

Redacted

Redacted

Redacted

Redacted

Appendix C.2

From: Redacted <Redacted >
Sent: 08 January 2022 17:47
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Soho House Brighton

SC CON ENDS 11.01.22 VALID PCD, PCH (SI)

To the licensing team:

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I am aware that Soho house are applying for their licence, the hours they are applying for are the following:

Soho House- 2am

Soho Works- midnight

Kiosk- midnight

I have been an every house member of Soho House for 20 years now and use them as my base whenever I travel and for entertaining friends and family in the Uk. The houses are like no other private members club I have encountered. They operate a strict screening process when considering new memberships, including that the person applying has an existing Soho House member as their referee.

The clubs are managed by experienced staff who are friendly but make sure that the 'House Rules' are adhered to. I can put my hand on my heart and say that I never once encountered any kind of problem in all 20 years of being a member. The clientele are respectful, pleasant professionals mostly working in media, The house enforces strict membership conditions and will not tolerate anti social behaviour. People go to the houses to use the spaces as they were intended, to eat, to work and to relax. They are not drink led establishments which is why my whole family can enjoy the beautiful spaces they create.

The houses believe in keeping the neighbourhood they occupy happy and go out of their way to ensure members also respect the residents in the area surrounding the clubs. The outside of the premises are always immaculate and the staff are on hand for the residents to speak of issues they may have with them. Soho house has a zero tolerance policy when it comes to crime and disorder, ensures that children who visit the club are protected and looked after and the safety of their guests and local residents is paramount to them. They run the clubs as they say they will.

I myself live locally and would see having a house in Brighton as a real positive for Brighton as it's members will be primarily locals. I have also used Soho Works and believe for members to have flexibility, that a midnight close is imperative. I often work late and appreciate the safe and friendly environment that Soho Works offers me.

I fully support the application being made.

Yours - Redacted

Redacted.

Redacted

From: Redacted <Redacted >

Sent: 10 January 2022 11:55

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Re Soho House license application

SC CON ENDS 11.01.22 VALID PCD (S2)

To whom it may concern,

Reference: Soho House Licence.

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I'm a permanent resident living in central Brighton for over fifteen years, I'm writing to you to give my full support in the location and opening hours of the above three premises for Soho House.

The proposed site location was in much need of rejuvenation to improve the city. Since the arrival of Soho House the location has seen much improved works to the terraces, buildings, pavements, the lighting etc.

I work within the music and film industry. Soho House is a great creative hub for networking and meeting like-minded people. The strict criteria for members attracts the best and skilled people in the industry, it's the place to be and to be seen.

I joined Soho House in London in the 90s, I've watched it grow from a single club to a global brand with clubs opening all around the world maintaining the highest possible standards in all areas of hospitality.

Soho House takes great pride in attention to detail in all of their premises from structure to design with first class facilities for all those attending including children and people with reduced mobility.

Soho House is very discreet and private and takes great care in security and safety for all its staff, members and guests, maintaining great relations and respect for the local residence. The reception and door staff are always well mannered. The club atmosphere is welcoming and relaxed and never a sense of hostility or poor behaviour.

Soho - Works, is a great dedicated area for members to work from and hold meetings. It's home from home.

The food and restaurant/bar service is of the highest quality and the staff are the best.

Soho House have been very supportive in my music projects including community work for spreading awareness for stem cells and future medicines.

I look forward to putting on local music community events at Soho House Brighton.

I think the opening of Soho House in Brighton will attract high-end businesses to move here with great clientele that will be excellent for the city of Brighton, creating jobs and maintaining the desire to visit Brighton as the go to place in the south coast of the UK.

Kind regards

Redacted

Redacted

Redacted

Redacted

Redacted

From: Redacted <Redacted >
Sent: 10 January 2022 19:35
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Soho House Brighton - Letter of support

SC CON ENDS 11.01.22 VALID PCD, PPN (S3)

Please find the amended application below:

I am writing on behalf of Soho House in regards to the licenses they have applied for to enable in the following:

Open until 2am -

Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY

Open until midnight -

Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I live in Redacted but have worked and studied in Brighton for the last Redacted. I studied at BIMM Brighton and have contributed to the local community as a musician taking part in the great escape festival and other events throughout the city.

I became a member of Soho House 10 years ago due to the fact each place is run like a 5 star hotel with attentive staff and a fantastic atmosphere. The exclusivity of the club adds to the experience as it's membership process is extremely strict and warrants all members are vetted. As a result of this being the case it ensures the prevention of public nuisance as there is also strict enforcement of membership conditions for both Soho House and Soho Works. Whilst being a member I haven't encountered any noise disturbance, anti-social behavior or had a need to make a complaint.

Moreover, these strict policies, and the type of crowd it attracts, determine that Soho House will not turn into a drinking-led establishment. Meaning in turn that it will not lead to crime and/or disorder as the space will be used for the relaxing and socialising of respectable peoples.

The location of the establishment means members will primarily be locals who will be keen to enforce public safety along with the responsible staff whose job it would be.

In addition Soho House as a whole is very hot on the protection of children as they have their own set regulations for them and have general health and safety warnings around both the pool and restaurant areas.

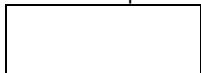
I hope you take all of the above into consideration when responding to the license applications and look forward to being able to enjoy the new location in the near future.

Best,

Redacted

--

Redacted | Redacted



Redacted

From: Redacted <Redacted >
Sent: 11 January 2022 15:19
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: support letter Soho House

SC CON ENDS I I.01.22 VALID PCD, PPN (S4)

REF :

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

To whom ever it may concern

I would like to add my support to the licensing agreement to the above locations.

I understand the hours to be : Soho House- 2am, Soho Works- midnight and Kiosk- midnight.

I have been a resident in Brighton for Redacted. And have had my business in the Redacted.

I have watched Brighton grow and its ready to receive Soho House. I have used the houses personally for many years in London, Frome, Oxford and in New York. I have always found them to be chilled, organised and respectful. None of them are a "drinking den". My understanding is the Soho brand was set up to promote conversation and well being amongst like-minded people. And it certainly does this. Not once have I witnessed any trouble with noise or anti social behaving. It's a place for locals to go almost an extension of their front rooms to chat and meet like-minded people.

I have also worked with Soho house on uniforms projects and they are very pleasant to deal with. I'm always impressed how they involve the local community. For example using suppliers for Uniforms and Furnishing.

Yours Sincerely

Redacted
Redacted

--

Redacted
Redacted

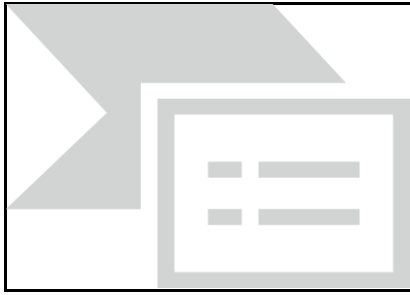
Redacted

Email: Redacted
Direct Dial: Redacted
Web: Redacted

Head Office & Production
Redacted

Brighton Store
Redacted

London Store
Redacted



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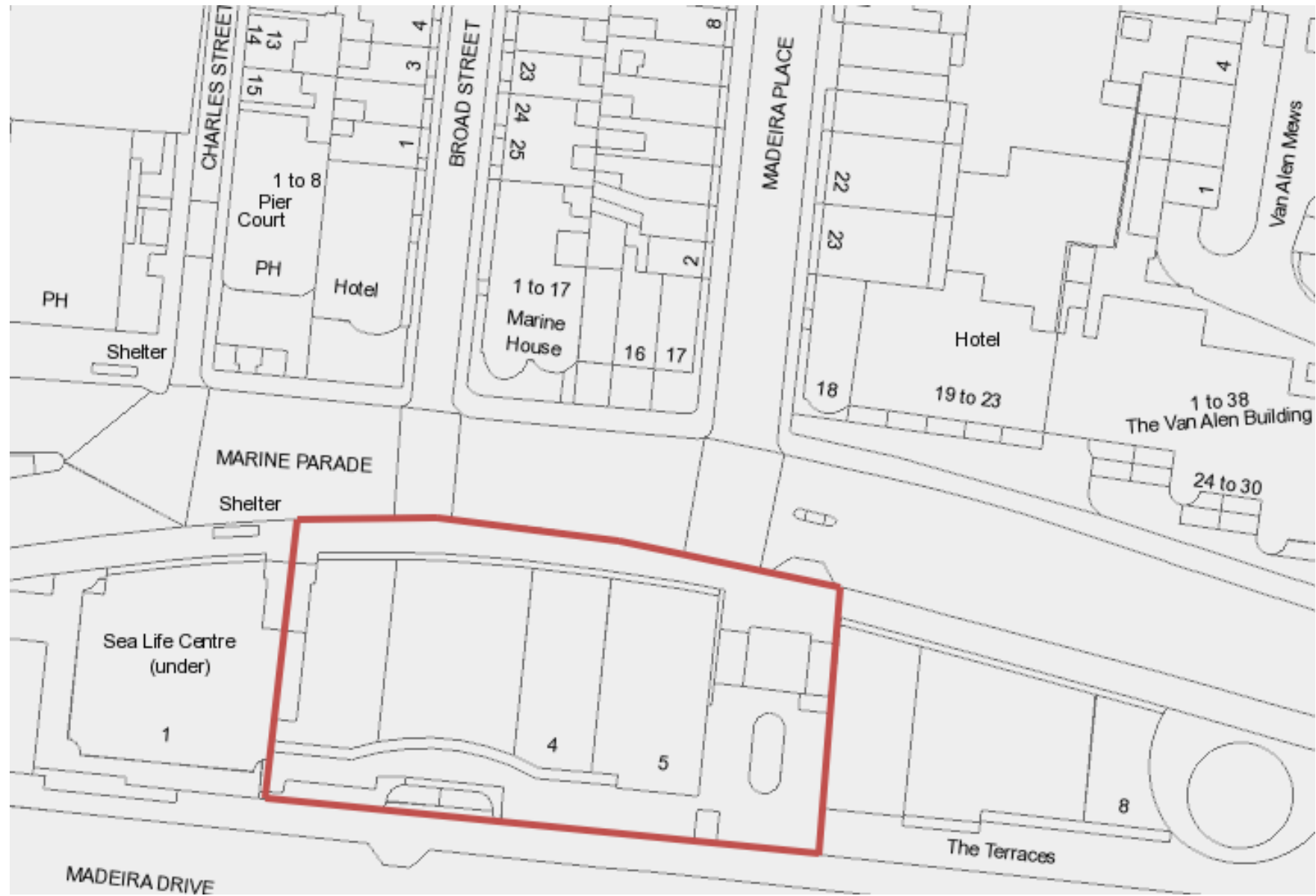
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Appendix D



Appendix E.1

Soho House Submissions

a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho Works Limited

1. General

I act for Soho House UK Limited (SHUK) and Soho Works Limited (SW), within the umbrella of the Soho House & Co Group. It is a recognised global brand.

Soho House UK Limited operates the Houses, cinemas and restaurants
Soho Works Limited operates the work spaces.

I have been instructed to make applications for three new licences

Soho House and Co holds long leases for all sites.

The 3 premises are adjacent to each other and applications are made in accordance with the planning permissions granted by Brighton and Hove City Council for the redevelopment of the 3 adjacent premises.

Planning permission (**BH2015/02443**) was granted for the following terminal hour:

3. The Private members club(units 6-8) hereby permitted shall not be open to customers between the hours of 02.00 and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4 The A3 restaurants (units 2-5) shall not be open to customers between the hours of 00.00 (midnight) and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

We are aware planning and licensing are separate regimes with different considerations, however the planning permission has taken into account the local amenity issues and we would rely on this determination.

In terms of traffic the planning permission states: There is not considered to be any significant impact on residential amenity. The traffic impact of the development is acceptable. The building would meet BREEAM 'very good'.

In respect of the Soho House private members Club and Soho Works space there is no objection to imposing a condition that *“Only Soho House UK Limited/Soho Works Limited can carry out licensable activities”*. This would mean that should the premises be sold to a different operator, the licences would lapse unless a variation was applied for to remove the condition/meaning that the premises would come back to Members to reconsider if representations are received. The applicant has no intention to sell on the premises in any event. Other licensing authorities across the

country, where the premises are located in cumulative impact areas, have accepted this condition to ensure the Members are granting the licence for the use and operator they have been presented with and the licence will not be able to be sold or transferred without going back to Members.

Soho House plan to open the 3 premises in March/April 2022.

The project has a £18 million budget.

The design has been carefully considered to ensure the conservation area is enhanced through the refurbishment of this dilapidated building in turn enhancing and preserving the character of the Conservation Area.

These applications are ideally placed to support the City's arts and media economy but moreover they breathe new life into a tired part of the seafront with a style of architecture far more complementary of its setting than the current building. In addition it brings back into use the vacant units 2 to 5 in modern restaurant use complimentary to the seafront location and with a great view of the Pier, the sea and The Brighton Wheel

2 Site and Proposed Development

The Terraces form a multi-storey mixed development on Brighton seafront. Having been built on the side of a small escarpment, it fronts Madeira Drive to the south at the lower level and Marine Parade to the north at the higher level.



The Terraces has a southerly aspect and is mainly of modern design but includes some older parts. Retail units are contained within the older lower level, as is the Sea-Life Centre which is immediately adjacent to the west. All of the units the subject of these applications are currently vacant and it is considered an appropriate time to repair and sensitively redevelop the site requiring significant levels of investment at a time when further dilapidation of the ironwork to the east has become a considerable problem for the City Council.

On the upper levels, formerly The Terraces Bar and Grill Restaurant, is of modern design and was constructed in 2000, and further to the west are a range of retail

outlets formerly in use as an amusement arcade and on the western edge of the site is a Harvester which are also of modern design however are currently vacant.

The Terraces are located on Madeira Drive and opposite the site is the beach, the Volk's Railway terminus, the Brighton Wheel, a crazy golf course and linked fish and chip shop. Opposite and to the west is The Palace Pier which incorporates buildings of a variety of styles and has a number of fairground rides with associated signage and lighting.

The whole of The Terraces area has been the subject of alteration and development over the years and whilst the original part would appear to have been constructed around 1929. Below is a photo of the wider site prior to building the terraces believed to date back to the 1970s.

There have been many changes since that time, including the Terraces restaurant circa 2000 and the wider redevelopment of retail units to the west. The lower facade is Grade II listed by virtue of the fact that it forms a continuation of The Aquarium development which is itself Grade II listed includes 'all attached walls railings and lamps'.



Access to the terraces and the central tier is via steps at either end of the site from the Marine Parade above and steps to the easts and steps and ramps to the west from Madeira Drive below. There is also stepped and ramped access from the central terrace level, up to the colonnade terrace walkway.

The buildings are generally in a dilapidated state and the building has not been in use for a number of years.

3. Access

Access to the site will be via the lower tier of the development. The existing access will be filled through the reinstatement of the railings along Madeira Place, whilst the

pedestrian access will be retained through the centre of the site and towards the east along the lower tier of the terrace.

The private members club will occupy a certain section of the lower tier which will no longer be accessible to the general public. This will not however have a detrimental impact on access to and from the seafront and Madeira Drive due to the retention and refurbishment of existing main routes down to the seafront.

The private members club will be accessed through two new gates which will be either end of the lower terrace and stretch between the east and west of the building. The refurbishment of the areas that will remain publicly accessible will lead to a significantly enhanced public realm with occupied new café and restaurant uses spilling into the public domain creating a pleasant environment for visitors.

4. Background

Soho House & Co is a group of private members' clubs, restaurants, workspaces, cinemas, hotels and spas (restaurants, some hotels and spas are open to the public as well). Each site is outwardly different from the other, having its own unique style and atmosphere. The design of each building respects the original foundations of the site.

Soho House Private Members Club itself was founded in Greek Street Soho, London, in 1995, as a private members' club for those in film, media and creative industries. The Houses are in diverse locations, but Soho House & Co's mission has always been the same: to create a comfortable home away from home for their members. All the Houses are regarded as a home away from home for its members, creating a warm, personalised atmosphere. The restaurants are consistently busy, offering friendly but professional service.

The Houses are seated throughout with large comfy chairs and are busy from breakfast to closing- it is an all day experience for Members and many Members use the House as a working environment.

You can walk into the Houses at any time and see members on laptops, often attending by themselves to work in a calm environment.

5. History of Soho House

Soho House is a place for their diverse membership to connect, grow, have fun, and make an impact. From the beginning, and throughout their 25-year history, their members have always been at the heart of everything they do

5.1 1995: 40 Greek Street, Soho

Soho House & Co opened their first House on London's Greek Street in 1995, when founder Nick Jones was offered the space above his restaurant, Cafe Boheme. The rooms of the townhouse were accessed via a small door just around the corner from Cafe Boheme, which inspired Nick to turn it into a members' club for the local artists and actors who had become the restaurant's regulars.

It was called Soho House because that was what it was: a Georgian house in London's Soho. The logo reflects the layout of that first space – three floors across three interconnecting houses.

5.2 1998: Babington House, and the launch of Cowshed

After three years in Soho, Soho House & Co opened Babington House, the first modern countryside hotel: a Grade II-listed Georgian manor set in 18 acres in the heart of Somerset, designed to create a relaxed home away from home for London members.

Their first Cowshed spa began life here, tucked away in an old cowshed in the grounds of Babington House, and the brand was named after the place where it all started. Natural products and spa treatments were developed with extracts from Babington's Walled Garden.

5.3 2002: Electric House, Notting Hill

Electric House was their second London House, in Notting Hill. It is located next to Electric Cinema, which first opened in 1910 – making it one of London's oldest active cinemas.

5.4 2003: Soho House New York

In 2003, Soho House & Co opened their first US House in New York's Meatpacking District. Set over six floors of a former warehouse, Soho House New York was also home to their first-ever rooftop pool. Its success as a summer escape for Manhattan members later inspired the layout for the Shoreditch House rooftop pool.

5.5 2004: Cecconi's

Cecconi's first opened in the late '70s in Mayfair, and became one of London's most-loved Italian restaurants. When Soho House took over Cecconi's in 2004, the concept was updated to create a more relaxed atmosphere, with an all-day menu and great bar as its central feature. There are now twelve Cecconi's restaurants around the world, from London to Berlin, Mumbai to Miami.

From 2006 to 2007, they continued to open London Houses, in Chiswick and Shoreditch, before embarking on their journey into Europe.

5.6 2010: Soho House Berlin

2010 marked the year that Soho House & Co ventured into Europe, starting with their first House in Berlin. A cornerstone of the growing creative community in Mitte,

the House has a complicated history. Originally a department store, its Jewish owners were forced out by the Nazis in 1933, and the building was later taken over by the Soviet Communist Party.

5.7 2010: Soho House West Hollywood

Following the success of Soho House New York, Los Angeles was the obvious choice for their second North American House. In an effort to celebrate their members in the film industry, Soho House hosted its first LA pop-up in the Hollywood Hills, a week before the 2004 Oscars. We continued this tradition in LA for the next five years, until their permanent home opened at the top of 9200 Sunset Boulevard in 2010.

This was the year that also saw Soho House & Co open their first Beach House in Miami, before heading to Toronto in 2012, and Chicago in 2014 – opening another small club in London's Mayfair along the way.

5.8 2015: Soho Works

As their international membership grew, Soho House & Co saw that their members' work patterns and styles had begun to shift away from the traditional nine-to-five office job. Instead, members were increasingly participating in the gig economy, building careers as entrepreneurs, freelancers, and small-business owners – and many of them were looking for places to work and hold meetings. To meet this need, Soho House & Co launched Soho Works in 2015, providing members with the space and resources to work alongside other like-minded individuals and companies. Today, Soho Works has nine outposts across London, New York, and Los Angeles.

5.9 2015: Soho Farmhouse

17 years after the launch of their first countryside hotel, Babington House, Soho House & Co opened Soho Farmhouse. Spread across 100 acres in Oxfordshire, the Farm occupies a series of renovated outbuildings, including a dilapidated watermill that now houses a country pub. Influenced by upstate New York cabin culture, the aim was to create a home-made and personal feel – more like a guest cottage on a farm.

2015 also saw the openings of Soho House Istanbul, and a second House in London's Soho: 76 Dean Street.

5.10 2016: Soho Home

Since Soho House began, members have always asked where they could buy the furniture, artwork, and interiors they saw in the Houses. In 2016, Soho House & Co launched Soho Home, an interiors collection that enables members to bring the House home – everything from the Chesterfield sofa they sat on at Soho House Chicago to the cut-crystal tumbler they drank their Negroni from at 76 Dean Street.

The expansion of Soho House in North America also came in 2016, with Ludlow House on New York's Lower East Side, and Little Beach House Malibu on the West

Coast. After establishing roots in Berlin and Istanbul, Soho House & Co opened their third European House, this time in Barcelona.

5.11 2018: White City House

Built in 1960 as the headquarters for the BBC, White City House – their third west London House – opened inside the central ring of this Grade II-listed building in 2018.

2018 also saw the opening of Kettner's in London's Soho, and DUMBO House – their first club in Brooklyn, New York. Further expansion into Europe also took place, with the openings of Soho House Amsterdam and Little Beach House Barcelona.

5.12 2019: Opening in Asia

After many years of planning, 2019 saw their first Houses in Asia open, in Mumbai and Hong Kong. Launching in Asia had always been important to Soho House, with the two cities becoming clear choices for their first locations.

2019 also saw the launch of Soho Warehouse, their third club in Los Angeles, which was followed by Soho Roc House on the island of Mykonos in 2020 – a reimagining of the San Giorgio hotel, adjacent to the popular beach club, Scorpios.

Since opening 40 Greek Street in 1995, Soho House now includes 27 Houses in 10 countries, with more openings in Europe, Asia, and North America on the horizon.

Soho House therefore has significant local and global experience of managing private members clubs and associated facilities.

Further information and pictures of all of Soho House & Co's premises can be found on the applicant's website www.sohohouse.com. Members are encouraged to view this website as it shows the style of operation.

As mentioned above Soho Works Limited forms part of Soho House and Co and offers a campus style office style environment to support the diverse and varied business and employee needs for the creative industry in London. Soho Works already operate in Soho London, Shoreditch, Redchurch Street London, 180 Strand London and White City London. White City was recently licensed and has 24 hours opening and a 2am licence Mon-Sat and midnight Sunday. There are other Soho Works sites worldwide as well. Being for the creative industry there are often link ins by members between the sites, which is one of the reasons later hours are required. All sites in the UK are licensed under the Licensing Act 2003 for regulated entertainment and alcohol sales.

Soho Works is creating a new way of working to support the creative community. Creative companies require fit-for-purpose space that is able to elevate them on a global platform. Larger companies such as Apple, Google etc are able to offer a campus style environment to support their diverse and varied business and employee needs. This is why the phrase 'campus style' is used -the applicant is offering a space which offers all aspects required for running businesses- food and

beverages, meeting rooms, event space (for the businesses) networking and business support.

The Group also support the House Foundations, which is a programme of social responsibility initiatives that represent the foundations of our House. Bringing together diversity and inclusion, mentorship, apprenticeships, social and environmental causes

None of the Soho House and Co premises, whether public or private, have been the subject of a review application and it has substantial experience of successfully running operations The applicant is known for delivering what it says it will be doing.

The applicant invests heavily in training of staff to meet these expectations.

6. Membership @ Soho House Brighton

For clarity, this premises will be a genuine members club and membership conditions have been offered. The Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods. To apply for membership, prospective members need to complete an application form for the House closest to where they live or work. Each applicant must be nominated by two existing members who can belong to any of the Houses. Upon its receipt, the application will then be reviewed by the appropriate club's Membership Committee, who meet approximately every three months. Those applicants selected to become members following each meeting are notified via email. Those who are not immediately successful will be added to a waiting list and reviewed at each subsequent meeting.

The applicants for membership for Brighton have been on the list for 12 months, and typically the waiting list for consideration is 6 months minimum. This emphasises the operation is a genuine membership club.

The Group offers 2 types of membership:

LOCAL HOUSE: Access to the Members local House only eg Brighton.

EVERY HOUSE: Every House membership gives you access to Soho Houses around the world. The only exception is Little Beach House Malibu, which needs an additional Malibu Plus membership

There is a further Under 27 Membership, both Local and Every House, which extends a discounted rate until the member's 30th birthday. Any House with a pool also offers a Child Membership for members' children wishing to use the pool.

Membership fees are currently (per year):

Local House- Local house membership gives you access to Soho House Brighton facilities only.- £1400 (different Houses have different prices) (with a one off registration fee of £500)

Every House- Every House membership gives you access to Soho House Brighton and all its sister clubs within Soho House Group- £2000 (with a one off registration fee of £500)

To apply for Membership:

- all sections of the application form must be completed in order for the application to be submitted to the committee. Any application missing information will be deemed incomplete and not considered. The application forms includes contact details, details of proposers, work details and also a need to write a submission as to why you should be accepted as a member which will be scrutinised by the Membership Committee
- A clear recent headshot must be included.
- The application must include the name and email address of two proposers who are existing members. These people are contacted and details are verified.
- Applicants must apply to the House closest to their primary residence.
- The application form will take around ten minutes to complete.

Membership Renewal is NOT automatic and are reviewed by the Renewal Committee on an annual basis. This process ensures that its members conduct is constantly reviewed- and Members, in order to be renewed, must adhere to the Houses standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Membership Rules are accepted by Members and include matters such as:

- All Membership Cards (whether physical or virtual from the Soho House app) must be handed to the Reception to gain entry
- Any member who allows his or her card to be used by a non-member will be expelled from the House
- A member's guests may not enter the club without that member present
- Member's may not be separated from their guests within the House or allow their guests to remain in the House when they leave
- Members are responsible for ensuring their guests follow all club rules and policies, and can face suspension or termination of membership if their guests violate these rules.

- Members and their guests must not approach, disturb or solicit others with whom they are not personally acquainted. Doing so may lead to suspension or termination of membership.
- Members may not take or make phone calls whilst in the club, in order to protect the relaxed environment
- Movies, videos, songs, internet calls and presentations must only be played through headphones and should not be audible to any other member or guest
- Members will be held accountable if they or their guests disclose or identify any other members or guests who are in the House in any press or social media
- All members and their guests are asked to respect our nearby residents by being quiet when leaving the house premises or while they are in the surrounding area

The Disciplinary Procedure for members can be summarised as follows: Conduct that is prejudicial to the reputation and character of Soho House may result in suspension or expulsion. Such conduct may include violent or abusive behaviour, intoxication, the communication of information concerning the club affairs or members or their guests in the club to the media. An expelled member may not return to the club as a guest. A refund of the expelled member's subscription will be at the discretion of Soho House. Any member or members who wilfully remove, damage or destroy any property belonging to the House or to members or to guests on the premises, will be liable to expulsion. The Disciplinary Procedure is actively used to ensure the quality of the operation and membership scheme is maintained.

7. Soho Friends

Soho Friends membership gives access to Soho House bedrooms, studio spaces and events. Plus, benefits at their spas, restaurants and our interiors collection, SohoHome

Soho Friends get access to:

- Members-only bedrooms at a special rate
- Studios: social spaces for members to meet, eat and drink with up to three guests
- Events and screenings
- The option to add Soho Works Lounge membership for £300 a month

Soho Friends do not get access to Soho House members clubs unless staying in a bedroom.

Bedroom bookings are subject to occasional blackout periods

General Studio guidelines are:

"Our Studios are private places

The Studios are social spaces for members to create relationships and collaborate. However, our members' privacy is important, so posting about fellow members on social media is not allowed.

Keep it casual

We're a members' club for people working in the creative industries and we have a relaxed dress code. Please make sure your guests know this, too.

Guests are welcome

Members can sign in up to three guests at any time. You are responsible for your guests' behaviour, so please keep an eye on them and make sure they call it a night when you do.

First come, first served

There's generally no need to book in advance to visit the Studios, but we advise planning ahead when we host larger events and pop-ups.

Pets

We don't allow animals in our Studios, except for assistance dogs.

Illegal substances

Any member found to be buying, selling, using or possessing illegal drugs while on the premises will have their membership terminated.

8. Soho Works and Studio Space

Workspaces designed for businesses and creative thinkers to come together and share ideas. Soho Works is available to Soho House and Soho Friends members only. Soho Works has locations across London, New York, and Los Angeles

a) Studio Spaces

The Studios are creative spaces for Soho House and Soho Friends members to visit with up to three guests.

Members can eat and drink, attend events, screenings and pop-ups, as well as host their own events

There are currently Studio Spaces in Brixton South London, Tea Building, East London and White City West London, 180 Strand, Central London, Crouch End, North London and Kettners, Central London

b) Soho Works

Overall, it offers co-working offices and meeting rooms/ event spaces related to office space/tenants.

This arm of Soho House and Co aims to foster and connect creatives, entrepreneurs, dynamic thinkers and cultural explorers by integrating the creation, display, learning and social functions of culture throughout its spaces.

There are three types of memberships on offer at Soho Works – these are :

- a) **Lounge-** Hot-desk membership that offers adaptable working and complete flexibility
- b) **Desk-** Your own desk to suit your style of working with lockable storage
- c) **Office-** Private spaces where teams can work and collaborate

Soho Works Brighton will offer all 3 membership options.

These 3 types of membership include access to all Soho Works locations around the world. Membership includes:

- Curated calendar of events and workshops
- Private phone booths, photo studios, workshops and 3D printing
- Podcast equipment
- Space for private events
- Screening rooms
- Meeting rooms
- Wireless connectivity and video conferencing
- Kitchens with storage areas

Application for membership is, like the Houses, subject to an application process to ensure that the tenant/member is in keeping with the creative industries servicing of the brand.

Attached is a marketing brochure for Soho Works offices for your reference.

This brochure explains examples of events that will take place in the Soho Works and Studio spaces. Events will be of 2 types a) members events/meetings- arranged by Soho Works for the tenants/members (networking/guest speakers for example) and b) events/meetings by tenants of Soho Works for their business. In terms of b) we confirm that these will be notified to the applicant in advance so they can be risk assessed as required and these will typically be in space/s hired out by the business. Looking at the plans you will see that the premises has a break outspace in the centre and conference rooms around the edge. The layout cannot be changed as the rooms are permanent so the premises therefore cannot be made into one large open space.

The provision of licensable activities for events/functions/meetings shall at all times also be ancillary to the use of the premises as office space, and alcohol may only be

sold for consumption to members of the office space and their bona fide guests. This confirms the events are office related and will not be open to the general public.

Soho Works/Studio Spaces will be staffed at all times

The applicant is happy to add 3 further conditions to the application to tighten the operation

1. "The licence holder shall be notified in advance by tenants and/or members prior to any area being booked or used as an events space"
2. "A Soho Works Manager responsible for the premises shall ensure that the areas of the premises where alcohol is supplied or consumed under this licence shall be regularly patrolled by community management and housekeeping teams during the hours that the supply of alcohol is permitted to ensure compliance with the Licensing Act 2003 and the Soho Works Responsible Alcohol Management Plan"
3. "Persons attending any private pre-booked event/meeting, organised by either the licence holder or a member shall be recorded on a guest/visitors list which will be retained for a period of 31 days following the event/meeting and shall be made available for inspection by the relevant authorities."

The layout at Brighton is split in 2 essentially- for Soho Works and Studio space. Both are work spaces as the layout plans suggest

Venues do not get busy or overcrowded as booking is encouraged

As mentioned above, Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods (18 months typically). The same membership process will be implemented at Brighton when approving members/tenants.

Like other Soho House membership, renewal of a space at Brighton is NOT automatic and is reviewed by the Renewal Committee on an annual basis. This process ensures that its tenants/members conduct are constantly reviewed- and tenants/Members, in order to be renewed, must adhere to the House standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Reception will be fully manned whilst licensable activities are being provided.

In terms of the commencement hours sought in the application lodged (7am)- the businesses will be linked to creative industries worldwide so with time zones and some events happening by podcasts, virtual links etc the applicant wanted to be able to cater to those work hours overseas as well.

The applicant can however reduce the commencement hours for the retail sale of alcohol and other licensable activities to 10am for Soho Works/Studio.

In terms of regulated entertainment, my client has regulated entertainment at all other sites and it was requested for the small number of occasions each calendar year these were required for a specific event held at the premises. It may be that a tenant was having a ticketed launch for a product, which may be the subject of a charge made with a view to profit. Given the nature of the creative industry the applicant wanted to be certain to cater for all eventualities in terms of events for its members/tenants. There have been no issues with the events held at other Soho Works/Studio spaces. There have been no issue with the nature of the events held at other Soho Works/Studio spaces as not being works related. Further, the overriding condition on the Soho Works/Studio spaces that "The provision of licensable activities shall at all times be ancillary to the primary use of the premises as office space" will ensure the nature of the events are work related.

There will be no dance floors at the premises

There will be no advertisement of events to the public.

There will also be limits on the number of guests of tenants/members able to attend any events/meetings and functions- all member events will have a guest list and each tenant/member can bring 1 guest. For any events/meetings by a member/tenant for their business they will be subject to the event space/meeting room they are using, but again there will be a function sheet and this will be arranged through the applicant. Alcohol for functions will be pre-ordered in advance so it can be catered for.

The events will be private so if there is a members event this will be sent to members. If a member has an event it will be sent to the invitees.

There is a café area also in the Studio space. This will be staffed at all times and members will be able to go the service area and order drinks, non alcoholic or alcoholic and buy food

There is a refreshment area serving coffee, snacks (eg cereals for breakfast). Water and coffee is self service and in busier times there will be a barrista in this area. Alcohol will also be available in this space but will be served by a member of staff if requested- so there will be no self service of alcohol from the fridges etc. Alcohol will not be on display in the refreshment station. There will be a menu on display within the ground floor refreshment room but the alcohol bottles will not be displayed like a usual bar set up.

In terms of alcohol on offer, there will be a reduced selection of beers, wines and spirits. The premises are not operating as a typical bar so there will not be the full complement of alcohol on offer as a bar or restaurant would have. There will be a high end and low end offer of the core spirits, and a small selection of wine and beers. This will be the same for alcohol on offer for events.

There will be waiter/waitress service available.

There will be no advertising of alcohol or meeting spaces at all outside the premises.

Off sales are not being sought away from the premises (outside) but consumption can occur within the premises

The capacities are based on the fire risk assessment for the venue.

In terms of deliveries and collections- these will be co-ordinated with Soho House Club and the Kiosk

Food for any events/functions will be catered and brought into the premises from the kitchen in Soho House Club.

From the conditions proposed it is clear this is not a premises that primarily serves alcohol throughout. There are no off sales away from the premises. The premises is membership based and it remains primarily as an office space.

Alcohol will be able to be consumed throughout the premises. The applicant has sought the retail sale of alcohol so alcohol will be paid for. If there is an event for a tenant and alcohol is part of this (many events/seminars will not involve alcohol sales) then an invoice will be sent to the tenant and paid for at that point- depending on the style of the event a deposit may be paid, or the alcohol paid for prior to the event in the usual way for events. It is logical that if a tenant orders a drink from a refreshment station he can consume it in his office if he wishes. Alcohol is an ancillary function in this office space and no tenants have taken advantage of this ability in any of the other Soho Works sites operating.

The applicants are happy to offer a further condition that 'The licensable activities authorised by this licence can only be carried on at this premises by Soho Works Limited.' The applicant has no objection to this being imposed but will leave it to Members to decide if they feel the condition is necessary.

9. Soho House

Comments have been made in respect of the pool space at the Soho House club. Pools can currently be found in the UK at Farmhouse, Shoreditch House, 180House, Babington House, White City House. Full safety provisions are provided, with lifeguards and there have not been any incidents of safety concerns in respect of members using pool spaces. The disciplinary procedure ensures this.

Each House has a monthly events programme featuring everything from masterclasses and chef takeovers, to workshops and comedy nights

Inside the Houses there are club spaces for eating, drinking and relaxing. You'll find simple dishes on the menus, made using seasonal and locally sourced ingredients

In terms of events, the applicant has a range of spaces for any event, from creative workshops and small dinners, to castings and weddings

In relation to entertainment, for day to day operation, it is either low or non-existent. Members events are however held as it has done since 1996. All of the Soho House houses have a full complement of regulated entertainment, and this is really used for the member's events. Soho House is not a nightclub environment and does not promote crowded areas, but as with all Soho House houses the requirement for alcohol to be ancillary to food is unable to be agreed as Members can come in for a drink if they wish. This is for the entire premises. Soho House have a proven track record of being able to regulate the consumption of alcohol internally with its members and does not have a history or reputation for drunkenness or irresponsible behaviour

There is waiter/waitress service throughout though members can also order food and drinks at the bar. Food is available in all areas of the premises Attached is an indicative menu showing the style of food offered

There are strict rules even for members, as set out above, in relation to disturbing other members and so the applicant does not expect any noise issues with the premises.

In addition full insulation has been built into the premises and the acoustic report is attached. The specs for the windows and doors are below:

Description: Doors and fixed screens

Specification: Windows Aluprof MB 86ST

The units will be constructed from the Aluprof MB 86ST range of high performance thermally insulated frame profiles.

Specification: Doors Aluprof MB 86ST

The door units will be constructed from thermally insulated frame profiles from the Aluprof MB 86ST range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.

We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device.

The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles

Passive leaf will have concealed flush bolts top and bottom

Active leaf will be fitted with 2no key operated horizontal dead locks which lock into the leading edge of passive leaf

Description: Door, sliding doors and fixed screens to Pavilion

Specification: Door, window and sliding door Schueco Jansen

The door, sliding doors and window units will be constructed from thermally insulated frame profiles from the Schueco Jansen steel profiles range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.

We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device. The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles

9. The DPS

The DPS nominated on the applications is Tom Collins. Tom Collins is the Managing Director of Soho House & Co, dealing with all aspects of the operations. He will not be the final DPS and the GM will be nominated DPS prior to each venue trading.

10. Non Seasonal extensions

The 3 applications lodged include a request for permission for NYE and Oscars. The applicant has previously had these extensions granted as part of their regular operation. We understand the Police wish for any such extensions to be handled under TEN's so they can be individually assessed. The applicant has no objection to this and removes such request for non seasonal extensions

11, Gap between the terraces

The Planning Consent, BH2015/02443, for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. The gap to remain permanently free of any visual obstruction.

We would submit that it is not appropriate to add this as a condition on the premises licence as it relates to planning considerations in their entirety and not the licensing objectives.

12. Cumulative Impact Area

My client appreciates and acknowledges the premises are located in Brighton's Cumulative Impact Area. My client acknowledges the responsibility that comes with operating within cumulative impact areas. As the licensing authority's representation states *"It is also located in the electoral ward of Queen's Park, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the second worst out of 21 wards for Crime and Disorder data for Criminal Damage and third worst for All violence against the person, All injury violence, Sexual Offences, Non-injury assault and Police recorded alcohol related incidents. Under the Health data Queen's Park ward ranks the worst of all wards for A&E attendances with a record of alcohol, second worst for Increasing risk or higher risk drinking and Clients in alcohol treatment. It also ranks 3rd worst for Alcohol suspected ambulance call outs."*

However it is also acknowledged that each application should be assessed on its merits. My client operates within numerous cumulative impact areas and/or residential areas around the country. There operation is constant. No sites (whether public restaurants, work spaces or members clubs, have ever been reviewed or been in a situation where reviews have been threatened. This is due mainly to the membership scheme in place and the kudos this brings. Membership waiting lists are years in the making. They are not venues which are overcrowded; the experience of the member is paramount to operations. The members become personally known to staff and any anti social behaviour is simply not tolerated. The revocation of membership for any poor behaviour, as detailed in the membership rules is used and the threat of revocation of membership is real. The international reputation of the applicant also ensures that enforcement of membership rules and disciplinary procedures are maintained robustly and consistently.

The reason for the cumulative impact policy is not translated into the operations proposed. There is negligible crime and disorder associated with any Soho House or Soho Works premises. There are next to no ambulance call outs and intoxication is not tolerated within the membership scheme. The premises does not operate in a nightclub fashion and the membership scheme is not token as some clubs offer. The applicant has chosen the Brighton location in full knowledge of the area and spent years developing the site at substantial cost. Attendance by persons to the venues is as a destination venue. It is not a premises which will be part of any 'pub crawl' around Brighton.

My client also appreciates the concern of members becoming victim of crime once they leave the premises and the added strain that could bring to the Police. The membership committee ensures all members are familiar with transport options and locational information and takes steps to ensure members leave and arrive home safely. The operation has built its reputation on its members and the experience the members have at its sites and there has been negligible issues at any of its sites, mainly down to the experiences within the venues and the fact that intoxication is not the primary aim of any of the sites.

The conditions offered (and amended) limit the operation and ensure the licensing objectives are promoted.

13 Amendments to Soho Works/Studio Application

The applicant has considered the representations and advises of the following amendments

1. Amendment to plans to reduce the areas for the sale of alcohol (to area highlighted in green)
2. Amend conditions to those attached
3. Reduce commencement time for all licensable activities to commence at 10am
4. Remove non standard timings

14. Amendments to Soho House Application

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 8am (alcohol between 8am and 10am shall be ancillary to a seated meal)
3. Remove non standard timings

I also clarify that the proposed condition “Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area” refers to the external area which is within the red lined area, but physically outside the premises. We appreciate that the red line shows the licensable area but this condition was just to clarify the point and we would be happy to leave this to Members to consider further.

15. Amendments to Kiosk Application

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 9am
3. Remove non standard timings
4. Reduce terminal hour for live music to 11pm as agreed with EH

SOHO **WORKS**

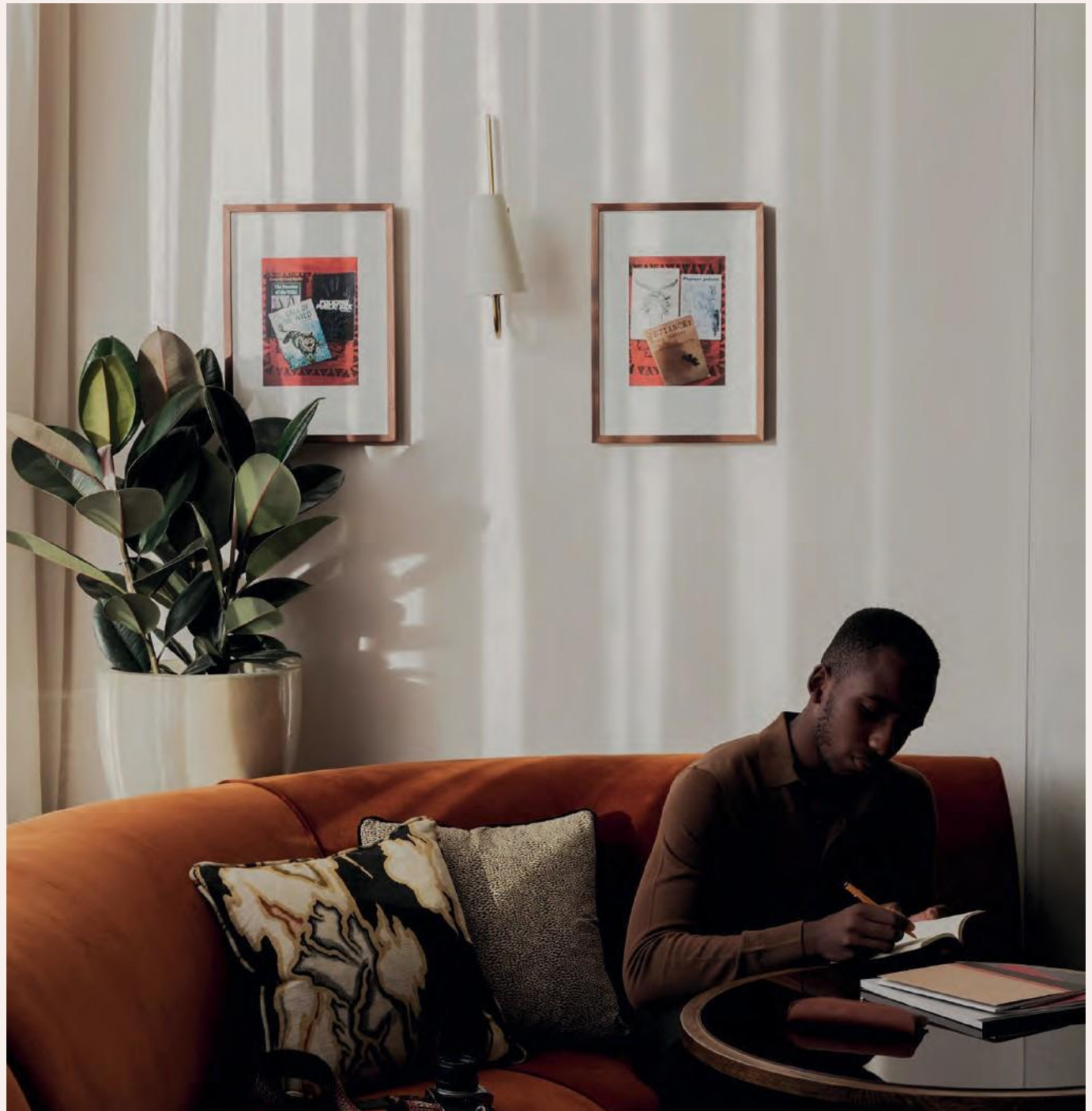
SOHO WORKS

INTRODUCTION

Soho Works is an international network of workspaces by Soho House, designed and equipped to help creative thinkers and businesses connect, collaborate and grow.

Our spaces combine the home-from-home feeling of our Houses with all the tools, technology and equipment to help you do your best work.

Each workspace has meeting rooms, studios, flexible private hire options and a curated programme of member events to help you and your business grow.



LONDON



NEW YORK



LOS ANGELES



HONG KONG



LOCATIONS

Soho Works is a global community and membership of workspaces based in cities all over the world, in locations close to or within Soho House clubs.

Membership at any of our spaces entitles you to worldwide access.

Open now in Shoreditch and White City with New York, LA and Hong Kong coming soon.

MEMBERSHIP TYPES

Lounge

Hot-desk membership that offers adaptable working and complete flexibility.

Desk

Your own desk to suit your style of working.

Office

Private spaces for teams to work and collaborate.





SOHO WORKS

Our workspace has multiple meeting rooms, podcast recording equipment, phone booths and a fully equipped kitchen.

There is also lounge space for catch-ups and break-out meetings with other members.

EVENTS

Soho Works' curated calendar of professional, social and wellbeing events are a platform for creative members to meet, connect and collaborate.

Available for private hire, the Loft is a large apartment-style space with a separate library, lounge, board room, meeting room and reception room. Each area can be hired individually or as combined spaces, from morning through to night.



WHAT'S INCLUDED

- Access to meeting rooms
- 200 pages of free printing per month
- Fully equipped kitchens with food storage areas
- Complimentary tea and coffee all day
- Permanent address for post
- Private phone booths
- Access to a curated calendar of complimentary member events
- Addison Lee courier services

OPTIONAL ADD-ONS

- Bookable private event space
- Lockable storage
- Courier delivery service

For more information, please contact Noelle Nikkhah
noelle.nikkhah@sohohouse.com

*Inclusive of VAT

SOHO **WORKS**

180 HOUSE REGULARS

SMALLS

SHISHITO PEPPERS miso glaze, sesame seed pb	8
MEATBALLS tomato sauce, Parmesan	8
TFC FRIED CHICKEN OR CAULIFLOWER pb hot sauce	8/6
GUACAMOLE crudites, taro crisps pb	9

STARTERS

GREEN VEGETABLE SOUP cannellini beans, tarragon pb	6
CALAMARI FRITTI chilli, lemon aioli	9
TACO, FRIED COD OR MUSHROOM pb cabbage slaw, chipotle aioli	9/7
BURRATA cherry tomatoes, basil v	10

SALADS AND BOWLS

BUTTER LETTUCE tomato, sherry vinaigrette pb	8
CHOPPED SALAD chicken, cheddar, bacon, beetroot, egg, baby gem, avocado	16
AHI TUNA POKE avocado, cucumber, fresno, brown jasmine rice	16

add on: seeded avocado 4 | burrata 6 | chicken 5 | salmon 5

SANDWICHES

AVOCADO ON TOAST chilli, sourdough pb (add poached eggs +2)	9
DIRTY BURGER cheddar, mustard, iceberg, tomato, pickle, fries	14
CLUB SANDWICH chicken, bacon, lettuce, tomato, egg, mayo, fries	15

GRILL AND MAINS

MAC AND CHEESE Scamorza, Parmesan	13
RIGATONI beef bolognese	16
CHICKEN PAILLARD rocket, cherry tomatoes, olives, aged balsamic	17
SALMON spinach, aioli	18
LAMB CHOP pickles, zhoug, radish	21
CLUB STEAK/FILET MIGNON bearnaise, fries	14/26

WOOD-FIRED PIZZA

BUFFALO MOZZARELLA tomato, oregano v	12
ZUCCHINI zucchini flowers, thyme, tomato	14
BLACK TRUFFLE tallegio, mozzarella, cream	14
SPICY SALAMI tomato, mozzarella, mushroom	15

SIDES

SWEET POTATO FRIES CHILLI KALE GREEN SALAD HISPI CABBAGE FRENCH FRIES	5
--	---

There is a discretionary 12.5% service charge added to your bill. All above prices are inclusive of VAT.
Please inform your server if you have any allergies or require information on ingredients used in our dishes.
v = vegetarian | pb = plant based

SMALLS

SHISHITO PEPPERS	miso glaze, sesame seed pb	8
MEATBALLS	tomato sauce, Parmesan	8
TFC FRIED CHICKEN OR CAULIFLOWER	pb hot sauce	8/6
GUACAMOLE	crudites, taro crisps pb	9

STARTERS

GREEN VEGETABLE SOUP	cannellini beans, tarragon pb	6
CALAMARI FRITTI	chilli, lemon aioli	9
TACO, FRIED COD OR MUSHROOM	pb cabbage slaw, chipotle aioli	9/7
BURRATA	cherry tomatoes, basil v	10

SALADS AND BOWLS

BUTTER LETTUCE	tomato, sherry vinaigrette pb	8
CHOPPED SALAD	chicken, cheddar, bacon, beetroot, egg, baby gem, avocado	16
AHI TUNA POKE	avocado, cucumber, fresno, brown jasmine rice	16
add on: seeded avocado 4 burrata 6 chicken 5 salmon 5		

SANDWICHES

AVOCADO ON TOAST	chilli, sourdough pb (add poached eggs +2)	9
DIRTY BURGER	cheddar, mustard, iceberg, tomato, pickle, fries	14
CLUB SANDWICH	chicken, bacon, lettuce, tomato, egg, mayo, fries	15

GRILL AND MAINS

MAC AND CHEESE	Scamorza, Parmesan	13
RIGATONI	beef bolognese	16
CHICKEN PAILLARD	rocket, cherry tomatoes, olives, aged balsamic	17
SALMON	spinach, aioli	18
LAMB CHOP	pickles, zhoug, radish	21
CLUB STEAK/FILET MIGNON	bearnaise, fries	14/26

WOOD-FIRED PIZZA

BUFFALO MOZZARELLA	tomato, oregano v	12
ZUCCHINI	zucchini flowers, thyme, tomato	14
BLACK TRUFFLE	tallegio, mozzarella, cream	14
SPICY SALAMI	tomato, mozzarella, mushroom	15

STARTER		MAIN	
WEEKLY MENU	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
DESSERT			
	XXXXX xxxxx	0	
	XXXXX xxxxx	0	

SIDES

SWEET POTATO FRIES CHILLI KALE GREEN SALAD	
HISPI CABBAGE FRENCH FRIES	5

SOHO HOUSE MEMBERSHIP

- Hybrid physical & digital memberships based in cities
- Digital-only memberships based anywhere
- All have same criteria & calibre of member, same approval process

EVERY HOUSE: Access to all Houses, plus content and member-to-member connection via the SH.APP

LOCAL HOUSE: Access to one House, plus content and member-to-member connection via the SH.APP

CITIES WITHOUT HOUSES: Access to all Houses when travelling, events in local city, content and connection via the SH.APP

UNDER 27: Lower rates for members who are accepted before their 27th birthday, applicable until their 30th birthday. Applicable across Every House, Local House and Cities Without Houses memberships

PLUS: Additional access to small, discreet Houses with limited capacity

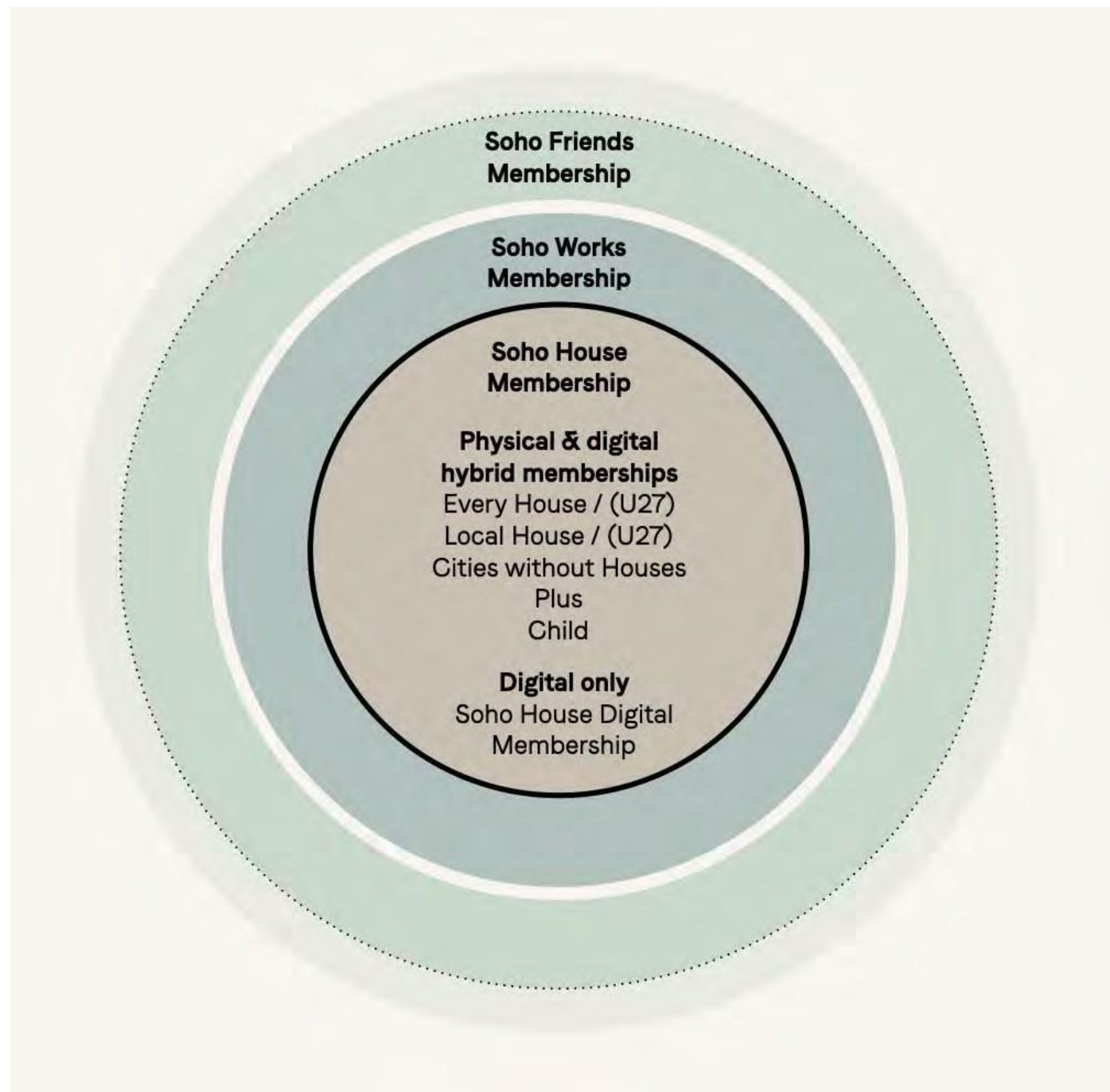
COMING SOON: DIGITAL MEMBERSHIP: Digital-only membership connecting a global network of creatives. Access to content and member-to-member connection via the SH.APP. Access to Houses when staying in a bedroom.

SOHO FRIENDS MEMBERSHIP

- For friends & family of existing members, those who regularly spend time in our spaces and restaurants, or shop at Soho Home or Cowshed
- Recommended by our members, or our team members
- Access to Soho House bedrooms, Studio spaces, events and screenings
- Benefits at Soho House restaurants, Soho Home & Cowshed

SOHO WORKS MEMBERSHIP

- A bolt-on membership for Soho House and Soho Friends members
- Lounge or Dedicated Desk membership for individuals, plus Offices for groups and small businesses
- For members to connect, collaborate and grow in a work environment
- Preserves the social experience within Houses and supports trends towards flexible working / less traditional office space
- 9 sites across London, NYC, LA



Appendix E.2

Soho Works/Studio Proposed Conditions

1. The provision of licensable activities shall at all times be ancillary to the primary use of the premises as office space.
2. The reception desks on the ground floor shall be staffed at all times the premises are in operation.
3. Access to the premises will be restricted to members only who are in possession of a key fob, electronic access or similar access device and their invited guests.
4. All guests attending functions at the premises where alcohol will be served must sign in and a record kept.
5. There will be no overt advertising of the licence facilities outside of the premises.
6. No children under the age of 18 will be allowed on the premises unless accompanied by and under the control of an adult.
7. Consumption of alcohol shall be limited to the areas outlined in red on the approved plans
9. There will be no vertical drinking in the licensed areas, subject to condition [10] below.
10. Vertical drinking will be permitted for pre-arranged events held inside the premises, for educational, networking or other similar events linked with the use of the premises to promote business. A record of such of events will be kept on the premises and available for inspection by the Licensing Authority or the police.
11. Whenever the premises is conducting the sale of alcohol for events for 100 persons or more, then either the designated premises supervisor, another personal licence holder or a suitable Licensing act 2003 trained manager shall be present within the licensed premises.
12. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID or proof of age cards bearing the 'PASS' mark hologram. The list of recommended forms of ID may be amended or revised with the prior written agreement of Sussex Police, the Licensing Authority and Trading Standards without the need to amend the licence or conditions attaching to it.
13. SIA licensed door supervisors shall be employed on any occasions when a requirement is identified by the licence holder's written risk assessment or requested by Sussex Police in writing at least 48 hours in advance. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information or guidance offered by the police, and also taking into account busy periods such as Bank Holidays, Season Variations and other City Centre Events e.g. Pride. The written risk assessment will be available on the premises for inspection by police and authorised officers of the Licensing Authority.

14. (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrance to the premises. The system shall be on and recording at all times the premises licence is in operation.

(b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.

(c) CCTV footage will be stored for a minimum of 31 days

(d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.

(e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

(f) Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police.

(g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.

(h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.

15. (a) An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The log will be inspected and signed off by the DPS (or a person with delegated authority) at least once a week.

(b) The logbook should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.

(c) Any refusals made for alcohol service e.g. underage, will also be recorded (either in electronic or written form) and feedback given to staff as relevant. The log will be kept for a minimum of twenty-four (24) months.

16. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway

17. 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 statutory nuisance.

18. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

19. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

20. 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 upon request

21. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

22. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

23. No deliveries to the premises shall take place between 23:00 hours and 07:00 hours on the following day.

24. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0700 hours.

25. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises

26. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.

27. A copy of the premises' drugs policy, dispersal policy, smoking policy and noise management plan shall be made readily available at the premises for inspection by authorised officers of the Licensing Authority or the police.

28. The premises will become a member of the Business Crime Reduction Partnership or similar scheme approved by the Licensing Authority. The scheme must operate, subject to local coverage, radios and additionally an exclusion/banning scheme of named individuals within both the day and night-time economy. Radios should be in use all times the premises are open to the public / members.

29. The premises shall operate a zero-tolerance approach to drugs and weapons

30. The licence holder shall enter into an agreement with a private hire firm to provide transport for customers with contact numbers made readily available to customers upon request. Where possible a call back system will be operated and drivers instructed not to sound their horns when collecting customers.

31. (a) The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, in selling alcohol at the premises shall receive the following induction training. This training will take place prior to the selling of such products:

*The lawful selling of age restricted products – including company's own policy.

*Refusing the sale of alcohol to a person who is drunk

(b) Further verbal reinforcement/refreshers training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refreshers training documented.

(c) All such training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

32. "The licence holder shall be notified in advance by tenants and/or members prior to any area of the basement being booked or used as an events space"

33. "A Soho Works Manager responsible for the premises shall ensure that the areas of the premises where alcohol is supplied or consumed under this licence shall be regularly patrolled by community management and housekeeping teams during the hours that the supply of alcohol is permitted to ensure compliance with the Licensing Act 2003 and the Soho Works Responsible Alcohol Management Plan"

34. "Persons attending any private pre-booked event/meeting, organised by either the licence holder or a member shall be recorded on a guest/visitors list which will be retained for a period of 31 days following the event/meeting and shall be made available for inspection by the relevant authorities."

35. At all times the premises is open to the public, the management will contract the back-up services of an approved mobile support unit (MSU), with a minimum of 2 SIA registered Door Supervisors operating from it. A copy of the MSU contract will be retained at the premises and made available for immediate inspection upon request by Sussex Police or Council Officials. The MSU will be accredited by the Brighton Business Crime Reduction Partnership (BCRP) or other similar organisation approved by Sussex Police should the BCRP not be in existence.

36. Authorised staff employed by Sussex Police in the role of licensing officer shall have the right of access to the licensed premises during hours of operation for the purpose of inspection of the premises and premises records in order to ensure the promotion of the licensing objectives.

37. The Premises Licence Holder shall provide and maintain a dedicated telephone number of the Designated Premises Supervisor or the duty manager for use by any person who may wish to make a complaint during the operation of the licence, which shall be provided to the Licensing Authority and local residents' associations

38. *Only Soho Works Limited can carry out licensable activities* at the premises.

Appendix E.4

Soho House, Brighton (Application No: BH2015/02443)

Plant Noise Assessment (Units 2-5)

Report 16/0276/R2

Soho House, Brighton (Application No: BH2015/02443)

Plant Noise Assessment (Units 2-5)

Report 16/0276/R2

Brighton Seafront Regeneration Ltd

150 St Johns Street
London
EC1V 4UD

Revision	Description	Date	Prepared	Approved
0	1 st Issue	16 May 2017	Josh Palmer	Philip Hankin

This report and associated surveys have been prepared and undertaken for the private and confidential use of our client only. If any third party whatsoever comes into possession of this report, they rely on it at their own risk and Cole Jarman Limited accepts no duty or responsibility (including in negligence) to any such third party.



Plant Noise Assessment (Units 2-5)

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Attachments

Glossary of Acoustic Terms

16/0276/TH1

Time history graph of noise survey results

16/0276/SCH1

Schedule of plant and associated noise levels

16/0276/SCH2

Schedule of silencers and required insertion losses

16/0276/SPC1

Specification for in-duct silencers



Plant Noise Assessment (Units 2-5)

Appendix A

Mechanical services proposed plans

Appendix B

Sample of plant noise calculation sheets

Appendix C

Summary of noise levels at external receivers

 End of Section



Plant Noise Assessment (Units 2-5)

1 Introduction

- 1.1 It is proposed to open three new restaurants and a shop with café counter in units 2-5 of the Soho House development on Brighton's seafront. Planning permission for the redevelopment has been granted (application no: BH2015/02443) subject to conditions, one of which relates to plant noise emissions.
- 1.2 Cole Jarman has previously undertaken a noise survey in order to determine limits for noise emissions from all proposed plant items. The background noise levels recorded during the survey have now been used to derive separate limits applicable to plant serving each area.
- 1.3 This report presents the methodology and results of the noise survey, and defines appropriate criteria in accordance with the requirements stipulated by the relevant planning condition (no. 8). A subsequent plant noise assessment is detailed along with mitigation measures required to achieve compliance.

2 Site Description

- 2.1 Units no. 2 to 5 occupy the western half of the wider Soho House redevelopment site. There will be cooling plant installed externally at low level beside the wall along the east edge of unit 5 and ventilation plant ducted to grilles along the top of the north and south elevations.



Figure 1. Aerial view of site showing nearest receptors and measurement position



Plant Noise Assessment (Units 2-5)

- 2.2 We understand that the new plant may be required to run between 0600 and 0100 hours.
- 2.3 The site is shown within the context of the surrounding area in Figure 1 above. Marine Parade lies to the north and Madeira Drive to the south. The nearest noise sensitive receptors to the site are hotels and apartments on the north side of Marine Parade. These are shaded blue.
- 2.4 Beyond Madeira drive is Brighton Beach and, to the west, Brighton Pier. There are no other noise sensitive locations to consider south of the site.

3 Environmental Noise Survey

3.1 Methodology

- 3.1.1 An unattended noise survey was undertaken at one position for a period of 48 hours, commencing at approximately 1400 hours on Tuesday 7th June.
- 3.1.2 Measurements were made at a single free-field position at the north boundary of the site, approximately 8m from the kerb of Marine Parade. This position is labelled MP1 on Figure 1 above.
- 3.1.3 Measurements of the L_{Aeq} , L_{Amax} and L_{A90} indices were recorded over consecutive 15 minute periods (see attached Glossary of Acoustic Terms for an explanation of the noise units used).
- 3.1 Noise measurements were made using the equipment listed in table T1.

Item	Manufacturer	Type
Sound Level Analyser	Norsonic	140
Acoustic Calibrator	Norsonic	1251
Weatherproof windshield	Norsonic	1212

T1 Equipment used during unattended noise survey

- 3.1.4 The sound level analyser was calibrated before and after the noise survey to ensure a consistent and acceptable level of accuracy was maintained throughout. No significant drift was noted to have occurred.
- 3.1.5 The weather conditions while setting up and collecting the survey equipment were warm and dry with a gentle breeze; suitable for the measurements. Based on online weather history data, these conditions are not believed to have varied significantly during the survey.



Plant Noise Assessment (Units 2-5)

3.2 Results

- 3.2.1 The results of the noise measurements at MP1 are presented in the attached time history figure 16/0276/TH1.
- 3.2.2 While on site, the noise climate was dominated by traffic on Madeira Drive.
- 3.2.3 The lowest background noise level measured during the hours during which the plant may run (0600-0100) was $L_{A90,15\text{min}}$ 46 dB.

4 Noise Emission Criteria

4.1 Planning Condition 8

- 4.1.1 The site location falls in the area of Brighton & Hove City Council. They have granted permission for the redevelopment (application no: BH2015/02443), subject to conditions. Planning condition 8 relates to noise emissions from new mechanical services plant and reads as follows:

Prior to the installation of plant into the development, an acoustic report shall be submitted for approval to the Local Planning Authority. This must show that the cumulative 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators), that will be incorporated into the development, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of the nearest residential or other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest $L_{A90,15\text{mins}}$ during the proposed hours of operation. The plant-specific noise level should be expressed as $L_{Aeq,T}$, and shall be representative of the plant operating at its maximum.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

- 4.1.2 It should be noted that the requirements stipulated by this condition differ in certain ways from the guidance in BS 4142:2014, which is typically referenced when assessing noise emissions from mechanical services plant.
- 4.1.3 The requirement to restrict plant noise to a level no greater than 10 dB below the minimum background level during the operating period goes beyond the intent of BS 4142:2014. The standard states that “where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact”.
- 4.1.4 Conversely, however, BS4142:2014 requires that plant noise is assessed on the basis of a rating level, which may include penalties for various acoustic features, whereas Planning Condition 8 refers to the combined A-weighted sound pressure level of all plant operating at a given time. Therefore, in this case there is no need to add corrections for the character of the plant noise.



Plant Noise Assessment (Units 2-5)

- 4.1.5 Plant serving the east side of the development may also run between 0600 and 0100 hours, so noise emissions from plant serving units 2-5 should be restricted to a level no greater than 13 dB below the minimum background level for this period. This is because equal apportionment of the maximum total permissible noise emissions from all new plant between the east and west sides of the development is achieved by setting the limit for each side at 3 dB below the overall limit, while remaining within it when all plant operates together.

4.2 Plant Noise Limit

- 4.2.1 Based on the approach detailed in the previous section, the noise limit for the proposed mechanical services plant when allowed to run between 0600 and 0100 hours is **33 dB(A)**.

5 Plant Noise Assessment

5.1 Proposed Installation

Cooling Plant

- 5.1.1 It is proposed to install four VRF air source heat pumps (VRF1, 2, 3 & 4) beside the east wall to unit 5 (the easternmost unit of the four considered here). This will be at low level and therefore at least partially screened from nearby receptors by surrounding buildings, a walkway through the middle of the site and Marine Parade to the north.

Ventilation Plant

- 5.1.2 A pair of extract fans (EF1 & 5) are proposed to draw air from toilets in units 2 and 5 out through high level grilles along Marine Parade, at approximately street level.
- 5.1.3 A further four extract fans (EF2, 3, 4 & 6) are proposed to draw air from kitchen / food serving areas, one in each unit, also to grilles along Marine Parade.
- 5.1.4 Four supply fans (SF1, 2, 3 & 4), one per unit, are also to be ducted to grilles along Marine Parade.
- 5.1.5 Six heat recovery units (HRU1, 2, 3, 4, 5 & 6) are proposed, one each in units 2 and 4, and two in both unit 3 and unit 5. The extract and supply air handled by these units will be ducted to and from grilles in the southern elevation, facing Brighton Beach.
- 5.1.6 All ventilation plant is to be mounted internally and it is therefore only duct borne noise that may contribute significantly to the atmospheric emissions requiring assessment under planning condition 8.

5.2 Assessment

- 5.2.1 An assessment has been conducted on the basis of the layout drawing by CD International Building Services Engineers (CDBSE), dated 19th April 2017, and accompanying schedules of



Plant Noise Assessment (Units 2-5)

plant equipment. The reference codes used in this report to identify each unit and the location of any mitigation requirements correspond to those shown on the drawings and schedules by CDBSE. The drawing is attached as Appendix A.

- 5.2.2 For our assessment we have used manufacturers' octave band noise data for each plant item, as shown in the attached schedule 16/0276/SCH1.
- 5.2.3 The assessment has considered two residential receptors that will be exposed to noise from the new plant. These are labelled on Figure 2 below and described as follows:

AP1 – New Madeira Hotel, similarly exposed to noise from the eastern side of the overall site and considered in our other assessment, also most exposed to new cooling plant.

AP3 – Marine House, opposite the approximate midpoint of the site and therefore exposed to the greatest number of ventilation terminals, representing the worst case.



Figure 2. Aerial view of site showing assessment positions and site boundary

- 5.2.4 Our assessment has taken into account reverberant sound radiated from the VRF air source heat pumps and from grilles after being transmitted along ducts to the atmosphere via grilles.
- 5.2.5 The specific noise levels generated by the equipment at each location have been calculated by correcting plant noise levels for distance and radiation losses, façade reflections and screening where appropriate.



Plant Noise Assessment (Units 2-5)

- 5.2.6 Duct and grille dimensions are not currently available, due to the outline stage of the design. Conservative estimates, proportional to the size of each plant item, have therefore been made in calculating losses for bends, end reflections and grille directivities where appropriate.
- 5.2.7 A sample of calculations detailing the assessment are attached as Appendix B. A full set of calculation sheets detailing the assessment for each of the plant items can be provided on request.

5.3 Required Mitigation Measures

- 5.3.1 Atmospheric side silencers are required for the intakes of all supply fans and the exhausts of all extract fans ducted to the north side of the site. The silencers must meet the insertion losses shown in the attached schedule 16/0276/SCH2.
- 5.3.2 Typical lengths and percentage free areas of silencer that would achieve these values are provided for guidance only. The insertion losses should be taken as the design criteria, and not the silencer length. Any proposed silencer should be confirmed to achieve the stated insertion losses as a minimum.
- 5.3.3 Rectangular splitter silencers will be required to achieve the high insertion losses required to sufficiently attenuate noise from the exhaust side of each of the louder, in line single fan extract units (EF2, 4 & 6). These fans extract air from kitchen hoods and the silencers should therefore be Melinex faced to facilitate cleaning.
- 5.3.4 We understand from the manufacturer's data sheets that all other fans are likely to have circular ductwork and that cylindrical silencers may be preferable.
- 5.3.5 All silencers should be supplied and installed in accordance with the requirements of the attached specification 16/0276/SPC1. Silencer pressure drops should be limited to no more than 40 Pascals.

5.4 Results

- 5.4.1 With the mitigation measures described in the previous section in place, the assessed plant noise levels are as follows:

Location	Plant Noise Emission Level, dB(A) (<i>Limit</i>) (0600-0100)
AP1 - New Madeira Hotel	30 (33)
AP3 – Amsterdam Hotel	33 (33)

T2 Calculated plant noise levels at assessment positions



Plant Noise Assessment (Units 2-5)

- 5.4.2 It can be seen that the predicted plant noise levels at the assessment positions satisfy the plant noise emission criteria required by Planning Condition 8.
- 5.4.3 A summary of the total octave band noise levels predicted at each assessment position, as well as the relative contributions from each assessed plant item are included here as Appendix C.
- 5.4.4 As explained in paragraph 4.1.5 above, by designing to the limits specified here allowance has also been made for equal levels of noise generated by plant serving the eastern area of the redevelopment, ensuring compliance with the overall limit by all plant taken as a whole.
- 5.4.5 Suitable isolation measures will need to be incorporated into the detailed plant design to prevent excessive levels of structure-borne noise from being transmitted to other parts of the building.

6 Conclusions

- 6.1 It is proposed to open three new restaurants and a shop with café counter in units 2-5 of the Soho House development on Brighton's seafront. New mechanical services plant is proposed to serve these units as well as another three units of the wider redevelopment site.
- 6.2 An unattended noise survey has been undertaken at the site to quantify the existing noise climate and plant noise emissions limits proposed to meet the requirements stipulated by a planning condition imposed by Brighton & Hove City Council.
- 6.3 An assessment of the noise from the proposed plant items has been undertaken at the nearest noise sensitive windows. The assessment has shown that the proposed emission limits can be met and silencers specified to achieve this.
- 6.4 Headroom has been allowed for noise emissions from the plant equipment serving the other half of the redevelopment, which is covered by the same planning condition.

 End of Section



Plant Noise Assessment (Units 2-5)

Glossary of Acoustic Terms

L_{Aeq} :

The notional steady sound level (in dB) which over a stated period of time, would have the same A-weighted acoustic energy as the A-weighted fluctuating noise measurement over that period. Values are sometimes written using the alternative expression dB(A) L_{eq} .

L_{Amax} :

The maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise when occasional loud noises occur, which may have little effect on the L_{Aeq} noise level. Unless described otherwise, L_{Amax} is measured using the “fast” sound level meter response.

L_{A10} & L_{A90} :

If non-steady noise is to be described, it is necessary to know both its level and degree of fluctuation. The L_{An} indices are used for this purpose. The term refers to the A-weighted level (in dB) exceeded for n% of the time specified. L_{A10} is the level exceeded for 10% of the time and as such gives an indication of the upper limit of fluctuating noise. Similarly, L_{A90} gives an indication of the lower levels of fluctuating noise. It is often used to define the background noise.

L_{A10} is commonly used to describe traffic noise. Values of dB L_{An} are sometimes written using the alternative expression dB(A) L_n .

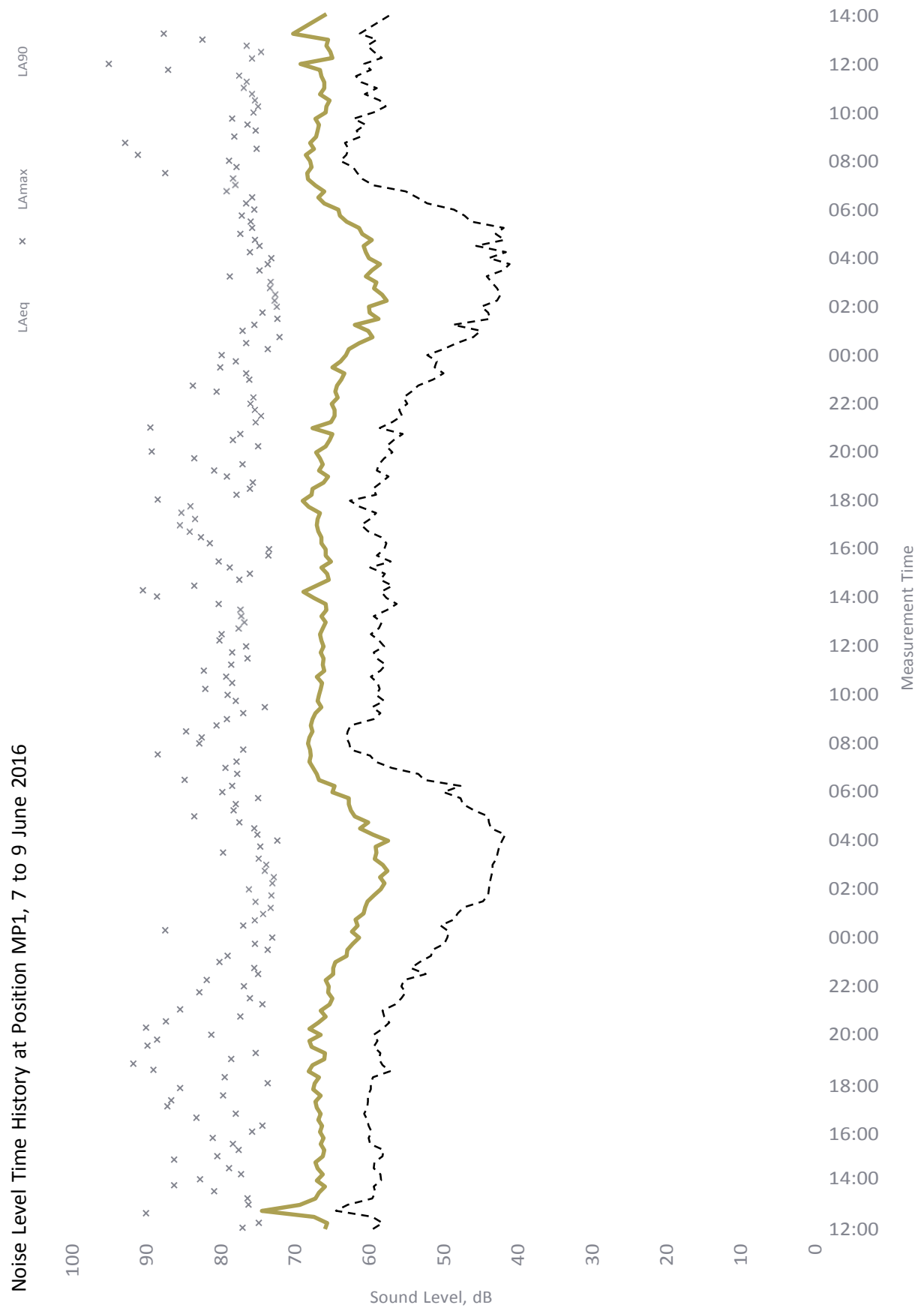
L_{AX} , L_{AE} or SEL

The single event noise exposure level which, when maintained for 1 second, contains the same quantity of sound energy as the actual time varying level of one noise event. L_{AX} values for contributing noise sources can be considered as individual building blocks in the construction of a calculated value of L_{Aeq} for the total noise. The L_{AX} term can sometimes be referred to as Exposure Level (L_{AE}) or Single Event Level (SEL).

■ End of Section



Figure 16/0276/TH01





Schedule of Plant and Air Handling Equipment Sound Levels, dB

Reference	Description	Data ¹ Source	Noise Level Type	Noise Levels (dB)								dB(A)
				63	125	250	500	1k	2k	4k	8k	
VRF 1	VRF Unit 2	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
VRF 2	VRF Unit 3	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
VRF 3	VRF Unit 4	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
VRF 4	VRF Unit 5	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
HRU1-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	79	71	71	60	60	58	50	41	
HRU1-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	84	77	81	67	68	68	62	60	
HRU2 & 3-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	70	64	62	64	59	55	47	46	
HRU2 & 3-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	76	77	71	74	65	65	63	64	
HRU4-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	79	71	71	60	60	58	50	41	
HRU4-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	84	77	81	67	68	68	62	60	
HRU5 & 6-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	79	71	71	60	60	58	50	41	
HRU5 & 6-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	84	77	81	67	68	68	62	60	
EF1-out	Internal Duct Mounted Twinfan Outlet	Man	Sound Power, Lw	79	75	75	70	63	62	52	52	
EF2-out	In Line Single Fan Outlet	Man	Sound Power, Lw	85	95	78	75	80	81	77	71	



Reference	Description	Data	Noise Level Type	Noise Levels (dB)								dB(A)
				Source	63	125	250	500	1k	2k	4k	
EF3-out	Internal Duct Mounted Twinfan Outlet	Man	Sound Power, Lw		73	69	65	65	60	55	51	45
EF4-out	In Line Single Fan Outlet	Man	Sound Power, Lw		85	95	78	75	80	81	77	71
EF5-out	Internal Duct Mounted Twinfan Outlet	Man	Sound Power, Lw		79	75	75	70	63	62	52	52
EF6-out	In Line Single Fan Outlet	Man	Sound Power, Lw		85	95	78	75	80	81	77	71
SF1-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	52	52	52	47	38
SF2-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	51	51	51	46	37
SF3-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	52	52	52	47	38
SF4-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	52	52	52	47	38

Notes

1 - Man refers to data supplied by the equipment manufacturer or supplier, Emp refers to data calculated using empirical formulae, and Meas refers to data measured by Cole Jarman



Schedule of silencers and required insertion loss, dB ¹

Reference	Location	Silencer Type	Insertion Losses (dB)							
			63	125	250	500	1k	2k	4k	8k
AS1	EF2, 4 & 6-out	33% - 2400 (Melinex)	11	23	45	50	50	48	34	24
AS2	EF1, 3 & 5-out	2 Diameter 300mm (Podded)	3	8	14	22	31	28	20	19
AS3	SF1, 2, 3 & 4	1 Diameter 300mm (Podded)	1	5	7	14	19	16	13	12

Notes

1 - To be read in conjunction with silencer specification

Specification 16/0276/SPC1

Project: Soho House, Brighton (Units 2-5)
Subject: Acoustic specification of in-duct silencers
Date: 16 May 2017

1 General

1.1 Description

- 1.1.1 Furnish and install duct silencers of the types and sizes shown on the schedule.
- 1.1.2 Transitions and support or suspension systems are not included.

1.2 Quality Assurance

- 1.2.1 The dynamic insertion loss shall meet or exceed the values given in the schedules.
- 1.2.2 The static pressure drop shall not exceed 40 Pascals.
- 1.2.3 The levels of airflow noise generated by the silencers themselves at the operating conditions shall be provided by the supplier, if requested.
- 1.2.4 Performance data relating to dynamic insertion loss, static pressure drop and self-noise shall be obtained in accordance with BS 4718:1971 or BS EN ISO 7235 : 1996.

1.3 Submittals

- 1.3.1 Data sheets on the specific silencers utilised.
- 1.3.2 An itemised list showing the specific silencer utilised, its size, pressure drop at the required airflow volume, certified test data on dynamic insertion loss and self-noise power levels.

2 Materials and Construction

2.1 Outer casings and interior construction

- 2.1.1 Outer casings of rectangular silencers shall be made of 18 gauge galvanized steel or thicker in accordance with the HVCA recommended construction for high pressure rectangular ductwork. Seams shall be lock formed and mastic sealed.



- 2.1.2 Interior partitions for rectangular silencer splitters shall be made of not less than 26 gauge galvanized perforated steel.
- 2.1.3 Interior construction of tubular silencers shall be compatible with the outside casings.
- 2.1.4 Splitters in rectangular silencers of length not less than 900mm shall have aerodynamically shaped leading and trailing edges. Square or blunt ends are not acceptable.
- 2.1.5 Silencers shall be fitted with drilled angle flange connections unless other forms of connection are specified by the Mechanical Services Consultant or Contractor.

2.2 Configuration

- 2.2.1 Splitters within the silencer should generally be aligned with half width splitters affixed to each side wall of the casing. Splitters shall preferably be aligned vertically, and there shall be a regular splitter/airway dimension across the full width of the silencer. Horizontal splitters, where this orientation is required, shall be suitably supported and stiffened to prevent sagging and restriction of the airways. It is of particular importance that the supplier ensures that parallel splitter elements are orientated to suit the aerodynamic conditions arising from the adjacent duct geometry, particularly in the vicinity of bends and other transitions.
- 2.2.2 For silencers manufactured in modules, this specification shall apply to the unit as a whole.
- 2.2.3 The supplier shall comply with the cross-sectional sizes as shown in the schedule, unless alternative dimensions are agreed and approved by the Mechanical Services Contractor and the Acoustic Consultant. Silencers which are constructed to alternative cross-sectional dimensions must achieve the dynamic insertion loss and pressure drop requirements as set out in the schedule.

2.3 Standard silencers

- 2.3.1 Filler material shall be of inorganic mineral or glass fibre of a density sufficient to obtain the specified acoustic performance and be packed under not less than 5% compression to eliminate voids due to vibration and settling. Material shall be inert; rot, vermin and moisture proof; non-combustible and non-hygroscopic.
- 2.3.2 The filler material shall be retained in the splitters in such a manner that there is no egress of the fibres into the air stream at the prevailing flow conditions. Splitters will normally be faced with perforated galvanised sheet steel: any other facing material must be approved by the Acoustic Consultant.

2.4 Silencers with non-porous fibre protection membrane

- 2.4.1 Filler material shall be of inorganic mineral or glass fibre of a density sufficient to obtain the specified acoustic performance and be packed under not less than 5% compression to eliminate voids due to vibration and settling. Material shall be inert; rot, vermin and moisture



proof; non-combustible and non hygroscopic. Filler material shall be totally encapsulated and sealed with Melinex film of a thickness no less than 0.03mm.

2.5 Special silencers with no acoustical fill

2.5.1 No acoustic fill material: glass fibre, mineral wool, foam, etc., are not permitted.

2.5.2 Insertion loss provided by broadly tuned resonators and impedance membranes.

2.6 Special Operating Conditions

2.6.1 Where corrosive or toxic gases are contained in the air stream, special constructions and materials may be specified as an addendum to this specification.

2.6.2 Silencers which are expected to operate at high temperatures (e.g. turbine exhausts, boiler flues etc.) shall be constructed of a suitable gauge material, with precautions taken to allow for thermal expansion and shock. The filler material inside the splitters shall generally comply with the provisions outlined in Paragraph 2.1.C, with modifications as required to accommodate the high operating temperature. For very high temperatures, steel wool or equivalent approved may be used as the filler material.

3 Execution

3.1 Silencer units shall be delivered to site with blocked ends to prevent the ingress of rubble prior to installation and to reduce the risk of damage. The silencer identification shall be clearly marked on the casing, as shall the direction of airflow.

3.2 The silencers shall be installed in accordance with the manufacturer's recommendations to obtain the published acoustic and air flow performance.

3.3 The silencers shall be located as shown in the drawings.

3.4 Orientate the internal silencer splitters as follows for rectangular silencers:

- Silencer splitters be oriented so as to be parallel to the plane of the turn if the silencer is located in a position less than 3 duct diameters in distance from the elbow. The duct diameter shall be based upon the maximum duct cross sectional dimension of the silencer.
- If the silencer is located greater than 3 duct diameters away from an elbow, the orientation is not critical.

3.5 Locate no rectangular or circular silencers within one duct diameter from elbows, fan suction or discharge openings takeoffs, etc., unless indicated on the drawings and/or approved by the Acoustic Consultant.



4 Potential Product Suppliers

4.1 Allaway Acoustics

- Contact: Jim Grieve
- Telephone: 01992 550825
- enquiries@allawayacoustics.co.uk
- Address
Old Police Station
1 Queens Road, Hertford,
Hertfordshire, SG14 1EN
- www.allawayacoustics.co.uk

4.2 Caice Acoustic Air Movement Ltd

- Telephone: 0118 9186470
- enquiries@caice.co.uk
- Head Office Address
Riverside House
3 Winnersh Fields
Gazelle Close, Winnersh
Wokingham, RG41 5QS
- www.caice.co.uk

4.3 Environmental Equipment Corporation

- Contact: Tim Meed
- Telephone: 01932 230940
- info@eecnoisecontrol.co.uk
- Address
Richmond House
Churchfield Road
Walton-on-Thames,
Surrey, WV13 3RS
- www.eecnoisecontrol.co.uk

4.4 IAC Ltd

- Contact: Mike Jackson
- Telephone: 01962 873000
- info@iacl.co.uk
- Head Office Address
IAC House
Moorside Road, Winchester
Hampshire, SO23 7US
- www.industrialacoustics.com/uk

4.5 Noico Ltd

- Telephone: 01256 766207
- sales@noico.co.uk
- Address
Patrick House
Station Road, Hook
Hampshire, RG27 9HU
- www.noico.co.uk

4.6 TEK Limited

- Contact: Paul Virgo
- Telephone: 0121 766 5005
- sales@tek.ltd.uk
- Address
Seeleys Road, Greet
Birmingham B11 2LQ
- www.tek-ltd.com

■ End of Section

- Notes
1. Refer to Architects and Structural Engineers drawings for building details.
 2. Dimensions to be checked on site before any works is put in hand or prefabricated.
 3. Figured dimensions where shown are in millimeters.
 4. This drawing is to be read in conjunction with the relevant Technical Specification and the Contractors working drawings.
 5. For purpose of construction, this drawing must not be scaled. Only written or calculated dimensions should be used.
 6. The position of all equipment is approximate as shown. The precise positions shall be agreed on site with other trades and Architects scaled layouts.

Location Key Plan (Not to Scale)

Legend:

- Heat Recovery Unit
- Extract / Supply Fan
- Fan Coil Unit
- Supply Ductwork
- Extract Ductwork
- Extract Grille
- Supply Grille
- VRF Unit

Issued for Information 05.05.2017

Rev Description / By / Chkd / App'd Date

Purpose of Issue

Information

London

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London SE1 4QG
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www.cdbse.net CD International Building Services Engineers Ltd
Registered office: 16 Crucifix Lane, London, SE1 3JW. Registered in
England and Wales No:7343303 cdbse@cdbse.net

Client

Robin Mallin

Project

Soho House Brighton

Drawing

Mechanical Services
Units 2-5
Ventilation Layout

Date 19.04.2017

Scale @ A1 1:150

Drawn JL

Checked JR

Approved JR

Project No. 1534



Calculation Sheet

16/0276/R2 Appendix B

VRF 1 to AP1

Octave Band Centre Frequency (Hz)								
	63	125	250	500	1k	2k	4k	8k
Noise Source								
Noise Source - VRF 1								
Sound Power Levels	72.0	63.0	60.0	55.0	48.5	44.0	38.5	33.0
Point Source Radiation Loss								
Radiation - Quarterspherical								
	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0
Point Source Distance Loss								
End Distance (m)	50.0							
	-34.0	-34.0	-34.0	-34.0	-34.0	-34.0	-34.0	-34.0
Facade Reflection								
Reflection (dB)	3.0							
	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver								
External Receiver - AP1								
Sound Pressure, Lp	36.0	27.0	24.0	19.0	12.5	8.0	2.5	-3.0



Calculation Sheet

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HRU1-in to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - HRU1-in									
Sound Power Levels		79.0	71.0	71.0	60.0	60.0	58.0	50.0	41.0
Rect Unlined Duct Losses CJ									
Width (mm)	270.0								
Height (mm)	360.0								
Length (m)	3.0								
		-1.3	-1.8	-1.3	-0.9	-0.6	-0.6	-0.6	-0.5
End Reflection									
Width/Diameter	0.3								
Length	0.4								
Rec or Circ - Rectangular									
Free or Flush - Flush									
		-11.6	-7.1	-2.6	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.3								
Height (m)	0.4								
Vertical (°)	10.0								
Horizontal (°)	125.0								
		-0.5	-0.5	-1.5	-4.0	-8.5	-8.0	-8.0	-8.0
Point Source Radiation Loss									
Radiation - Hemispherical									
		-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0



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		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	82.0								
		-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3
Maekawa Screening Loss									
Path Difference (m)	1.0								
		-10.1	-12.4	-15.1	-17.9	-20.0	-20.0	-20.0	-20.0
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		12.1	5.9	7.2	-6.0	-12.4	-13.9	-21.9	-30.7



Calculation Sheet

16/0276/R2 Appendix B

HRU1-out to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - HRU1-out									
Sound Power Levels		84.0	77.0	81.0	67.0	68.0	68.0	62.0	60.0
Rect Unlined Duct Losses CJ									
Width (mm)	530.0								
Height (mm)	360.0								
Length (m)	3.0								
		-2.2	-1.8	-0.9	-0.5	-0.5	-0.5	-0.5	-0.5
End Reflection									
Width/Diameter	0.5								
Length	0.4								
Rec or Circ - Rectangular									
Free or Flush - Flush									
		-9.4	-4.9	-0.4	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.5								
Height (m)	0.4								
Vertical (°)	10.0								
Horizontal (°)	125.0								
		-0.5	-0.5	-1.5	-4.0	-8.5	-8.0	-8.0	-8.0
Point Source Radiation Loss									
Radiation - Hemispherical									
		-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0



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		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	82.0								
		-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3
Maekawa Screening Loss									
Path Difference (m)	1.0								
		-10.1	-12.4	-15.1	-17.9	-20.0	-20.0	-20.0	-20.0
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		18.4	14.1	19.8	1.4	-4.2	-3.7	-9.7	-11.7



Calculation Sheet

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EF1-out to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - EF1-out									
Sound Power Levels		79.0	75.0	75.0	70.0	63.0	62.0	52.0	52.0
Silencer									
Silencer - AS2									
		-3.0	-8.0	-14.0	-22.0	-31.0	-28.0	-20.0	-19.0
Circular Unlined Duct Losses CJ									
Diameter (mm)	250.0								
Length (m)	2.0								
		-0.1	-0.2	-0.2	-0.3	-0.4	-0.4	-0.4	-0.4
End Reflection									
Width/Diameter	0.2								
Length	0.2								
Rec or Circ - Circular									
Free or Flush - Flush									
		-13.7	-9.3	-4.7	-0.2	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.2								
Height (m)	0.2								
Vertical (°)	10.0								
Horizontal (°)	70.0								
		0.5	1.0	1.5	1.5	2.0	1.5	1.5	1.5
Point Source Radiation Loss									
Radiation - Quarterspherical									
		-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0



16/0276/R2 Appendix B

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	78.0								
		-37.8	-37.8	-37.8	-37.8	-37.8	-37.8	-37.8	-37.8
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		22.8	18.7	17.7	9.2	-6.2	-4.7	-6.7	-5.7



Calculation Sheet

16/0276/R2 Appendix B

EF2-out to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - EF2-out									
Sound Power Levels		85.0	95.0	78.0	75.0	80.0	81.0	77.0	71.0
Silencer									
Silencer - AS1									
		-11.0	-23.0	-45.0	-50.0	-50.0	-48.0	-34.0	-24.0
Rect Unlined Duct Losses CJ									
Width (mm)	750.0								
Height (mm)	650.0								
Length (m)	7.0								
		-5.2	-4.2	-2.1	-1.1	-1.1	-1.1	-1.0	-1.0
End Reflection									
Width/Diameter	0.8								
Length	0.6								
Rec or Circ - Rectangular									
Free or Flush - Flush									
		-6.4	-1.9	0.0	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.8								
Height (m)	0.6								
Vertical (°)	10.0								
Horizontal (°)	70.0								
		0.5	1.0	1.5	1.5	2.0	1.5	1.5	1.5



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		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Radiation Loss									
Radiation - Quarterspherical		-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	70.0								
		-36.9	-36.9	-36.9	-36.9	-36.9	-36.9	-36.9	-36.9
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		24.0	28.0	-6.5	-13.4	-7.9	-5.4	4.6	8.6



Calculation Sheet

16/0276/R2 Appendix B

SF1-in to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - SF1-in									
Sound Power Levels		76.0	70.0	63.0	52.0	52.0	52.0	47.0	38.0
Silencer									
Silencer - AS3									
		-1.0	-5.0	-7.0	-14.0	-19.0	-16.0	-13.0	-12.0
Circular Unlined Duct Losses CJ									
Diameter (mm)	400.0								
Length (m)	9.0								
		-0.5	-0.5	-0.5	-0.9	-1.4	-1.4	-1.4	-1.4
End Reflection									
Width/Diameter	0.4								
Length	0.4								
Rec or Circ - Circular									
Free or Flush - Flush									
		-10.7	-6.2	-1.7	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.4								
Height (m)	0.4								
Vertical (°)	10.0								
Horizontal (°)	70.0								
		0.5	1.0	1.5	1.5	2.0	1.5	1.5	1.5
Point Source Radiation Loss									
Radiation - Quarterspherical									
		-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0



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		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	75.0								
		-37.5	-37.5	-37.5	-37.5	-37.5	-37.5	-37.5	-37.5
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		24.8	19.8	15.8	-0.9	-5.8	-3.3	-5.3	-13.3

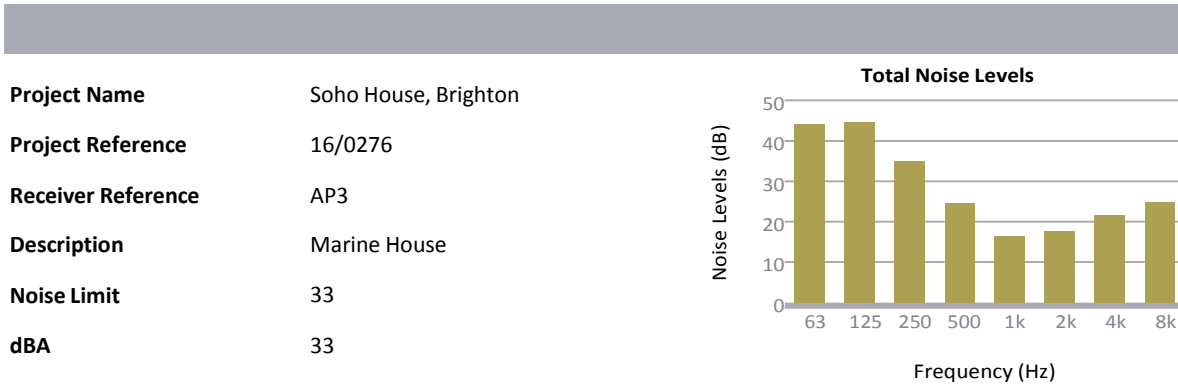


Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
VRF 1	36	27	24	19	13	8	3	-3	
VRF 2	36	27	24	19	13	8	3	-3	
VRF 3	36	27	24	19	13	8	3	-3	
VRF 4	36	27	24	19	13	8	3	-3	
HRU1-in	12	6	7	-6	-12	-14	-22	-31	
HRU2 & 3-in	6	2	1	2	-9	-13	-21	-22	
HRU2 & 3-out	14	17	12	12	-3	-3	-5	-4	
HRU4-in	14	7	8	-7	-10	-12	-20	-28	
HRU5 & 6-in	18	12	12	-3	-6	-8	-16	-25	
HRU5 & 6-out	21	16	21	1	-1	-1	-7	-9	
HRU4-out	20	15	21	1	-2	-1	-7	-9	
HRU1-out	18	14	20	1	-4	-4	-10	-12	
EF1-out	23	19	18	9	-6	-5	-7	-6	
EF2-out	24	28	-6	-13	-8	-5	5	9	
EF3-out	21	16	11	6	-8	-10	-6	-11	
EF4-out	28	31	-3	-11	-5	-3	7	11	



16/0276/R2 Appendix C

Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
EF5-out	27	24	23	14	-1	2	0	1	
EF6-out	28	33	-2	-8	-2	2	12	16	
SF1-in	25	20	16	-1	-6	-3	-5	-13	
SF2-in	26	21	17	0	-5	-3	-5	-13	
SF3-in	28	23	19	3	-2	0	-2	-10	
SF4-in	32	27	23	7	2	6	4	-4	



Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
VRF 1	30	21	18	13	7	2	-3	-9	
VRF 2	30	21	18	13	7	2	-3	-9	
VRF 3	30	21	18	13	7	2	-3	-9	
VRF 4	30	21	18	13	7	2	-3	-9	
HRU1-in	16	9	10	-5	-8	-10	-18	-27	
HRU2 & 3-in	10	5	4	3	-6	-9	-17	-18	
HRU2 & 3-out	18	20	15	13	0	1	-1	0	
HRU4-in	15	9	9	-5	-9	-10	-18	-27	
HRU5 & 6-in	19	12	13	-2	-6	-7	-15	-24	
HRU5 & 6-out	21	16	22	2	-1	0	-6	-8	
HRU4-out	22	17	22	2	0	0	-6	-8	
HRU1-out	22	17	22	3	0	0	-6	-8	
EF1-out	31	28	27	18	3	6	4	5	
EF2-out	33	37	3	-4	2	6	16	20	
EF3-out	28	24	20	15	2	1	5	0	
EF4-out	38	42	6	-3	3	7	17	21	



16/0276/R2 Appendix C

Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
EF5-out	30	26	25	17	1	4	2	3	
EF6-out	31	35	1	-6	-1	3	13	17	
SF1-in	34	29	26	9	4	8	6	-2	
SF2-in	35	30	27	10	6	10	8	0	
SF3-in	34	30	26	10	5	9	7	-1	
SF4-in	30	26	22	6	1	5	3	-5	

Licensing Panel (Licensing Act 2003 Functions)

Brighton & Hove City Council

Subject:	Application for a New Premises Licence under the Licensing Act 2003		
Premises:	The Kiosk Unit 2-5 The Terraces Madeira Drive Brighton BN2 1AY		
Applicant:	Soho House UK Limited		
Date of Meeting:	4 February 2022		
Report of:	Executive Director of Housing, Neighbourhoods & Communities		
Contact Officer:	Name:	Sarah Cornell	Tel: (01273) 295801
	Email:	Sarah.Cornell@brighton-hove.gov.uk	
Ward(s) affected:	Queen’s Park		

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To determine an application for a **New** Premises Licence under the Licensing Act 2003 for **The Kiosk**.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a **New** Premises Licence under the Licensing Act 2003 for **The Kiosk**.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a **New** Premises Licence under the Licensing Act 2003. **The Kiosk Brighton will operate as a public restaurant. Soho House and Co is a group of private members clubs, restaurants, hotels and spas. Each site is outwardly different from the other, having its own unique style and atmosphere. The design of each building respects the original foundations of the site.**

Soho House was founded in London, in 1995, as a private members club for those in film, media and creative industries. My client has since expanded to include Houses across Europe and North America, as well as restaurants, cinemas, work spaces, spas and hotels. All the Houses are regarded as a home away from home for its members, creating a warm, personalised atmosphere. The restaurants are consistently busy, offering friendly but professional service. The Cowshed spas, originating in a Cowshed in Somerset, offer the unique opportunity to indulge in social grooming.

3.2 Section 18 of the application is detailed at Appendix A and the plan of the premises is attached at Appendix B.

3.3 Summary table of proposed activities

	Proposed
Live music	Monday – Sunday 10:00 – 23:00 Indoors only
Recorded Music	Monday – Sunday 10:00 – 00:00 Indoors only
Late Night Refreshment	Monday – Sunday 23:00 – 00:00 Indoors & Outdoors
Supply of Alcohol	Monday – Sunday 10:00 – 00:00 On & Off the premises
Hours premises are open to public	Monday – Sunday 07:00 – 00:00
For all of the above activities:	From the end of the permitted hours on New Years Eve to the start of the permitted hours on New Years Day

3.4 Cumulative Impact. The premises falls within the Cumulative Impact Area (“The Area”) (see paragraphs 3.1 – 3.1.10).

Representations received

3.5 Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:

3.6 8 representations were received, 4 in support and 4 opposing. They were received from local residents, a Resident Association, Sussex Police and The Licensing Authority.

3.7 Representations received had concerns relating to Prevention of Crime and Disorder, Cumulative Impact, Public Safety, Prevention of Public Nuisance, Protection of Children from Harm.

- 3.8 Full details of the representations are attached at Appendix C. A map detailing the location of the premises is attached at Appendix D. Supporting evidence from the applicant can be found at Appendix E.

4. COMMENTARY ON THE LICENSING POLICY

- 4.1 The following extracts from Brighton & Hove City Council Statement of Licensing Policy are considered relevant to this application and **are numbered as they appear in the policy**:

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act. This policy takes effect from the 4th February 2021. The licensing authority is Brighton & Hove City Council. The purpose of this statement is to promote the licensing objectives and set out a general approach to making licensing decisions. The discretion of the licensing authority in relation to applications under the act is only engaged if 'relevant representations' are made by other persons or responsible authorities. This policy will inform the approach to be taken when deciding applications and imposing conditions when relevant representations are received. It is also intended as a guide for applicants as to what to include in their operating schedules, always recognising that if no representations are received, the application must be granted. The licensing authority must carry out its functions with a view to promoting the licensing objectives and this policy is framed around those objectives. Each application will be given individual consideration on its merit. The scope of this policy covers the following:

- Retail sales of alcohol.
- The supply of alcohol by or on behalf of a club, or to the order of, a member of the club.
- The provision of regulated entertainment.
- The provision of late night refreshment.

1.2 The licensing objectives are:

- (a) the prevention of crime and disorder.
- (b) public safety.
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

1.3 Scope

1.3.1 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity. Each application will be given individual consideration on its merit. Nothing in this policy shall undermine the right of any individual to apply under the terms of the act for a variety of permissions and to have any such application considered on its

individual merits. Similarly, nothing in this policy shall override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the act.

3 Special Policies and Initiatives

3.1 Cumulative impact

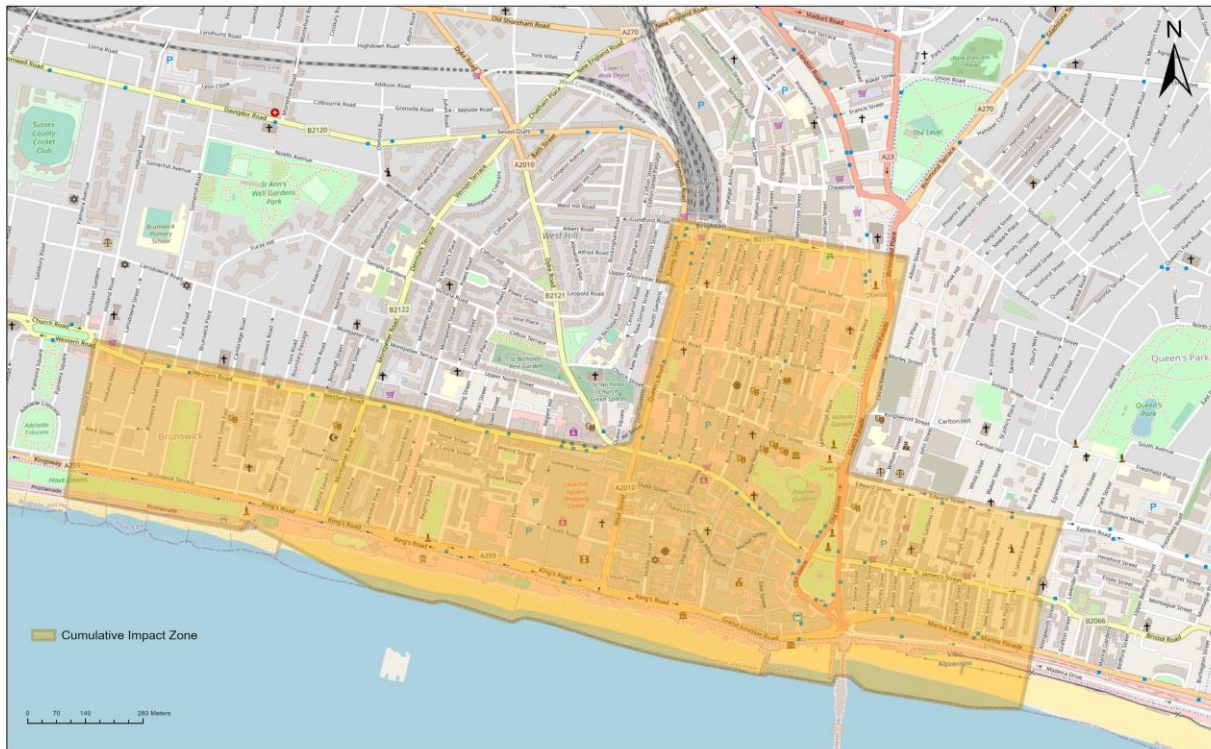
3.1.1 The licensing authority may receive representations from either a responsible authority or other persons that the premises will give rise to a negative cumulative impact on one or more of the licensing objectives. This should not, however, be confused with 'need' which relates more to the commercial demand for a particular type of premises. The issue of 'need' is therefore a matter for the market to decide and can, in some circumstances, be a matter for planning consideration; need therefore, does not form part of this licensing policy statement.

3.1.2 **Special Policy** - Cumulative Impact is defined as the potential impact upon the promotion of the licensing objectives of a significant number of licensed premises concentrated in one area.

3.1.3 The licensing authority, after careful consideration, has determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part of its statement of licensing policy. The first Special Policy incorporating a Cumulative Impact Zone (CIZ) and Special Stress Areas (SSA's) was adopted in March 2008. Since that date, the licensing authority has kept the CIZ and SSA's under review. On 15 December 2011 Full Council resolved to expand the CIZ and the special stress area, covering 1.5% of the administrative area of Brighton & Hove City Council. On 20th November 2014 Licensing Committee resolved to confirm the current CIZ and SSA as defined in the current Statement of Licensing Policy. On the 29th November 2018 Licensing Committee resolved to expand the SSA into Central Hove. It is now proposed to expand the SSA into Preston Road and Beaconsfield Road. The licensing authority has published a Cumulative Impact Assessment which can be found at Appendix E.

3.1.4 This special policy will refer to a Cumulative Impact Zone ("the CIZ") in the Brighton city centre, a detailed plan of which is shown below.

Cumulative Impact Zone, January 2021



Brighton & Hove Public Health Intelligence, 2021
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3.1.5 The Cumulative Impact Zone comprises the area bounded by and including: the north side of Western Road, Brighton from its intersection with the west side of Holland Road to the junction with the west side of Dyke Road at its eastern end; from there, north-east to the junction of the north side of Air Street with the west side of Queens Road and then northward to the north-west corner of Surrey Street junction with Queens Road; thence along the north side of Trafalgar Street eastwards to its junction with York Place and continuing south-east across to Grand Parade, then south to the junction of Edward Street; along the north side of Edward Street to the east side of its junction with Egremont Place and southward along the eastern sides of Upper Rock Gardens and Lower Rock Gardens; southward to the mean water mark and following the mean water line westward to a point due south of the west boundary of Holland Road; northward to that point and along the west side of Holland Road to its northwest boundary and then diagonally across Western Road to its intersection with the west side of Holland Road.

3.1.6 The special policy will only be overridden in exceptional circumstances. The effect of this special policy is that applications for new premises licences or club premises certificates within the area, or variations which are likely to add to the existing Cumulative Impact will be refused following relevant representations. This presumption can be rebutted by the applicant if they can show that their application will have no negative Cumulative Impact.

3.1.7 This special policy also applies to all new premises licences and club premises certificates, for example pubs, restaurants and take-away establishments. Off licences also come within this policy as they can contribute to problems of street drinking, proxy purchasing, dispersal issues, preloading and excessive drinking and related disorder.

3.1.8 The presumption of refusal does not relieve responsible authorities or other persons of the need to make a relevant representation. If there are no representations, the licensing authority must grant the application in terms consistent with the operating schedule submitted.

3.1.9 Furthermore, this special policy is not absolute. Upon receipt of a relevant representation, the licensing authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case. If an application is unlikely to add to the cumulative impact of the area, it may be granted. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant, theatre or live music venue (where alcohol is not the primary activity) may be considered exceptional circumstances. The fact that a premises will be/is exceptionally well managed with a well-qualified applicant, or that there are no residential premises nearby, will not be considered exceptional.

3.1.10 If the licensing authority decides that an application should be refused, it will still need to show that the grant of the application would undermine the promotion of one of the licensing objectives and that conditions would be ineffective in preventing the problems involved.

3.3 The Matrix Approach

The Licensing Authority will support:

3.3.1 Diversity of premises: ensures that there is a mix of the different types of licensed premises and attracts a more diverse range of customers from different age groups, different communities and with different attitudes to alcohol consumption. It gives potential for positively changing the ambience of the city or an area of it. This will have a positive effect in reducing people's fear of crime and in increasing the number of evening visitors to the city centre. The Community Safety Strategy recognises that too many single uses in a confined area and patrons turning out onto the streets at the same time may create opportunities for violent crime and public disorder and therefore supports mixed use venues encouraging a wider age balance.

3.3.2 A "matrix" approach to licensing decisions has been adopted and is set out below. It provides a framework of what the licensing authority would like to see within its area and gives an indication of the likelihood of success or otherwise to investor and businesses making applications.

Matrix approach for licensing decisions in a Statement of Licensing Policy (times relates to licensable activities)

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

- 1) Each application will be considered on individual merit
- 2) Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
- 3) Departure from the matrix policy is expected only in exceptional circumstances
- 4) Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
- 5) Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).

6) The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre.

7) Other Areas; consideration will be given to the nature of the area and location in relation to any application. In a residential area for example the concerns of local residents will be relevant when considering applications for off-licences, pubs or cafes, especially if there is evidence of anti-social behaviour, street drinking or underage drinking. Earlier closing times may be appropriate. Regard will be had to the Public Health Framework for assessing alcohol licensing on our website www.brighton-hove.gov.uk/licensingact.

8) In an area where there are already several existing off-licences or where the premises is situated within a parade with another off licence and where representations are received about negative cumulative impact on the licensing objectives of a further premises, the application may be refused on these grounds or restrictions placed on the terminal hour to reflect opening hours of other shops.

9) Outdoor events will be supported where arranged through the council's event planning process. Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The licensing authority will have regard to Noise Council guidance.

10) Non-alcohol led category does not include "alcohol in shared workplaces". It is recommended that sale of alcohol in shared workspaces should have a terminal hour of no later than 10pm. For further advice and guidance on "alcohol in shared workplaces" please see paragraph 3.3.4-3.3.6.

3.3.3 Cafes - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following conditions that will prevent the premises becoming a public house.

- The sale of intoxicating liquor and other beverages shall be waiter/waitress service for consumption by persons seated at tables.
- Substantial food shall be available at all times. The licensing authority shall judge each case on its own merits but as a general rule, a bowl of crisps, nuts, or olives does not constitute substantial food.

3.3.3 Restaurants - the licensing authority may be prepared to look favourably upon an application for the grant of a licence, subject to the following restaurant condition.

- Intoxicating liquor shall not be supplied or sold on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to their meal. There will be no vertical drinking.
- Restaurants with outside service - the licensing authority will also consider applications from restaurants that request to serve alcohol to areas adjacent to or immediately outside their premises. In addition to the above conditions for cafes, the licensing authority will require evidence that the applicants

have an agreement with the local authority to use the area as defined on a plan provided. The following condition may also apply:

- The sale and supply of alcohol for consumption off the premises shall be restricted to an area licensed by the Local Authority for use of the public highway as shown on the plan deposited and such area shall be defined by a physical barrier acceptable to the licensing authority.

3.5 Off licences

3.5.3 Areas of best practice that may be included in an Operating Schedule include

- the installation of a digital CCTV system by liaison with, and to a standard approved by Sussex Police
- Challenge 25 policy
- Refusals system
- Documented staff training including underage sales, drunkenness and proxy sales
- Voluntary restriction of high strength alcohol - operating schedules may be used to limit high ABV beers and ciders
- BCRP membership (or other accredited scheme)
- No sale of single cans
- Displays should not be located at the entrance/exit points or near checks out

3.5.4 The Licensing Authority and Sussex Police have specific concerns around the delivery of alcohol off the premises due to issues around the end location of delivery, age verification checks (Challenge 25), the increased possibility of the alcohol coming into the CIZ and SSA from other areas, as well as the personal safety of drivers when having to refuse a delivery at the end destination.

3.5.5 Alcohol delivery poses a unique set of challenges as it often transfers the final age verification to a person who has no responsibility in relation to the Premises Licence which authorised the sale of alcohol. A premises licence holder needs to be satisfied that their drivers or the delivery drivers of the third party company they chose to use, have received regular and comprehensive training in age verification and identifying persons who have consumed too much alcohol.

3.5.6 Evidence has shown that customers have previously used landmarks/businesses not related to them as addresses for delivery so that alcohol could be consumed in open spaces/parks. The risk being that this may lead to increased crime and disorder including anti-social behaviour and criminal damage, as well as the possibility that underage persons can gain access to alcohol. Concerns have also been raised about the delivery of alcohol to known street drinking hotspots. Therefore, a condition requiring all deliveries to be to a verifiable residential or business address and a face to face ID verification is vital in mitigating some of this risk.

3.5.7 While the Licensing Authority and Sussex Police recognise this is a growing area of business, new or variation applications to include the delivery of alcohol off the premises will be subject to increased scrutiny. Suggested conditions for the provision of an alcohol delivery service can be found at Appendix A. These are not exhaustive and each application will be considered on its own merits.

3.6 Street drinking

3.6.1 The Licensing Authority will have regard to areas highlighted by Sussex Police that are at risk from alcohol related anti-social behaviour. The nature of these areas can be fluid/seasonal and so updated maps and data will be produced regularly to ensure the information is current. These hot spot areas are considered high risk for street drinkers and the Licensing Authority will have regard to prevention of crime and disorder by virtue of street drinking and anti-social behaviour when considering applications in this area.

3.9 Promoters and irresponsible drinks promotions

3.9.1 The Licensing Act 2003 makes no mention or provision for the use of promoters within licensed premises. Many of the late night bars and clubs within the Brighton & Hove Cumulative Impact Zone regularly hire promoters to sell nights at their venues. In recent years with the introduction of promoters within the Brighton night time economy, several issues have arisen. This includes promoters vouching for underage customers to get them inside licensed premises where they can access alcohol, providing flyers to passers-by who throw them on the floor and irresponsible promotions for their nights. Many premises now have an agreement with their promoter for acceptable promotions and behaviour which includes the signing of a written contract of expectations. This shows premises evidencing their due diligence and ensures that promotion companies know what is expected of them. The contract could include, obligations to pick up self-generated litter, verification of ages of their customers and users of their social media, promoters being over the age of 18 and responsible advertising on social media.

3.9.2 The Licensing Authority expect licensed premises to develop staff policy and training on recognising signs of drunkenness and vulnerability, for example, offering drinking water and tips for refusing customers who appear drunk. And discourage company policies that promote bonuses and sales incentives for selling alcohol. Licensing Authority will expect necessary precautionary processes to restrict drunkenness, e.g. Licensing Guidance states happy hours should not be designed to encourage individuals to drink excessively or rapidly.

4 Prevention of Crime and Disorder

The following details and measures are intended to address the need for the prevention of crime and disorder which may be associated with licensed premises and certificated club premises. Conditions attached to licences and certificates will, as far as possible, reflect local crime reduction strategies.

4.1.1 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority expects that all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises, and that suitable training be extended to all bar staff and door supervisors so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection. It is the duty of the

designated premises supervisor (DPS) to train staff on induction concerning conditions on their premises licence.

- 4.1.2 It is expected that the DPS will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises and that staff are authorised by the DPS.
- 4.1.3 The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.
- 4.1.4 Measures put in place should support the intentions of Operation Marble (police operational order), which aims to prevent incidents of crime and disorder within the night time economy, at weekends. Operation Marble operates with a view to minimising the risk to the public of being a victim of public place violent crime; to reduce incidents of violent crime and public disorder within the city centre; to deal positively with offences and offenders; to secure and preserve evidence which will assist in the prosecution of offenders and to support the night time economy and the responsibly run businesses within it.

4.2 Sussex Police

4.2.1 Sussex Police have a specific Operation relating to the night time economy called Operation Marble (detailed in 3.4.1) and work closely with partners to ensure a safe and vibrant city centre. There continues to be an increasing demand for resources further into the early hours of the morning with the highest concentration of crimes occurring between 21:00 and 06:00 on a Friday into a Saturday and between 20:00 and 06:00 on a Saturday night into a Sunday. The data set used shows that up to 80% of arrests made in the timeframe 20:00 – 06:00 on these days were affected by alcohol. For full details of these statistics see the Cumulative Impact Assessment at Appendix E.

4.2.2 The dealing and use of drugs remains an issue across the city and Sussex Police welcome proactive policies from licensed premises. A drug safe and seizure recording initiative is in place of which further details can be obtained by contacting Brighton & Hove Police Licensing (brighton.licensing@sussex.pnn.police.uk). This initiative encourages licensed premises with Door Supervisors to search and seize drugs from persons attempting to enter their premises and ensures that once drugs are removed from persons, they can be safely collected and destroyed by Sussex Police.

4.2.3 Dispersal from the city centre during the late evening and early morning remains a policing challenge. Over recent years, there has been a proliferation of off-licences and late night refreshment venues along the city's arterial routes. This has led to incident 'hot spots' where patrons from the night time economy continue to interact, albeit away from any safety measures afforded by on-licences. As such, Sussex Police support the Council's Special Policy in offering guidance to both applicants and the Licensing Committee in relation to off-licences and late night refreshment licences.

4.2.4 Sussex Police have continuing concerns that, despite staff training in age-restricted sales, under age individuals are still being served alcohol both on and off the

premises in some of the city's licensed premises. As such, regular intelligence-led 'test-purchase' operations are conducted to highlight premises where sales are taking place and ensure appropriate enforcement action is taken to prevent further sales. The introduction of identification scanning machines at premises throughout the city has proved successful in mitigating some risk, but operators must maintain vigilance regarding the fraudulent use of genuine IDs. Sussex Police continue to work alongside the Business Crime Reduction Partnership to tackle the problem of those who use false or another's identification to enter licensed premises and purchase alcohol.

4.2.5 Sussex Police work closely with venues and other organisations within the city to protect vulnerable people from becoming victims of crime. As well as work to prevent under age sales, vulnerability training is offered to identify persons who may have been made vulnerable through alcohol or drugs. Sussex Police also support initiatives such as (but not limited to) safe spaces, mobile teams of volunteers actively checking people's well-being and the Beach Patrol.

4.2.6 Public Space Protection Orders have proved an effective tool for Sussex Police in targeting enforcement action in problem areas of the city. It 'allows Police Officers and Police Community Support Officers to remove alcohol from any person in a public place if that person is involved in anti-social behaviour (ASB) or the officer believes that by having alcohol in their possession there is an increased risk of ASB. It is an offence to refuse to hand over alcohol when required to do so.' They have been particularly effective in the day time economy where members of the street community are causing ASB issues for members of the public and local businesses, especially during the summer months where there is a large influx of visitors to Brighton & Hove.

4.2.7 Policing the night time economy continues to provide a challenge and in the climate of limited resources and newly emerging problems, Sussex Police support maintaining the council's Special Policy which defines cumulative impact and special stress and will continue to take enforcement action where appropriate if the actions of a Premises Licence Holder, Designated Premises Supervisor, Door Supervisors or Staff have fallen below the high standard expected across the city. Sussex Police also recognise and support businesses which are aware of their social responsibilities and as such, actively contribute towards keeping Brighton & Hove a safe and enjoyable city.

4.3 Care, control and supervision of premises

4.3.1 The Licensing authority supports the Business Crime Reduction Partnership and other approved schemes. Where appropriate, premises licence holders should be members of the BCRP for the deterrence to violent crime that such membership provides. The BCRP NightSafe radio scheme is normally expected as an operational requirement for city centre bars, clubs and pubs and is an example of good practice in achieving the aim of reducing crime and disorder and improving public safety. Well managed pub-watch schemes provide information exchange between the premises licence holders and responsible authorities that reduce and deter violent crime and disorder. The council will support a responsible licensing scheme.

4.3.2 The effective management and supervision of a venue is a key factor in reducing crime and disorder, both within it and outside. The police will consider the applicants, objecting to the application where appropriate. The police may suggest crime prevention measures in relation to, for example, the internal layout of the premises, closed-circuit television, help points, lighting and security staff. The police may ask for conditions which support such measures to be imposed when licensing applications are granted, eg type of licence, capacity, operating hours restrictions.

4.3.3 Following the grant of a licence, the management and supervision of the premises, in so far as it might impact on crime and disorder, will continue to be monitored. Particular attention will be paid to any licensed premises where there is evidence of criminal activity or any association with racist or homophobic crime. The licensing authority will keep itself well briefed on the nature, location and type of premises where alcohol related violence and disorder are occurring so it can take full account of the facts and avoid exacerbating problems as required by the Community Safety Strategy. Where licensed premises are found to cause nuisance or be associated with disorder or unreasonable disturbance, the review process may be invoked, and powers of revocation or the imposition of conditions may be considered. Conditions may include use of closed-circuit television, licensed door supervisors and earlier closing times. Such action to restrict the operation may be taken for trial periods to allow businesses an opportunity to remedy existing disorder, nuisance or disturbance.

4.3.4 This policy recognises the use of registered Door Supervisors. All Door Supervisors will be licensed by the Security Industry Authority. Mobile security units and similar systems are in use by some premises operators as a means of providing security cover at very short notice at premises which may not normally require a permanent security presence. This policy endorses the use of units following such guidance and standards in appropriate circumstances.

4.3.5 The development of codes of practice and general operating standards for security companies is encouraged for local businesses; premises operators are urged to ensure that security services, when engaged, are provided by suitably qualified businesses operating to recognised standards and who should be working towards SIA accreditation.

4.3.6 Enforcement will be achieved by the enforcement policy appended (Appendix B).

5 Public Safety

The following details and measures are intended to address the need for the protection of public safety which may be associated with licensed premises and certificated club premises.

5.1.1 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should

send their recommendation to the fire and rescue authority which will consider it and decide what the “permitted capacity” of those premises should be.

5.1.2 Normally in the city centre, pubs and clubs will be expected to operate using polycarbonate or toughened/shatterproof glass.

5.1.3 Conditions may be imposed in accordance with operating schedules to protect public safety including where justified:

- (a) provision of closed-circuit television and panic buttons.
- (b) use of shatterproof drinking vessels; bottles requiring use of toughened glass or plastic should normally be required unless applicants can show exceptional reasons.
- (c) use of door supervisors, licensed by the Security Industry Authority.
- (d) requirement of a minimum of a licensed door supervisor for every 100 customers in nightclubs and large city centre pubs or as indicated by risk assessment.
- (e) occupant capacity conditions will be applied where appropriate.
- (f) the provision of designated and suitably trained first aiders.

6 Prevention of Public Nuisance

The following details and measures are intended to address the need for the prevention of public nuisance which may be associated with licensed premises and certificated club premises:

6.1.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (eg in order to smoke).

6.1.2 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the premises will use amplified or live music and operate within or abutting premises containing residential accommodation except that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence. Noise emanating from within licensed premises should not normally be audible outside.

6.1.3 Installation of sound limiting equipment and sound insulation may be required to minimise disturbance to the amenity of nearby residents by reason of noise from the licensed premises.

6.1.5 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.

6.1.6 Reasonable controls are available to all premises operators to minimise the impact of noise from customers outside. The council’s Environmental Health Department has issued guidance on a number of steps that can be taken in this respect which are endorsed by this policy (see 6.2 below).

6.2 Smoking Advice

6.2.1 Premises licence holders will be expected to:

- Develop a management plan on how to manage smoking on your premises and ensure that all staff are aware of the contents of this plan, and that it is effectively implemented. Noise from people smoking and talking can be intermittent, vary in character and volume and be intrusive. An effective smoking management plan will help prevent neighbours being disturbed.
- Comply with any planning conditions restricting the use of outdoor areas.
- Ensure that any structures used by smokers comply with the design criteria detailed in the Heath Act 2006 and that any structures, awnings, retractable canopies, etc. have the relevant planning permission.
- Ensure any new lighting to outdoor areas must be designed so as not to cause a light nuisance to neighbours and again have the relevant planning permission and building control consent.
- Ensure that the conditions on the premises licence are complied with. There may be conditions restricting the hours of use of gardens and outdoor areas. Having reviewed the contents of the premises licence you may find it necessary to request a variation of your licence.
- Licence tables and chairs on the Public Highway under the provisions of the Highways Act 1980. These licences may have conditions restricting the times that the area can be used.
- Ensure drinks, glasses and bottles are not taken onto the highway unless there is a tables and chairs licence permitting use. A system should be adopted to prevent theft and 'spiking' of drinks and reminding customers not to leave unattended items.
- Discourage smokers remaining in gardens and outdoor areas and determine terminal hours.
- Discourage smokers remaining outside by removing/disabling tables and chairs or prohibiting their use after a certain time. Lights and heaters will also be turned off.
- Introduce a system that after a certain time the number of smokers outside are restricted to a maximum number. Staff will be needed to manage this restriction.
- Employ staff and/or SIA registered door supervisors to manage doors and control customers and smokers entering and leaving the premises. Staff positioned on the doors can help to encourage customers not to cause a noise problem. It may be that staff are required to manage doors after a certain time, particularly during the hours when neighbouring residents are trying to sleep.
- Ensure door supervisors maintain order outside venues and protect customer safety. BCRP supports the use of Night Safe. Radio net and other pager systems and pub watch schemes can be used to provide for

rapid police response and alert other venues where customers and staff are endangered.

- Position signs to remind customers that the premises is in an area where people live. It is not always obvious in busy commercial streets with flats above. By changing the design and wording of signs customers do not forget. Signs can be located in and outside the premises and on tables.
- Use CCTV to manage outside areas.

6.2.2 Licensed premises should normally display prominent, legible signs at exits reminding customers to leave in a quiet, peaceful, orderly manner.

7 Protection of Children from Harm

The following details and measures are intended to address the need for the protection of children from harm; this includes emotional and physical harm which may be associated with licensed premises and certificated club premises (for example the exposure too early to strong language and sexual expletives, eg in the context of film exhibitions or where adult entertainment is provided). It is intended that the admission of children to premises holding a premises licence or club premises certificate should normally be freely allowed without restricting conditions (unless the 2003 Act itself imposes such conditions or there are good reasons to restrict entry or to exclude children completely).

7.1.1 Licensees should note the concern of the authority that drink related disorder frequently involves under 18's. To prevent illegal purchases of alcohol by such persons, all licensees should work with a suitable 'proof of age' scheme and ensure that appropriate identification is requested prior to entry and when requesting alcohol, where appropriate. Appropriate forms of identification are currently considered to be those recommended by police, trading standards officers and their partners in the Licensing Strategy Group (eg passport, photo driving licence or pass card).

7.1.2 It is the licensing authority's expectation that all staff responsible for the sale of intoxicating liquor receive information and advice on the licensing laws relating to children and young persons in licensed premises. Licensed premises staff are required to take reasonable steps to prevent under age sales. The licensing authority will not seek to limit the access of children to any premises unless it is necessary for the prevention of emotional or psychological harm to them. Each application will be considered on its own merit but particular areas that will give rise to concern in respect of children are to be found in section 7.1.4 below.

7.1.3 To reduce alcohol-induced problematic behaviour by under 18 year olds, to enforce underage purchase and drinking laws and to assist in the protection of children from harm, the licensing authority supports the following measures:-

- a) Police should exercise powers (Confiscation of Alcohol (Young Persons) Act 1997) to remove alcohol from young people on the street
- b) Police and trading standards should implement test purchasing to reduce sales to under 18s in on and off sales licensed premises

- c) Further take-up of proof of age schemes will be promoted
- d) In-house, mystery shopper type schemes operated by local businesses will be supported
- e) Providers of events specifically catering for unaccompanied children should consider whether all staff at such events need to be DBS checked

7.1.4 The licensing authority will not seek to require that access to any premises is given to children at all times – under normal circumstances this will be left to the discretion of the licensee. The following areas give rise to concern in respect of children, who will normally be excluded from premises:

- where there have been convictions for serving alcohol to minors or with a reputation for underage drinking.
- with a known association with drug taking or dealing.
- where there is a strong element of gambling on the premises.
- where entertainment of an adult or sexual nature is commonly provided.
- where premises are used primarily or exclusively for the sale and consumption of alcohol and there is little or no seating for patrons.

Options may include:

- limitations on the hours when children may be present.
- age limitations (below 18).
- limitations or exclusions when certain activities are taking place.
- requirements for an accompanying adult.
- full exclusion of people under 18.

7.1.5 Licensees of premises giving film exhibitions will be expected to include in their operating schedules arrangements for restricting children from viewing age restricted films. Such premises will be subject to a mandatory condition requiring that access will be restricted to only those who meet the required age limit in accordance with any certificate granted by the British Board of Film Classification, or in specific cases where such certificates have not been granted, the licensing authority. The licensing authority does not intend to adopt its own system of film classification. The licensing authority's procedures for dealing with unclassified films are appended at Appendix C.

7.1.6 Where children are expected to attend a public entertainment, appropriate adult supervision will be required to control the access and egress of children and to protect them from harm. This will normally be an adult member of staff for every 100 children. Where the entertainment is music and dancing, 2 persons, licensed by the Security Industry Authority (door supervisors) should be employed for every 100 children but will be subject to advice within the Event Safety Guide. Nothing in this policy shall seek to override child supervision requirements contained in other legislation or regulations. For exclusively under 18 events reference should be made to police guidelines (available from the Police Licensing Unit, Brighton tel. 101). The licensing authority recognises the Director of Children's Services as being competent to advise on matters relating to the protection of children from harm. Applicants shall copy their applications to the Director of Children's Services in its

capacity as the responsible authority. Copies should be sent care of the Police.

7.1.7 Trading standards and the police undertake ongoing enforcement operations around under-age sales and test purchasing. Sussex Police and BCRP undertake work concerning proxy purchases and counterfeit ID as part of the partnership support work with Community Safety and Trading Standards.

7.1.8 Trading standards have a programme of business support including training for local businesses to avoid under-age sales.

8 Integration of Strategies

8.1.1 The licensing authority shall secure the proper integration of this policy with local crime prevention, planning policy, transport, tourism and cultural strategies by:-

- Liaising and consulting with the Sussex Police, Community Safety Forum, Sustainability Commission representatives and following the guidance in community safety and crime and disorder strategy
- Liaising and consulting with Public and Alcohol Programme Board
- Liaising and consulting with the East Sussex Fire & Rescue Service
- Liaising and consulting with the Local Strategic Partnership, Safety Advisory Group (Emergency Planning) and Equalities and Social Justice Consultation Forum
- Liaising and consulting with the Planning authority
- Liaising and consulting with the Highways authority
- Liaising and consulting with local business and business associations. Having regard to any future documents issued relating to the Private Security Industry Act 2001, for example liaison or information sharing protocols
- Liaising and consulting with the Trading Standards Team, for example with regard to test purchasing codes of practice

8.1.2 In line with statutory requirements and the council's Inclusion Policy, the Licensing Authority shall have due regard to the need to eliminate unlawful discrimination, and to promote equality of opportunity and positive relations between persons of diverse backgrounds, for example communities of interest such as: lesbian, gay, bisexual and transgender people; disabled people; racial and ethnic groups; religious and faith groups.

8.1.3 This policy supports the aims of the tourism strategy, recognising the benefits for the tourism economy of creating a safer and more attractive city centre and improving competitiveness with other European cities. The Licensing Committee should receive any reports relevant to the needs of the local tourist economy and the cultural strategy for the area to ensure that it considers these matters.

8.1.4 The Licensing Committee should receive relevant information relating to the employment situation of the area and the need for new investment and employment where appropriate.

8.1.5 Specific conditions may be attached to premises licences to reflect local crime prevention strategies. Such conditions may include the use of closed circuit television cameras, use of the NightSafe radio system or accredited scheme, the provision and use of shatterproof drinking receptacles, drugs and weapons search

policy, the use of registered door supervisors, specialised lighting requirements, hours of opening. Certificates issued to club premises shall reflect local crime prevention strategies and may include any or all of the requirements listed above.

8.1.6 The licensing authority will have regard to the need to disperse people quickly and safely from the city centre to avoid concentrations which may produce disorder and disturbance.

8.3 Enforcement

8.3.1 The Enforcement of licensing law and inspection of licensed premises is detailed in the Protocol between Sussex Police, the East Sussex Fire & Rescue Service and Brighton & Hove City Council. This protocol reflects the need for more efficient deployment of Police and Local Authority staff commonly engaged in licensing enforcement and can be found at Appendix D (Lead Agency Status) of the Statement of Licensing Policy. In addition, the Licensing Authority will have regard to its published Licensing Enforcement Policy in making enforcement decisions in accordance with Brighton & Hove City Council's Statement of Licensing Policy (Appendix B). In order to better target enforcement resources, inspections will be undertaken outside of normal office hours and the sharing of information between all enforcement agencies will be encouraged through joint meetings or similar arrangements.

8.3.2 Attention is drawn to the targeting of agreed problem and high risk premises requiring greater attention as identified in the protocol. A number of other council and government policies, strategies and guidance documents must be taken into account to complement the policy, including:

- Community Safety & Crime Reduction Strategy
- Drugs and alcohol strategies – local alcohol harm reduction strategy
- Objectives of the Security Industry Authority
- The Anti-Social Behaviour Act 2003/ASBPC Act 2014
- The Health Act 2006
- The Violent Crime Reduction Act 2006
- Policing and Crime Act 2009

10 Live Music, Dancing & Theatre

10.1.1 This policy recognises the need to encourage live music, dancing and theatre for the wider cultural benefits of the community generally. In addressing such issues the potential for limited disturbance in neighbourhoods will always be carefully balanced with these wider benefits, particularly for children. The impact of licensing on regulated entertainment, particularly live music and dancing, will be monitored. Where indications are that such events are being deterred by licensing requirements, the policy will be revisited with a view to investigating how such situations might be reversed.

10.1.2 The Licensing Committee represents the general interests of a community in determining what conditions should be attached to licences and certificates as a matter of necessity for the promotion of the licensing objectives. All members of the Licensing Committee will be trained on Licensing Act 2003 and S182 Guidance.

The Licensing authority is aware of the need to avoid measures which deter live music, dancing and theatre - such as imposing indirect costs out of proportion to the income of the licence holder and to the risks presented. Only appropriate, proportionate and reasonable licensing conditions should impose any restrictions on such events.

10.1.3 The licensing committee will support the cultural zones, outdoor eating areas, food led operations, community pubs, live entertainment and protect living conditions in mixed use areas.

APPENDIX A – Licensing Best Practice Measures

Best Practice Measures to be included for consideration, in particular in SSA:
Matters that would normally be expected in operating schedules:

- the adoption of a policy (e.g. Challenge 25) with acceptable proof of ID as per existing Statement of Licensing Policy
- all off sales to be made in sealed containers for consumption away from the premises
- a smoking policy which includes an assessment of noise and litter created by premises users
- the use of plastic or polycarbonate drinking vessels and containers, especially in outside areas or after specified hours
- a policy in relation to searching customers and for drugs, weapons, seized or lost and found property
- use of a refusals book for registering attempts to buy alcohol by under-age persons or refusals to those intoxicated
- the installation of a digital CCTV system by liaison with, and to a standard approved by, Sussex Police
- policies for dispersal of customers which may include signage regarding taxi services' telephone numbers and advice to respect neighbours and minimize noise

Items to which positive consideration would be given:

- membership of Business Crime Reduction Partnership, Pubwatch, Neighbourhood Watch or similar schemes
- use of 'Night Safe' radio system or similar accredited scheme
- regular training and reminders for staff in respect of licensing legislation, policies and procedures; records of which should be properly recorded and available for inspection
- records of regular checks of all parts of the premises in relation to drug use
- systems in place to ensure details of barred clients are exchanged with other operators
- giving an agreed minimum notice of special events (screening of major sports events, birthday parties, adult entertainment, etc.) to relevant authorities and use of appropriate additional measures at such events

Recommend best practice for both on and off premises

- Staff must be aware of the risk of the problem of proxy sales and offer assistance to responsible authorities to deter offences

- Signage on premises should set out legal duties
- Voluntary restriction of high strength alcohol – operating schedules may be used to limit high ABV beers and ciders
- Staff training – in addition to personal licence holders training, staff must be adequately trained for duties
- Challenge 25 would be the norm, particularly in the off licence trade
- Signage – proxy sale – deterrence

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The licensing Act 2003 provides for fees to be payable to the licensing authority in respect of the discharge of their functions. The fee levels are set centrally at a level to allow licensing authorities to fully recover the costs of administration, inspection and enforcement of the regime.

Finance Officer Consulted Michael Bentley

Date: 04/03/22

Legal Implications:

- 5.2 The licensing authority must act to promote the four licensing objectives which are:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The licensing authority must have regard to its statement of licensing policy and the guidance issued by the Secretary of State in carrying out its functions.

Lawyer Consulted: Rebecca Sidell

Date: 04/03/22

Equalities Implications:

- 5.3 Diversity is valued and strong, safe communities are vital to future prosperity. Licensing policy aims to protect children from harm including sale and supply of alcohol to children.

Sustainability Implications:

- 5.4 Licensing policy aims to prevent public nuisance and develop culture of live music, dancing and theatre.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Section 18 of the Application
2. Appendix B – Plan of Premises
3. Appendix C – Representations (opposing and supporting)
4. Appendix D – Map of area
5. Appendix E - Licence Application Additional Information

Documents in Members' Rooms

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Home Office, Revised Guidance issued under section 182 of the Licensing Act 2003, April 2018.

Public Health Framework for assessing Alcohol Licensing. Annual Report – Ward. 5th edition. Public Health Intelligence. January 2019

Background Documents

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Appendix A

Section 18 of 21
LICENSING OBJECTIVES
Describe the steps you intend to take to promote the four licensing objectives: a) General – all four licensing objectives (b,c,d,e) List here steps you will take to promote all four licensing objectives together. 1. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram 2. SIA registered door supervisors shall be employed when a requirement is identified by the Licence Holders risk assessment. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information of guidance offered by the Police and also taking in to account busy periods such as Bank Holidays, seasonal variations and other city centre events e.g. Pride. The written risk assessment will be available on the premises for inspection of the Police and Authorised Officers of the Licensing Authority. 3. (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises to cover all public areas, including the entrance to the premises. The system shall be on and recording at all times the premises licence is in operation. (b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times. (c) CCTV footage will be stored for a minimum of 31 days (d) The

Continued from previous page...

management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime. (e)The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy. (f)Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police. (g)Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable. (h)In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.

4. An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The incident log will be inspected and signed off by a person with delegated authority at least once a week. The log book should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.

5. The premises shall at all times maintain and operate an age-restricted sales refusal recording system (either in book or electronic form) which shall be reviewed by the Designated Premises Supervisor at intervals not to exceed 4 weeks and feedback given to staff as relevant. This refusals recording system shall be available upon request to police staff, Licensing Authority staff and Trading Standards

7. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of any public highway

8. 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.

9. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

10. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.

11. 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 upon request

12. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

13. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

14. The premises may remain open for the sale of alcohol, regulated entertainment and the provision of late night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day

15. No deliveries to the premises shall take place between 23:00 hours and 07:00 hours on the following day.

16. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0700 hours.

17. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises

18. The supply of alcohol on the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.

Continued from previous page...

19. The supply of alcohol off the premises shall be either in sealed containers or decanted into polycarbonate containers prior to being served,

20. A copy of the premises' dispersal policy, smoking policy and noise management plan shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Brighton Council

21. The premises licence holder and/or DPS shall carry out a documented risk assessment on the need for searching patrons entering the premises. The risk assessment shall be reviewed regularly and no less than every six months.

22. The NightSafe' radio system or similar accredited scheme shall be operated from 19:00 hours until the premises have closed.

23. The premises shall operate a zero-tolerance approach to drugs and weapons

38. The licence holder shall enter into an agreement with a private hire firm to provide transport for customers with contact numbers made readily available to customers. upon request Where possible a call back system will be operated and drivers instructed not to sound their horns when collecting customers

39. All staff members engaged, or to be engaged, in selling or delivery of alcohol on or from the premises shall receive the following training in age-restricted sales:

- Induction training which must be completed, and fully documented, prior to the sale of alcohol by the staff member; and refresher training thereafter at intervals of no less than 8 weeks.
- All age-restricted sales training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the licensing authority and Brighton & Hove Trading Standards Service upon request. Also all staff are fully trained and understand the company's policy of non-delivery where approved ID is not available

b) The prevention of crime and disorder

see above

c) Public safety

see above

d) The prevention of public nuisance

see above

e) The protection of children from harm

see above

Appendix C.1

Police Station
John Street
Brighton
BN2 0LA

Tel: 01273 404535 – ext. 550829
06th Email:
brighton.licensing@sussex.pnn.police.uk

SC CON ENDS 11.01.22 VALID PCD (A)

06th January 2022

The Licensing Technical Support Officers
Environmental Health, Brighton & Hove City Council
Bartholomew House, Bartholomew Square
Brighton, East Sussex
BN1 1JP

Dear Sarah Cornell,

RE: 3 X PREMISES LICENCE APPLICATIONS FOR SOHO HOUSE, MADEIRA DRIVE, BRIGHTON, EAST SUSSEX, BN2 1AY UNDER THE LICENSING ACT 2003.

This refers to the following three licence applications:

1445/3/2021/04297/LAPREN – Restaurant
1445/3/2021/04305/LAPREN – Members Club
1445/3/2021/04313/LAPREN – Work / Events Space

I write on behalf of the Chief Officer of Police for Sussex to raise a representation against the above licence applications on the grounds of the prevention of crime and disorder. We also refer to the 2021 Brighton & Hove City Council (BHCC) Statement of Licensing Policy and the 2019 Brighton & Hove Public Health Framework for Assessing Alcohol Licensing 5th edition report.

This is an application for three new premises licences located at The Terraces on Madeira Drive, Brighton and seeks the following licensable activities and timings:

1445/3/2021/04297/LAPREN – Restaurant – No membership required.

Live music / Recorded music: **Monday – Sunday: 10:00 – 24:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 10:00 – 24:00**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 24:00**
Hours premises are open to the public: **Monday – Sunday: 07:00 – 24:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night.

1445/3/2021/04305/LAPREN – Members Club – Members and their guests.

Films / Live music / Recorded music: **Monday – Sunday: 07:00 – 02:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 07:00 – 01:45**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 02:00**
Hours premises are open to the public: **Monday – Sunday: 07:00 – 02:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night. On the morning of Greenwich Mean Time changes to British Summer Time one hour to be added and such hours of the live broadcast of the American Oscars with one hour before and after the live broadcast.

1445/3/2021/04313/LAPREN – Work and Event Space – Members and their guests.

Films / Live music / Recorded music: **Monday – Sunday: 07:00 – 24:00**
Supply of alcohol both on and off sales: **Monday – Sunday: 07:00 – 24:00**
Late night refreshments indoors: **Monday – Sunday: 23:00 – 24:00**
Hours premises are open to the public: **Monday – Sunday: 07:00 – 24:00**

Request for extension to permitted hours on New Year's Eve to the start of the permitted hours on New Year's Day resulting in the premises being able to operate all night. Hours of the live broadcast of the American Oscars with one hour before and after the live broadcast.

Within the 2021 Brighton & Hove City Council (BHCC) Statement of Licensing Policy, this development is within the Cumulative Impact Area. This recognises that the location has a significant number of licensed premises concentrated in one area and the potential impact this has upon the licensing objectives. Applications for new premises licenses within this area which are likely to add to existing cumulative impact will be refused following relevant representations. This can be rebutted by the applicant if they can show that their application will have no negative cumulative impact. We are unsure if the applicant had reviewed this document prior to submitting. On reading the applications we do not feel exceptional circumstances have been put forward and with the addition of the hours and style of operation being proposed, do not believe there is evidence to depart from the policy.

Although the Members Club and Work / Event Space is only open to members and their guests, these two applications are not club premises certificate applications. When considering the applications, we refer to the matrix within the Statement of Licensing Policy which sets out the expectations for new applications for the City.

Cumulative Impact Area

Restaurant Yes (midnight) / **Cafe** Yes (10.00pm) / **Pub** No / **Off-licence** No
Members Club (club premises certificate) Yes (<100 capacity) (11pm)
Within the policy it also recommends that Workspaces should have a terminal hour of 22:00hrs.

Reviewing the Public Health Framework report for assessing alcohol licensing 2019 edition, Queens Park ward, of which this location is within, is ranked 3rd highest out of 21 wards for

police recorded alcohol related incidents. The City has several initiatives that support Police and other emergency services in safeguarding the public. These include Beach Patrol, Safe Space, Good Night Owls and Street Pastors. Most of these organisations and persons involved with them are volunteers and operate in their spare time. The fact these services exist goes some way to prove the negative impact alcohol has. One concern is although these services operate, they are generally focused between Brighton Palace and West Piers – not East of Brighton Palace Pier.

Unfortunately, there was no pre consulting on the applications prior to submitting and due to the applications being submitted on 15th December, we lost vital consulting days between Christmas and New Year, with limited staffing capacity for both the applicant and Police as well as Bank Holidays.

A conference call was held on 22nd December and we raised several questions. We have also sent emails in regards to the Restaurant and Work/Event Space applications. At the time of submitting this representation we have received an acknowledgement but no full response although it is due to us shortly.

Sussex Police have the following concerns which we believe need to be put before a licensing panel:

- Off sales – This is being applied for on all three applications and we would like to see this removed so to reduce the risk of alcohol being consumed in public outside of a controlled environment.
- Seasonal adjustments – This is being applied for on all three applications and we would like to see this removed and for the applicant to use TEN's should the licence be granted.
- Restaurant application – Agreement to our amended conditions that we sent to the applicant via email on 24th December.
- Work / Event Space – Reduction in the licensable area, currently it's the whole space with capacity of 300. Also, a reduction in hours to bring it in line with policy so 22:00hrs. Tighter conditions offered up in regards to the type of events and capacity numbers.
- Members Club – This has a capacity of 500 with trading until 02:00 7 days a week. This is a concern especially when you add the other two applications in to the mix. And although each application is reviewed on its own merit, considerations need to be taken in regards to other recent applications granted within this locality. Also, the impact a 02:00 finish could have on emergency services and increased risk of higher intoxication levels. As this application currently stands, Sussex Police are unable to support it.
- We have yet to come to an agreement on Annex 2 licence conditions on any of the applications.

We see the negative effect that alcohol has, particularly in areas where there are a high number of licensed premises. Along the small stretch of Madeira Drive (Brighton Palace Pier to Dukes Mound) there are at least 12 premises licences. With high numbers of people descending on the city Sussex Police operate a standalone night-time operation each weekend and at other various peak times throughout the year. This involves dedicated Police resources patrolling the main night-time economy area. Having a visible police presence in the area goes some way to assist in reducing criminal incidents occurring, but unfortunately does not stop them in their entirety. Most incidents dealt with have an element of alcohol linked to them. This is a mix of persons becoming drunk and disorderly, violent and a high number of incidents involve persons who have become a victim of crime due to

their own vulnerability after consuming alcohol. Staff at venues and from emergency services are far too often also at the end of a drunk person's aggression.

Sussex Police believe by allowing these applications to be granted as is, persons will be consuming alcohol without the need to purchase with a substantial meal which will lead to higher levels of intoxication along the beach front and become a further pull on ours and other resources. Taking in to account our comments, the Statement of Licensing policy, Public Health framework report and the location, Sussex Police would ask for the applications to be heard before a licensing panel.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Palmer-Harris', followed by a small dot.

Inspector Michelle Palmer-Harris
Licensing – Brighton & Hove Division
Sussex Police.

Ms Sarah Cornell
Licensing Authority
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton
BN1 1JP

Date: 7th January 2022

Our Ref: 2022/00025/LICREP/EH

Phone: 01273 292143

e-mail: Becky.pratley@brighton-hove.gov.uk

SC CON ENDS 11.01.22 VALID PCD, PPN, CIZ (B)

Dear Ms Sarah Cornell,

Licensing Act 2003 – Licensing Authority representation against the application for a Premises Licence reference: 2021/04297/LAPREN
Re: The Kiosk, Units 2 -5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I refer to the application made by Soho House UK Limited for a Premises Licence for The Kiosk, Units 2 -5, The Terraces, Madeira Drive, Brighton, BN2 1AY.

The application states the premises will operate as a 'public restaurant'.

The application seeks the licensable activities of;

- **Live and recorded music between the hours of 10.00-24.00 hrs every day** and from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day. The application takes places these activities will take place '**outdoors**'.
- **Late Night Refreshment from 23.00-24.00 hrs daily, both indoors and outdoors** with the additional hours from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day.
- **Alcohol (On and Off the premises) 10.00-24.00 daily**, with the additional hours from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day.
- **Opening hours are stipulated as 07.00-24.00 hrs daily** and from the end of the permitted hours on New Years Eve to the start of the permitted hours on New Year's Day.

I have concerns about this application and make a representation on the grounds of the Prevention of Crime and Disorder and Prevention of Public Nuisance and that this application falls within our Cumulative Impact Area.

The licensing authority, after careful consideration, determined that the concentration of licensed premises in an area of the city centre is causing problems of crime and disorder and public nuisance, and that therefore an approach to 'Cumulative Impact' is necessary as part

of its statement of licensing policy. The first Special Policy incorporating a Cumulative Impact Zone (CIZ) and Special Stress Areas (SSA's) was adopted in March 2008. Since that date, the licensing authority has kept the CIZ and SSA's under review. On 15 December 2011 Full Council resolved to expand the CIZ and the special stress area, covering 1.5% of the administrative area of Brighton & Hove City Council. On 20th November 2014 Licensing Committee resolved to confirm the then current CIZ and SSA. On the 29th November 2018 Licensing Committee resolved to expand the SSA into Central Hove. The 2021 policy further expanded the SSA into Preston Road and Beaconsfield Road. The licensing authority has published a Cumulative Impact Assessment which can be found at Appendix E of our Statement of Licensing policy. [Statement of Licensing Policy 2021 \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/statement-of-licensing-policy-2021)

The policy states new applications and variations to existing licences within the Cumulative Impact Area should normally be refused following relevant representations. This presumption of refusal can be rebutted by the applicant if they can show that their application will have no negative cumulative impact on licensing objectives including the Prevention of Crime and Disorder and Public Nuisance. The Licensing Authority will always consider the circumstances of each case and whether there are exceptional circumstances to justify departing from its special policy in the light of the individual circumstances of the case.

The Council's Statement of Licensing Policy includes a Matrix approach for licensing decisions with provisions for a terminal hour for all classes of licensed premises in a particular area. The Matrix Model recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the Licensing Authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications. This application seeks both On and Off sales of alcohol, every day. The matrix permits a restaurant until Midnight but says 'No' to Off licences in the Cumulative Impact Area. The application does not stipulate how alcohol will be sold 'off' of the premises except for a reference in the operating schedule to all staff members engaged, or to be engaged, in selling or delivery of alcohol on or from the premises to receive age restricted sales training.

Each application is still considered on its individual merit and there is discretion to depart from the Matrix approach policy in exceptional circumstances.

Guidance issued under S182 of the Licensing Act 2003 states in paragraph 8.41 that in completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. The guidance goes on to say in paragraph 8.43 that applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact policy), applicants are also expected to demonstrate an understanding of how the policy impacts on their application, any measures they will take to mitigate the impact, and why they consider the application should be an exception to the policy.

There is no mention of the Cumulative Impact Area on the application form. The applicant has not demonstrated exceptional circumstances to depart from our policy or how they will not add to the existing cumulative impact of the area.

As mentioned above, the premises falls within the Cumulative Impact Area. It is also located in the electoral ward of Queen's Park, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the second worst out of 21 wards for Crime and Disorder data for Criminal Damage and third worst for All violence against the person, All injury violence, Sexual Offences, Non-injury assault and Police recorded alcohol related incidents. Under the Health data Queen's Park ward ranks the worst of all wards for A&E attendances with a record of alcohol, second worst for Increasing risk or higher risk drinking and Clients in alcohol treatment. It also ranks 3rd worst for Alcohol suspected ambulance call outs.

I am making this representation as a guardian of our policy which this application has not made reference to in detail regarding the Cumulative Impact Area and for the panel to determine the application.

Yours sincerely

A handwritten signature in dark ink, appearing to read "B. Pratley". The signature is written in a cursive style with a large initial "B".

Becky Pratley
Licensing Officer,
Licensing Team,
Environmental Health and Licensing,
Regulatory Services.

From: Redacted <Redacted >
Sent: 09 January 2022 17:26
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Cc: REDACTED

Subject: Licensing App 1445/3/2021/04297/ & 04305/ & 04313/ LAPREN

SC CON ENDS 11.01.22 VALID PCD, PPN, PS, PCH (C)

Dear Sirs

Re. Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE.

Redacted wish to Object to the above Licensing Applications for the following reasons;

- the 7 am opening which will create noise and disturbance by;
- a) staff arriving say at 6 am to open up etc.,
- b) guest arriving to park in our residential side streets at say 6.30 am.
- c) guests using our residential side streets to access the premisses at say 6.30 am.
- d) all of the above will add to the noise and disturbance caused by the local nightclub closures between 2 am and 4 am.
- e) the 7 am opening will only add to the problems resulting in sleepless nights for the residents.
- NOTE we would confirm that all of the above noise and disturbance situations were experienced by the residents and complainants made to the Council and Police before Covid 19.
- NOTE that there are possible some 30 +'s events on Madeira Drive that would mean access to the Soho Club would be from Marine Parade, giving rise to the above.
- All of the above objections are against licensing policies, 4. Prevention of Crime and Disorder. 5. Public Safety. 6. Public Nuisance. & 7 Protection of Children from Harm.
- When are local residents allowed to get a night's sleep for their health and well-being when all this disorder is going on 24 x 7?
- In addition to the above, we would object to the access to the terrace pool for the following national advice,
- f) that you should never go into the water after drinking
- g) all too often people drown despite never intending to enter the water slips, trips and falls are common and many alcohol-related accidents are adjacent to the water and not therein.
- h) don't drink and drown
- Referring to the above items f) to h) we are highly concerned with the inclusion of the terrace pool and would welcome sight of the ' Risk Assessment ' for this project, as there have been too many alcohol-related deaths along this part of the seafront.
- That all the services meet the requirements of the Planning & Building Regulation Permissions and those of the Police and Fire Officers.
- Bearing in mind the above we would ask for a manded telephone line number during opening hours (+s 1/2 hour) for local residents to call to resolve disturbances. This is bearing in mind that the Council has terminated the late-night noise patrols.
- With respect, we cannot comment on detailed information of the Club Rules, etc., as these are not public knowledge at this time and we would reserver our rights to comment once they are known.

We would be pleased to expand our above reasons or to attend a licensing meeting to do so.

With respect, under licensing policy's 4, 5 & 6 we would ask that the committee curtails the start times from 7 am to 10 am for the above reasons, that no late-night drinking is allowed outside after 10 pm and late-night refreshment is also curtailed, that no deliveries and or materials taken-a-away before 9 am,

yours sincerely, Redacted. Redacted

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From: Redacted <Redacted >
Sent: 11 January 2022 13:27
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE

SC CON ENDS 11.01.22 VALID PPN (D)

Dear Sirs

Re. Licensing Applications 1445/3/2021/04297/ & 04305/ & 04313 / LAPREN. SOHO HOUSE.

Unit 6-8 The Terraces, Madeira Drive, Brighton, BN21AJ Soho House UK Ltd.

GROUND'S PUBLIC NUISANCE

I am not objecting in full to the granting of a licence. I would like a restriction to be placed on the licence, that alcohol should not be served for consumption or consumed in the gap between the two upper tier buildings of these premises.

This is to comply with a planning restriction placed on the building in planning application...

The Planning Consent, BH2015/02443, that Soho House have for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

*"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. **The gap to remain permanently free of any visual obstruction.***

My details are:-

Redacted

Redacted

Redacted

Redacted

Appendix C.2

From: Redacted <Redacted >
Sent: 08 January 2022 17:47
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Soho House Brighton

SC CON ENDS 11.01.22 VALID PCD, PCH (SI)

To the licensing team:

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I am aware that Soho house are applying for their licence, the hours they are applying for are the following:

Soho House- 2am

Soho Works- midnight

Kiosk- midnight

I have been an every house member of Soho House for 20 years now and use them as my base whenever I travel and for entertaining friends and family in the Uk. The houses are like no other private members club I have encountered. They operate a strict screening process when considering new memberships, including that the person applying has an existing Soho House member as their referee.

The clubs are managed by experienced staff who are friendly but make sure that the 'House Rules' are adhered to. I can put my hand on my heart and say that I never once encountered any kind of problem in all 20 years of being a member. The clientele are respectful, pleasant professionals mostly working in media, The house enforces strict membership conditions and will not tolerate anti social behaviour. People go to the houses to use the spaces as they were intended, to eat, to work and to relax. They are not drink led establishments which is why my whole family can enjoy the beautiful spaces they create.

The houses believe in keeping the neighbourhood they occupy happy and go out of their way to ensure members also respect the residents in the area surrounding the clubs. The outside of the premises are always immaculate and the staff are on hand for the residents to speak of issues they may have with them. Soho house has a zero tolerance policy when it comes to crime and disorder, ensures that children who visit the club are protected and looked after and the safety of their guests and local residents is paramount to them. They run the clubs as they say they will.

I myself live locally and would see having a house in Brighton as a real positive for Brighton as it's members will be primarily locals. I have also used Soho Works and believe for members to have flexibility, that a midnight close is imperative. I often work late and appreciate the safe and friendly environment that Soho Works offers me.

I fully support the application being made.

Yours - Redacted

Redacted

Redacted

From: Redacted <Redacted >
Sent: 10 January 2022 11:55
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Re Soho House license application

SC CON ENDS 11.01.22 VALID PCD (S2)

To whom it may concern,

Reference: Soho House Licence.

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I'm a permanent resident living in central Brighton for over Redacted, I'm writing to you to give my full support in the location and opening hours of the above three premises for Soho House.

The proposed site location was in much need of rejuvenation to improve the city. Since the arrival of Soho House the location has seen much improved works to the terraces, buildings, pavements, the lighting etc.

I work within the music and film industry. Soho House is a great creative hub for networking and meeting like-minded people. The strict criteria for members attracts the best and skilled people in the industry, it's the place to be and to be seen.

I joined Soho House in London in the 90s, I've watched it grow from a single club to a global brand with clubs opening all around the world maintaining the highest possible standards in all areas of hospitality.

Soho House takes great pride in attention to detail in all of their premises from structure to design with first class facilities for all those attending including children and people with reduced mobility.

Soho House is very discreet and private and takes great care in security and safety for all its staff, members and guests, maintaining great relations and respect for the local residence. The reception and door staff are always well mannered. The club atmosphere is welcoming and relaxed and never a sense of hostility or poor behaviour.

Soho - Works, is a great dedicated area for members to work from and hold meetings. It's home from home.

The food and restaurant/bar service is of the highest quality and the staff are the best.

Soho House have been very supportive in my music projects including community work for spreading awareness for stem cells and future medicines.

I look forward to putting on local music community events at Soho House Brighton.

I think the opening of Soho House in Brighton will attract high-end businesses to move here with great clientele that will be excellent for the city of Brighton, creating jobs and maintaining the desire to visit Brighton as the go to place in the south coast of the UK.

Kind regards
Redacted

Redacted

Mob Redacted
Redacted
Redacted

From: Redacted <Redacted >
Sent: 10 January 2022 19:35
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: Soho House Brighton - Letter of support

SC CON ENDS 11.01.22 VALID PCD, PPN (S3)

Please find the amended application below:

I am writing on behalf of Soho House in regards to the licenses they have applied for to enable in the following:

Open until 2am -

Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY

Open until midnight -

Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

I live in Redacted but have worked and studied in Brighton for the Redacted. I studied at BIMM Brighton and have contributed to the local community as a musician taking part in the great escape festival and other events throughout the city.

I became a member of Soho House 10 years ago due to the fact each place is run like a 5 star hotel with attentive staff and a fantastic atmosphere. The exclusivity of the club adds to the experience as it's membership process is extremely strict and warrants all members are vetted. As a result of this being the case it ensures the prevention of public nuisance as there is also strict enforcement of membership conditions for both Soho House and Soho Works. Whilst being a member I haven't encountered any noise disturbance, anti-social behavior or had a need to make a complaint.

Moreover, these strict policies, and the type of crowd it attracts, determine that Soho House will not turn into a drinking-led establishment. Meaning in turn that it will not lead to crime and/or disorder as the space will be used for the relaxing and socialising of respectable peoples.

The location of the establishment means members will primarily be locals who will be keen to enforce public safety along with the responsible staff whose job it would be.

In addition Soho House as a whole is very hot on the protection of children as they have their own set regulations for them and have general health and safety warnings around both the pool and restaurant areas.

I hope you take all of the above into consideration when responding to the license applications and look forward to being able to enjoy the new location in the near future.

Best,

Redacted

--

Redacted | Redacted

Redacted

From: Redacted <Redacted >
Sent: 11 January 2022 15:19
To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>
Subject: support letter Soho House

SC CON ENDS I 1.01.22 VALID PCD, PPN (S4)

REF :

- a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY
- b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY
- c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY

To whom ever it may concern

I would like to add my support to the licensing agreement to the above locations.

I understand the hours to be : Soho House- 2am, Soho Works- midnight and Kiosk- midnight.

I have been a resident in Brighton for 41 years. And have had my business in the North Laine for 22 years. I have watched Brighton grow and its ready to receive Soho House. I have used the houses personally for many years in London, Frome, Oxford and in New York. I have always found them to be chilled, organised and respectful. None of them are a "drinking den". My understanding is the Soho brand was set up to promote conversation and well being amongst like-minded people. And it certainly does this. Not once have I witnessed any trouble with noise or anti social behaving. It's a place for locals to go almost an extension of their front rooms to chat and meet like-minded people.

I have also worked with Soho house on uniforms projects and they are very pleasant to deal with. I'm always impressed how they involve the local community. For example using suppliers for Uniforms and Furnishing.

Yours Sincerely

Redacted
Redacted

--

Redacted
Redacted

Redacted

Email: Redacted
Direct Dial: Redacted
Web: Redacted

Head Office & Production
Redacted

Brighton Store
Redacted

London Store
Redacted



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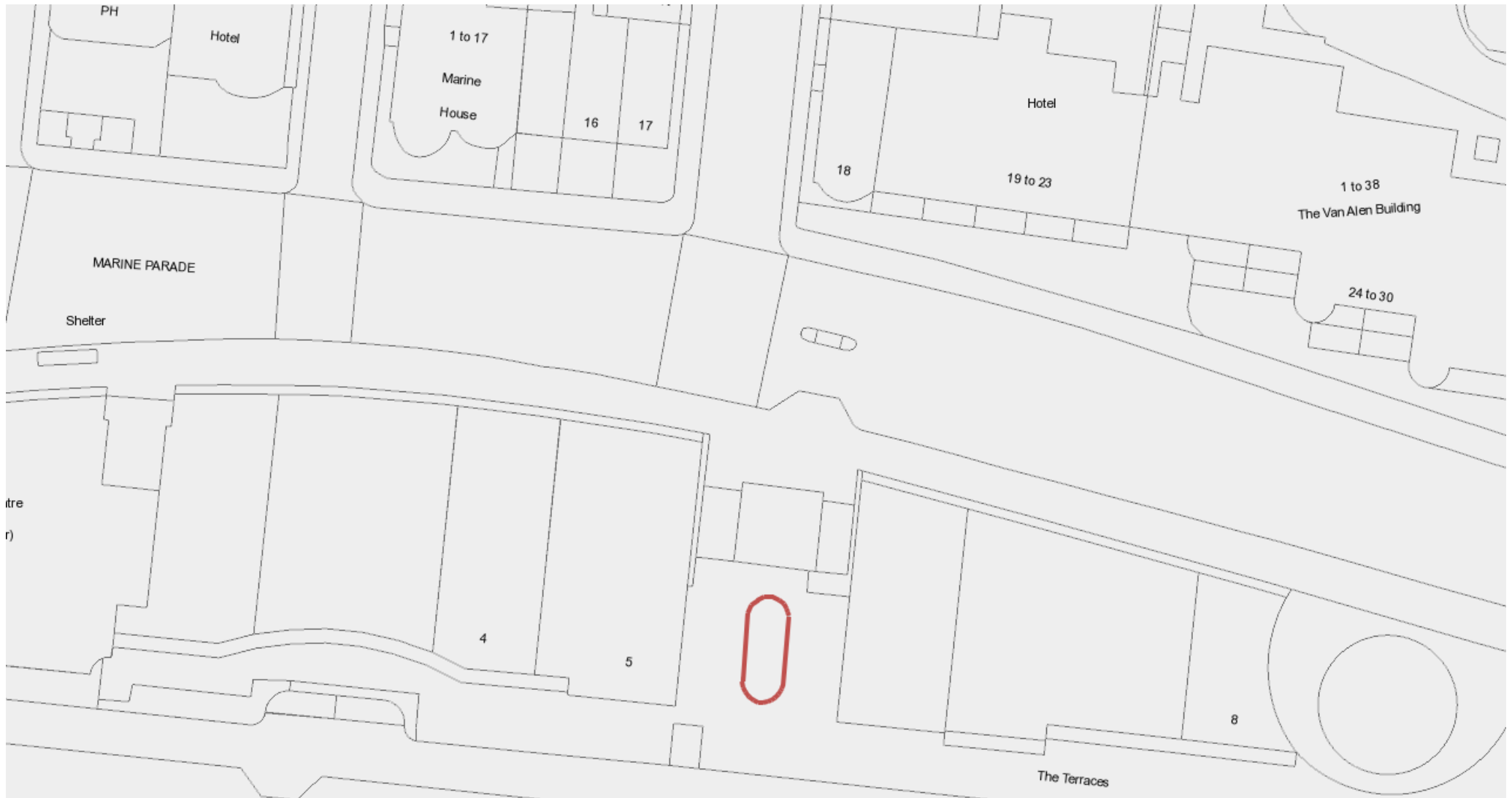
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Appendix D



Appendix E.1

Soho House Submissions

a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho Works Limited

1. General

I act for Soho House UK Limited (SHUK) and Soho Works Limited (SW), within the umbrella of the Soho House & Co Group. It is a recognised global brand.

Soho House UK Limited operates the Houses, cinemas and restaurants
Soho Works Limited operates the work spaces.

I have been instructed to make applications for three new licences

Soho House and Co holds long leases for all sites.

The 3 premises are adjacent to each other and applications are made in accordance with the planning permissions granted by Brighton and Hove City Council for the redevelopment of the 3 adjacent premises.

Planning permission (**BH2015/02443**) was granted for the following terminal hour:

3. The Private members club(units 6-8) hereby permitted shall not be open to customers between the hours of 02.00 and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4 The A3 restaurants (units 2-5) shall not be open to customers between the hours of 00.00 (midnight) and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

We are aware planning and licensing are separate regimes with different considerations, however the planning permission has taken into account the local amenity issues and we would rely on this determination.

In terms of traffic the planning permission states: There is not considered to be any significant impact on residential amenity. The traffic impact of the development is acceptable. The building would meet BREEAM 'very good'.

In respect of the Soho House private members Club and Soho Works space there is no objection to imposing a condition that *“Only Soho House UK Limited/Soho Works Limited can carry out licensable activities”*. This would mean that should the premises be sold to a different operator, the licences would lapse unless a variation was applied for to remove the condition/meaning that the premises would come back to Members to reconsider if representations are received. The applicant has no intention to sell on the premises in any event. Other licensing authorities across the

country, where the premises are located in cumulative impact areas, have accepted this condition to ensure the Members are granting the licence for the use and operator they have been presented with and the licence will not be able to be sold or transferred without going back to Members.

Soho House plan to open the 3 premises in March/April 2022.

The project has a £18 million budget.

The design has been carefully considered to ensure the conservation area is enhanced through the refurbishment of this dilapidated building in turn enhancing and preserving the character of the Conservation Area.

These applications are ideally placed to support the City's arts and media economy but moreover they breathe new life into a tired part of the seafront with a style of architecture far more complementary of its setting than the current building. In addition it brings back into use the vacant units 2 to 5 in modern restaurant use complimentary to the seafront location and with a great view of the Pier, the sea and The Brighton Wheel

2 Site and Proposed Development

The Terraces form a multi-storey mixed development on Brighton seafront. Having been built on the side of a small escarpment, it fronts Madeira Drive to the south at the lower level and Marine Parade to the north at the higher level.



The Terraces has a southerly aspect and is mainly of modern design but includes some older parts. Retail units are contained within the older lower level, as is the Sea-Life Centre which is immediately adjacent to the west. All of the units the subject of these applications are currently vacant and it is considered an appropriate time to repair and sensitively redevelop the site requiring significant levels of investment at a time when further dilapidation of the ironwork to the east has become a considerable problem for the City Council.

On the upper levels, formerly The Terraces Bar and Grill Restaurant, is of modern design and was constructed in 2000, and further to the west are a range of retail

outlets formerly in use as an amusement arcade and on the western edge of the site is a Harvester which are also of modern design however are currently vacant.

The Terraces are located on Madeira Drive and opposite the site is the beach, the Volk's Railway terminus, the Brighton Wheel, a crazy golf course and linked fish and chip shop. Opposite and to the west is The Palace Pier which incorporates buildings of a variety of styles and has a number of fairground rides with associated signage and lighting.

The whole of The Terraces area has been the subject of alteration and development over the years and whilst the original part would appear to have been constructed around 1929. Below is a photo of the wider site prior to building the terraces believed to date back to the 1970s.

There have been many changes since that time, including the Terraces restaurant circa 2000 and the wider redevelopment of retail units to the west. The lower facade is Grade II listed by virtue of the fact that it forms a continuation of The Aquarium development which is itself Grade II listed includes 'all attached walls railings and lamps'.



Access to the terraces and the central tier is via steps at either end of the site from the Marine Parade above and steps to the easts and steps and ramps to the west from Madeira Drive below. There is also stepped and ramped access from the central terrace level, up to the colonnade terrace walkway.

The buildings are generally in a dilapidated state and the building has not been in use for a number of years.

3. Access

Access to the site will be via the lower tier of the development. The existing access will be filled through the reinstatement of the railings along Madeira Place, whilst the

pedestrian access will be retained through the centre of the site and towards the east along the lower tier of the terrace.

The private members club will occupy a certain section of the lower tier which will no longer be accessible to the general public. This will not however have a detrimental impact on access to and from the seafront and Madeira Drive due to the retention and refurbishment of existing main routes down to the seafront.

The private members club will be accessed through two new gates which will be either end of the lower terrace and stretch between the east and west of the building. The refurbishment of the areas that will remain publicly accessible will lead to a significantly enhanced public realm with occupied new café and restaurant uses spilling into the public domain creating a pleasant environment for visitors.

4. Background

Soho House & Co is a group of private members' clubs, restaurants, workspaces, cinemas, hotels and spas (restaurants, some hotels and spas are open to the public as well). Each site is outwardly different from the other, having its own unique style and atmosphere. The design of each building respects the original foundations of the site.

Soho House Private Members Club itself was founded in Greek Street Soho, London, in 1995, as a private members' club for those in film, media and creative industries. The Houses are in diverse locations, but Soho House & Co's mission has always been the same: to create a comfortable home away from home for their members. All the Houses are regarded as a home away from home for its members, creating a warm, personalised atmosphere. The restaurants are consistently busy, offering friendly but professional service.

The Houses are seated throughout with large comfy chairs and are busy from breakfast to closing- it is an all day experience for Members and many Members use the House as a working environment.

You can walk into the Houses at any time and see members on laptops, often attending by themselves to work in a calm environment.

5. History of Soho House

Soho House is a place for their diverse membership to connect, grow, have fun, and make an impact. From the beginning, and throughout their 25-year history, their members have always been at the heart of everything they do

5.1 1995: 40 Greek Street, Soho

Soho House & Co opened their first House on London's Greek Street in 1995, when founder Nick Jones was offered the space above his restaurant, Cafe Boheme. The rooms of the townhouse were accessed via a small door just around the corner from Cafe Boheme, which inspired Nick to turn it into a members' club for the local artists and actors who had become the restaurant's regulars.

It was called Soho House because that was what it was: a Georgian house in London's Soho. The logo reflects the layout of that first space – three floors across three interconnecting houses.

5.2 1998: Babington House, and the launch of Cowshed

After three years in Soho, Soho House & Co opened Babington House, the first modern countryside hotel: a Grade II-listed Georgian manor set in 18 acres in the heart of Somerset, designed to create a relaxed home away from home for London members.

Their first Cowshed spa began life here, tucked away in an old cowshed in the grounds of Babington House, and the brand was named after the place where it all started. Natural products and spa treatments were developed with extracts from Babington's Walled Garden.

5.3 2002: Electric House, Notting Hill

Electric House was their second London House, in Notting Hill. It is located next to Electric Cinema, which first opened in 1910 – making it one of London's oldest active cinemas.

5.4 2003: Soho House New York

In 2003, Soho House & Co opened their first US House in New York's Meatpacking District. Set over six floors of a former warehouse, Soho House New York was also home to their first-ever rooftop pool. Its success as a summer escape for Manhattan members later inspired the layout for the Shoreditch House rooftop pool.

5.5 2004: Cecconi's

Cecconi's first opened in the late '70s in Mayfair, and became one of London's most-loved Italian restaurants. When Soho House took over Cecconi's in 2004, the concept was updated to create a more relaxed atmosphere, with an all-day menu and great bar as its central feature. There are now twelve Cecconi's restaurants around the world, from London to Berlin, Mumbai to Miami.

From 2006 to 2007, they continued to open London Houses, in Chiswick and Shoreditch, before embarking on their journey into Europe.

5.6 2010: Soho House Berlin

2010 marked the year that Soho House & Co ventured into Europe, starting with their first House in Berlin. A cornerstone of the growing creative community in Mitte,

the House has a complicated history. Originally a department store, its Jewish owners were forced out by the Nazis in 1933, and the building was later taken over by the Soviet Communist Party.

5.7 2010: Soho House West Hollywood

Following the success of Soho House New York, Los Angeles was the obvious choice for their second North American House. In an effort to celebrate their members in the film industry, Soho House hosted its first LA pop-up in the Hollywood Hills, a week before the 2004 Oscars. We continued this tradition in LA for the next five years, until their permanent home opened at the top of 9200 Sunset Boulevard in 2010.

This was the year that also saw Soho House & Co open their first Beach House in Miami, before heading to Toronto in 2012, and Chicago in 2014 – opening another small club in London's Mayfair along the way.

5.8 2015: Soho Works

As their international membership grew, Soho House & Co saw that their members' work patterns and styles had begun to shift away from the traditional nine-to-five office job. Instead, members were increasingly participating in the gig economy, building careers as entrepreneurs, freelancers, and small-business owners – and many of them were looking for places to work and hold meetings. To meet this need, Soho House & Co launched Soho Works in 2015, providing members with the space and resources to work alongside other like-minded individuals and companies. Today, Soho Works has nine outposts across London, New York, and Los Angeles.

5.9 2015: Soho Farmhouse

17 years after the launch of their first countryside hotel, Babington House, Soho House & Co opened Soho Farmhouse. Spread across 100 acres in Oxfordshire, the Farm occupies a series of renovated outbuildings, including a dilapidated watermill that now houses a country pub. Influenced by upstate New York cabin culture, the aim was to create a home-made and personal feel – more like a guest cottage on a farm.

2015 also saw the openings of Soho House Istanbul, and a second House in London's Soho: 76 Dean Street.

5.10 2016: Soho Home

Since Soho House began, members have always asked where they could buy the furniture, artwork, and interiors they saw in the Houses. In 2016, Soho House & Co launched Soho Home, an interiors collection that enables members to bring the House home – everything from the Chesterfield sofa they sat on at Soho House Chicago to the cut-crystal tumbler they drank their Negroni from at 76 Dean Street.

The expansion of Soho House in North America also came in 2016, with Ludlow House on New York's Lower East Side, and Little Beach House Malibu on the West

Coast. After establishing roots in Berlin and Istanbul, Soho House & Co opened their third European House, this time in Barcelona.

5.11 2018: White City House

Built in 1960 as the headquarters for the BBC, White City House – their third west London House – opened inside the central ring of this Grade II-listed building in 2018.

2018 also saw the opening of Kettner's in London's Soho, and DUMBO House – their first club in Brooklyn, New York. Further expansion into Europe also took place, with the openings of Soho House Amsterdam and Little Beach House Barcelona.

5.12 2019: Opening in Asia

After many years of planning, 2019 saw their first Houses in Asia open, in Mumbai and Hong Kong. Launching in Asia had always been important to Soho House, with the two cities becoming clear choices for their first locations.

2019 also saw the launch of Soho Warehouse, their third club in Los Angeles, which was followed by Soho Roc House on the island of Mykonos in 2020 – a reimagining of the San Giorgio hotel, adjacent to the popular beach club, Scorpios.

Since opening 40 Greek Street in 1995, Soho House now includes 27 Houses in 10 countries, with more openings in Europe, Asia, and North America on the horizon.

Soho House therefore has significant local and global experience of managing private members clubs and associated facilities.

Further information and pictures of all of Soho House & Co's premises can be found on the applicant's website www.sohohouse.com. Members are encouraged to view this website as it shows the style of operation.

As mentioned above Soho Works Limited forms part of Soho House and Co and offers a campus style office style environment to support the diverse and varied business and employee needs for the creative industry in London. Soho Works already operate in Soho London, Shoreditch, Redchurch Street London, 180 Strand London and White City London. White City was recently licensed and has 24 hours opening and a 2am licence Mon-Sat and midnight Sunday. There are other Soho Works sites worldwide as well. Being for the creative industry there are often link ins by members between the sites, which is one of the reasons later hours are required. All sites in the UK are licensed under the Licensing Act 2003 for regulated entertainment and alcohol sales.

Soho Works is creating a new way of working to support the creative community. Creative companies require fit-for-purpose space that is able to elevate them on a global platform. Larger companies such as Apple, Google etc are able to offer a campus style environment to support their diverse and varied business and employee needs. This is why the phrase 'campus style' is used -the applicant is offering a space which offers all aspects required for running businesses- food and

beverages, meeting rooms, event space (for the businesses) networking and business support.

The Group also support the House Foundations, which is a programme of social responsibility initiatives that represent the foundations of our House. Bringing together diversity and inclusion, mentorship, apprenticeships, social and environmental causes

None of the Soho House and Co premises, whether public or private, have been the subject of a review application and it has substantial experience of successfully running operations The applicant is known for delivering what it says it will be doing.

The applicant invests heavily in training of staff to meet these expectations.

6. Membership @ Soho House Brighton

For clarity, this premises will be a genuine members club and membership conditions have been offered. The Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods. To apply for membership, prospective members need to complete an application form for the House closest to where they live or work. Each applicant must be nominated by two existing members who can belong to any of the Houses. Upon its receipt, the application will then be reviewed by the appropriate club's Membership Committee, who meet approximately every three months. Those applicants selected to become members following each meeting are notified via email. Those who are not immediately successful will be added to a waiting list and reviewed at each subsequent meeting.

The applicants for membership for Brighton have been on the list for 12 months, and typically the waiting list for consideration is 6 months minimum. This emphasises the operation is a genuine membership club.

The Group offers 2 types of membership:

LOCAL HOUSE: Access to the Members local House only eg Brighton.

EVERY HOUSE: Every House membership gives you access to Soho Houses around the world. The only exception is Little Beach House Malibu, which needs an additional Malibu Plus membership

There is a further Under 27 Membership, both Local and Every House, which extends a discounted rate until the member's 30th birthday. Any House with a pool also offers a Child Membership for members' children wishing to use the pool.

Membership fees are currently (per year):

Local House- Local house membership gives you access to Soho House Brighton facilities only.- £1400 (different Houses have different prices) (with a one off registration fee of £500)

Every House- Every House membership gives you access to Soho House Brighton and all its sister clubs within Soho House Group- £2000 (with a one off registration fee of £500)

To apply for Membership:

- all sections of the application form must be completed in order for the application to be submitted to the committee. Any application missing information will be deemed incomplete and not considered. The application forms includes contact details, details of proposers, work details and also a need to write a submission as to why you should be accepted as a member which will be scrutinised by the Membership Committee
- A clear recent headshot must be included.
- The application must include the name and email address of two proposers who are existing members. These people are contacted and details are verified.
- Applicants must apply to the House closest to their primary residence.
- The application form will take around ten minutes to complete.

Membership Renewal is NOT automatic and are reviewed by the Renewal Committee on an annual basis. This process ensures that its members conduct is constantly reviewed- and Members, in order to be renewed, must adhere to the Houses standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Membership Rules are accepted by Members and include matters such as:

- All Membership Cards (whether physical or virtual from the Soho House app) must be handed to the Reception to gain entry
- Any member who allows his or her card to be used by a non-member will be expelled from the House
- A member's guests may not enter the club without that member present
- Member's may not be separated from their guests within the House or allow their guests to remain in the House when they leave
- Members are responsible for ensuring their guests follow all club rules and policies, and can face suspension or termination of membership if their guests violate these rules.

- Members and their guests must not approach, disturb or solicit others with whom they are not personally acquainted. Doing so may lead to suspension or termination of membership.
- Members may not take or make phone calls whilst in the club, in order to protect the relaxed environment
- Movies, videos, songs, internet calls and presentations must only be played through headphones and should not be audible to any other member or guest
- Members will be held accountable if they or their guests disclose or identify any other members or guests who are in the House in any press or social media
- All members and their guests are asked to respect our nearby residents by being quiet when leaving the house premises or while they are in the surrounding area

The Disciplinary Procedure for members can be summarised as follows: Conduct that is prejudicial to the reputation and character of Soho House may result in suspension or expulsion. Such conduct may include violent or abusive behaviour, intoxication, the communication of information concerning the club affairs or members or their guests in the club to the media. An expelled member may not return to the club as a guest. A refund of the expelled member's subscription will be at the discretion of Soho House. Any member or members who wilfully remove, damage or destroy any property belonging to the House or to members or to guests on the premises, will be liable to expulsion. The Disciplinary Procedure is actively used to ensure the quality of the operation and membership scheme is maintained.

7. Soho Friends

Soho Friends membership gives access to Soho House bedrooms, studio spaces and events. Plus, benefits at their spas, restaurants and our interiors collection, SohoHome

Soho Friends get access to:

- Members-only bedrooms at a special rate
- Studios: social spaces for members to meet, eat and drink with up to three guests
- Events and screenings
- The option to add Soho Works Lounge membership for £300 a month

Soho Friends do not get access to Soho House members clubs unless staying in a bedroom.

Bedroom bookings are subject to occasional blackout periods

General Studio guidelines are:

"Our Studios are private places

The Studios are social spaces for members to create relationships and collaborate. However, our members' privacy is important, so posting about fellow members on social media is not allowed.

Keep it casual

We're a members' club for people working in the creative industries and we have a relaxed dress code. Please make sure your guests know this, too.

Guests are welcome

Members can sign in up to three guests at any time. You are responsible for your guests' behaviour, so please keep an eye on them and make sure they call it a night when you do.

First come, first served

There's generally no need to book in advance to visit the Studios, but we advise planning ahead when we host larger events and pop-ups.

Pets

We don't allow animals in our Studios, except for assistance dogs.

Illegal substances

Any member found to be buying, selling, using or possessing illegal drugs while on the premises will have their membership terminated.

8. Soho Works and Studio Space

Workspaces designed for businesses and creative thinkers to come together and share ideas. Soho Works is available to Soho House and Soho Friends members only. Soho Works has locations across London, New York, and Los Angeles

a) Studio Spaces

The Studios are creative spaces for Soho House and Soho Friends members to visit with up to three guests.

Members can eat and drink, attend events, screenings and pop-ups, as well as host their own events

There are currently Studio Spaces in Brixton South London, Tea Building, East London and White City West London, 180 Strand, Central London, Crouch End, North London and Kettners, Central London

b) Soho Works

Overall, it offers co-working offices and meeting rooms/ event spaces related to office space/tenants.

This arm of Soho House and Co aims to foster and connect creatives, entrepreneurs, dynamic thinkers and cultural explorers by integrating the creation, display, learning and social functions of culture throughout its spaces.

There are three types of memberships on offer at Soho Works – these are :

- a) **Lounge-** Hot-desk membership that offers adaptable working and complete flexibility
- b) **Desk-** Your own desk to suit your style of working with lockable storage
- c) **Office-** Private spaces where teams can work and collaborate

Soho Works Brighton will offer all 3 membership options.

These 3 types of membership include access to all Soho Works locations around the world. Membership includes:

- Curated calendar of events and workshops
- Private phone booths, photo studios, workshops and 3D printing
- Podcast equipment
- Space for private events
- Screening rooms
- Meeting rooms
- Wireless connectivity and video conferencing
- Kitchens with storage areas

Application for membership is, like the Houses, subject to an application process to ensure that the tenant/member is in keeping with the creative industries servicing of the brand.

Attached is a marketing brochure for Soho Works offices for your reference.

This brochure explains examples of events that will take place in the Soho Works and Studio spaces. Events will be of 2 types a) members events/meetings- arranged by Soho Works for the tenants/members (networking/guest speakers for example) and b) events/meetings by tenants of Soho Works for their business. In terms of b) we confirm that these will be notified to the applicant in advance so they can be risk assessed as required and these will typically be in space/s hired out by the business. Looking at the plans you will see that the premises has a break outspace in the centre and conference rooms around the edge. The layout cannot be changed as the rooms are permanent so the premises therefore cannot be made into one large open space.

The provision of licensable activities for events/functions/meetings shall at all times also be ancillary to the use of the premises as office space, and alcohol may only be

sold for consumption to members of the office space and their bona fide guests. This confirms the events are office related and will not be open to the general public.

Soho Works/Studio Spaces will be staffed at all times

The applicant is happy to add 3 further conditions to the application to tighten the operation

1. "The licence holder shall be notified in advance by tenants and/or members prior to any area being booked or used as an events space"
2. "A Soho Works Manager responsible for the premises shall ensure that the areas of the premises where alcohol is supplied or consumed under this licence shall be regularly patrolled by community management and housekeeping teams during the hours that the supply of alcohol is permitted to ensure compliance with the Licensing Act 2003 and the Soho Works Responsible Alcohol Management Plan"
3. "Persons attending any private pre-booked event/meeting, organised by either the licence holder or a member shall be recorded on a guest/visitors list which will be retained for a period of 31 days following the event/meeting and shall be made available for inspection by the relevant authorities."

The layout at Brighton is split in 2 essentially- for Soho Works and Studio space. Both are work spaces as the layout plans suggest

Venues do not get busy or overcrowded as booking is encouraged

As mentioned above, Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods (18 months typically). The same membership process will be implemented at Brighton when approving members/tenants.

Like other Soho House membership, renewal of a space at Brighton is NOT automatic and is reviewed by the Renewal Committee on an annual basis. This process ensures that its tenants/members conduct are constantly reviewed- and tenants/Members, in order to be renewed, must adhere to the House standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Reception will be fully manned whilst licensable activities are being provided.

In terms of the commencement hours sought in the application lodged (7am)- the businesses will be linked to creative industries worldwide so with time zones and some events happening by podcasts, virtual links etc the applicant wanted to be able to cater to those work hours overseas as well.

The applicant can however reduce the commencement hours for the retail sale of alcohol and other licensable activities to 10am for Soho Works/Studio.

In terms of regulated entertainment, my client has regulated entertainment at all other sites and it was requested for the small number of occasions each calendar year these were required for a specific event held at the premises. It may be that a tenant was having a ticketed launch for a product, which may be the subject of a charge made with a view to profit. Given the nature of the creative industry the applicant wanted to be certain to cater for all eventualities in terms of events for its members/tenants. There have been no issues with the events held at other Soho Works/Studio spaces. There have been no issue with the nature of the events held at other Soho Works/Studio spaces as not being works related. Further, the overriding condition on the Soho Works/Studio spaces that "The provision of licensable activities shall at all times be ancillary to the primary use of the premises as office space" will ensure the nature of the events are work related.

There will be no dance floors at the premises

There will be no advertisement of events to the public.

There will also be limits on the number of guests of tenants/members able to attend any events/meetings and functions- all member events will have a guest list and each tenant/member can bring 1 guest. For any events/meetings by a member/tenant for their business they will be subject to the event space/meeting room they are using, but again there will be a function sheet and this will be arranged through the applicant. Alcohol for functions will be pre-ordered in advance so it can be catered for.

The events will be private so if there is a members event this will be sent to members. If a member has an event it will be sent to the invitees.

There is a café area also in the Studio space. This will be staffed at all times and members will be able to go the service area and order drinks, non alcoholic or alcoholic and buy food

There is a refreshment area serving coffee, snacks (eg cereals for breakfast). Water and coffee is self service and in busier times there will be a barrista in this area. Alcohol will also be available in this space but will be served by a member of staff if requested- so there will be no self service of alcohol from the fridges etc. Alcohol will not be on display in the refreshment station. There will be a menu on display within the ground floor refreshment room but the alcohol bottles will not be displayed like a usual bar set up.

In terms of alcohol on offer, there will be a reduced selection of beers, wines and spirits. The premises are not operating as a typical bar so there will not be the full complement of alcohol on offer as a bar or restaurant would have. There will be a high end and low end offer of the core spirits, and a small selection of wine and beers. This will be the same for alcohol on offer for events.

There will be waiter/waitress service available.

There will be no advertising of alcohol or meeting spaces at all outside the premises.

Off sales are not being sought away from the premises (outside) but consumption can occur within the premises

The capacities are based on the fire risk assessment for the venue.

In terms of deliveries and collections- these will be co-ordinated with Soho House Club and the Kiosk

Food for any events/functions will be catered and brought into the premises from the kitchen in Soho House Club.

From the conditions proposed it is clear this is not a premises that primarily serves alcohol throughout. There are no off sales away from the premises. The premises is membership based and it remains primarily as an office space.

Alcohol will be able to be consumed throughout the premises. The applicant has sought the retail sale of alcohol so alcohol will be paid for. If there is an event for a tenant and alcohol is part of this (many events/seminars will not involve alcohol sales) then an invoice will be sent to the tenant and paid for at that point- depending on the style of the event a deposit may be paid, or the alcohol paid for prior to the event in the usual way for events. It is logical that if a tenant orders a drink from a refreshment station he can consume it in his office if he wishes. Alcohol is an ancillary function in this office space and no tenants have taken advantage of this ability in any of the other Soho Works sites operating.

The applicants are happy to offer a further condition that 'The licensable activities authorised by this licence can only be carried on at this premises by Soho Works Limited.' The applicant has no objection to this being imposed but will leave it to Members to decide if they feel the condition is necessary.

9. Soho House

Comments have been made in respect of the pool space at the Soho House club. Pools can currently be found in the UK at Farmhouse, Shoreditch House, 180House, Babington House, White City House. Full safety provisions are provided, with lifeguards and there have not been any incidents of safety concerns in respect of members using pool spaces. The disciplinary procedure ensures this.

Each House has a monthly events programme featuring everything from masterclasses and chef takeovers, to workshops and comedy nights

Inside the Houses there are club spaces for eating, drinking and relaxing. You'll find simple dishes on the menus, made using seasonal and locally sourced ingredients

In terms of events, the applicant has a range of spaces for any event, from creative workshops and small dinners, to castings and weddings

In relation to entertainment, for day to day operation, it is either low or non-existent. Members events are however held as it has done since 1996. All of the Soho House houses have a full complement of regulated entertainment, and this is really used for the member's events. Soho House is not a nightclub environment and does not promote crowded areas, but as with all Soho House houses the requirement for alcohol to be ancillary to food is unable to be agreed as Members can come in for a drink if they wish. This is for the entire premises. Soho House have a proven track record of being able to regulate the consumption of alcohol internally with its members and does not have a history or reputation for drunkenness or irresponsible behaviour

There is waiter/waitress service throughout though members can also order food and drinks at the bar. Food is available in all areas of the premises Attached is an indicative menu showing the style of food offered

There are strict rules even for members, as set out above, in relation to disturbing other members and so the applicant does not expect any noise issues with the premises.

In addition full insulation has been built into the premises and the acoustic report is attached. The specs for the windows and doors are below:

Description: Doors and fixed screens

Specification: Windows Aluprof MB 86ST

The units will be constructed from the Aluprof MB 86ST range of high performance thermally insulated frame profiles.

Specification: Doors Aluprof MB 86ST

The door units will be constructed from thermally insulated frame profiles from the Aluprof MB 86ST range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.

We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device.

The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles

Passive leaf will have concealed flush bolts top and bottom

Active leaf will be fitted with 2no key operated horizontal dead locks which lock into the leading edge of passive leaf

Description: Door, sliding doors and fixed screens to Pavilion

Specification: Door, window and sliding door Schueco Jansen

The door, sliding doors and window units will be constructed from thermally insulated frame profiles from the Schueco Jansen steel profiles range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.

We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device. The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles

9. The DPS

The DPS nominated on the applications is Tom Collins. Tom Collins is the Managing Director of Soho House & Co, dealing with all aspects of the operations. He will not be the final DPS and the GM will be nominated DPS prior to each venue trading.

10. Non Seasonal extensions

The 3 applications lodged include a request for permission for NYE and Oscars. The applicant has previously had these extensions granted as part of their regular operation. We understand the Police wish for any such extensions to be handled under TEN's so they can be individually assessed. The applicant has no objection to this and removes such request for non seasonal extensions

11, Gap between the terraces

The Planning Consent, BH2015/02443, for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. The gap to remain permanently free of any visual obstruction.

We would submit that it is not appropriate to add this as a condition on the premises licence as it relates to planning considerations in their entirety and not the licensing objectives.

12. Cumulative Impact Area

My client appreciates and acknowledges the premises are located in Brighton's Cumulative Impact Area. My client acknowledges the responsibility that comes with operating within cumulative impact areas. As the licensing authority's representation states *"It is also located in the electoral ward of Queen's Park, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the second worst out of 21 wards for Crime and Disorder data for Criminal Damage and third worst for All violence against the person, All injury violence, Sexual Offences, Non-injury assault and Police recorded alcohol related incidents. Under the Health data Queen's Park ward ranks the worst of all wards for A&E attendances with a record of alcohol, second worst for Increasing risk or higher risk drinking and Clients in alcohol treatment. It also ranks 3rd worst for Alcohol suspected ambulance call outs."*

However it is also acknowledged that each application should be assessed on its merits. My client operates within numerous cumulative impact areas and/or residential areas around the country. There operation is constant. No sites (whether public restaurants, work spaces or members clubs, have ever been reviewed or been in a situation where reviews have been threatened. This is due mainly to the membership scheme in place and the kudos this brings. Membership waiting lists are years in the making. They are not venues which are overcrowded; the experience of the member is paramount to operations. The members become personally known to staff and any anti social behaviour is simply not tolerated. The revocation of membership for any poor behaviour, as detailed in the membership rules is used and the threat of revocation of membership is real. The international reputation of the applicant also ensures that enforcement of membership rules and disciplinary procedures are maintained robustly and consistently.

The reason for the cumulative impact policy is not translated into the operations proposed. There is negligible crime and disorder associated with any Soho House or Soho Works premises. There are next to no ambulance call outs and intoxication is not tolerated within the membership scheme. The premises does not operate in a nightclub fashion and the membership scheme is not token as some clubs offer. The applicant has chosen the Brighton location in full knowledge of the area and spent years developing the site at substantial cost. Attendance by persons to the venues is as a destination venue. It is not a premises which will be part of any 'pub crawl' around Brighton.

My client also appreciates the concern of members becoming victim of crime once they leave the premises and the added strain that could bring to the Police. The membership committee ensures all members are familiar with transport options and locational information and takes steps to ensure members leave and arrive home safely. The operation has built its reputation on its members and the experience the members have at its sites and there has been negligible issues at any of its sites, mainly down to the experiences within the venues and the fact that intoxication is not the primary aim of any of the sites.

The conditions offered (and amended) limit the operation and ensure the licensing objectives are promoted.

13 Amendments to Soho Works/Studio Application

The applicant has considered the representations and advises of the following amendments

1. Amendment to plans to reduce the areas for the sale of alcohol (to area highlighted in green)
2. Amend conditions to those attached
3. Reduce commencement time for all licensable activities to commence at 10am
4. Remove non standard timings

14. Amendments to Soho House Application

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 8am (alcohol between 8am and 10am shall be ancillary to a seated meal)
3. Remove non standard timings

I also clarify that the proposed condition “Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area” refers to the external area which is within the red lined area, but physically outside the premises. We appreciate that the red line shows the licensable area but this condition was just to clarify the point and we would be happy to leave this to Members to consider further.

15. Amendments to Kiosk Application

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 9am
3. Remove non standard timings
4. Reduce terminal hour for live music to 11pm as agreed with EH

SOHO **WORKS**

SOHO WORKS

INTRODUCTION

Soho Works is an international network of workspaces by Soho House, designed and equipped to help creative thinkers and businesses connect, collaborate and grow.

Our spaces combine the home-from-home feeling of our Houses with all the tools, technology and equipment to help you do your best work.

Each workspace has meeting rooms, studios, flexible private hire options and a curated programme of member events to help you and your business grow.



LONDON



NEW YORK



LOS ANGELES



HONG KONG



LOCATIONS

Soho Works is a global community and membership of workspaces based in cities all over the world, in locations close to or within Soho House clubs.

Membership at any of our spaces entitles you to worldwide access.

Open now in Shoreditch and White City with New York, LA and Hong Kong coming soon.

MEMBERSHIP TYPES

Lounge

Hot-desk membership that offers adaptable working and complete flexibility.

Desk

Your own desk to suit your style of working.

Office

Private spaces for teams to work and collaborate.





SOHO WORKS

Our workspace has multiple meeting rooms, podcast recording equipment, phone booths and a fully equipped kitchen.

There is also lounge space for catch-ups and break-out meetings with other members.

EVENTS

Soho Works' curated calendar of professional, social and wellbeing events are a platform for creative members to meet, connect and collaborate.

Available for private hire, the Loft is a large apartment-style space with a separate library, lounge, board room, meeting room and reception room. Each area can be hired individually or as combined spaces, from morning through to night.



WHAT'S INCLUDED

- Access to meeting rooms
- 200 pages of free printing per month
- Fully equipped kitchens with food storage areas
- Complimentary tea and coffee all day
- Permanent address for post
- Private phone booths
- Access to a curated calendar of complimentary member events
- Addison Lee courier services

OPTIONAL ADD-ONS

- Bookable private event space
- Lockable storage
- Courier delivery service

For more information, please contact Noelle Nikkhah
noelle.nikkhah@sohohouse.com

*Inclusive of VAT

SOHO **WORKS**

180 HOUSE REGULARS

SMALLS

SHISHITO PEPPERS miso glaze, sesame seed pb	8
MEATBALLS tomato sauce, Parmesan	8
TFC FRIED CHICKEN OR CAULIFLOWER pb hot sauce	8/6
GUACAMOLE crudites, taro crisps pb	9

STARTERS

GREEN VEGETABLE SOUP cannellini beans, tarragon pb	6
CALAMARI FRITTI chilli, lemon aioli	9
TACO, FRIED COD OR MUSHROOM pb cabbage slaw, chipotle aioli	9/7
BURRATA cherry tomatoes, basil v	10

SALADS AND BOWLS

BUTTER LETTUCE tomato, sherry vinaigrette pb	8
CHOPPED SALAD chicken, cheddar, bacon, beetroot, egg, baby gem, avocado	16
AHI TUNA POKE avocado, cucumber, fresno, brown jasmine rice	16

add on: seeded avocado 4 | burrata 6 | chicken 5 | salmon 5

SANDWICHES

AVOCADO ON TOAST chilli, sourdough pb (add poached eggs +2)	9
DIRTY BURGER cheddar, mustard, iceberg, tomato, pickle, fries	14
CLUB SANDWICH chicken, bacon, lettuce, tomato, egg, mayo, fries	15

GRILL AND MAINS

MAC AND CHEESE Scamorza, Parmesan	13
RIGATONI beef bolognese	16
CHICKEN PAILLARD rocket, cherry tomatoes, olives, aged balsamic	17
SALMON spinach, aioli	18
LAMB CHOP pickles, zhoug, radish	21
CLUB STEAK/FILET MIGNON bearnaise, fries	14/26

WOOD-FIRED PIZZA

BUFFALO MOZZARELLA tomato, oregano v	12
ZUCCHINI zucchini flowers, thyme, tomato	14
BLACK TRUFFLE tallegio, mozzarella, cream	14
SPICY SALAMI tomato, mozzarella, mushroom	15

SIDES

SWEET POTATO FRIES CHILLI KALE GREEN SALAD HISPI CABBAGE FRENCH FRIES	5
--	---

There is a discretionary 12.5% service charge added to your bill. All above prices are inclusive of VAT.
Please inform your server if you have any allergies or require information on ingredients used in our dishes.
v = vegetarian | pb = plant based

SMALLS

SHISHITO PEPPERS	miso glaze, sesame seed pb	8
MEATBALLS	tomato sauce, Parmesan	8
TFC FRIED CHICKEN OR CAULIFLOWER	pb hot sauce	8/6
GUACAMOLE	crudites, taro crisps pb	9

STARTERS

GREEN VEGETABLE SOUP	cannellini beans, tarragon pb	6
CALAMARI FRITTI	chilli, lemon aioli	9
TACO, FRIED COD OR MUSHROOM	pb cabbage slaw, chipotle aioli	9/7
BURRATA	cherry tomatoes, basil v	10

SALADS AND BOWLS

BUTTER LETTUCE	tomato, sherry vinaigrette pb	8
CHOPPED SALAD	chicken, cheddar, bacon, beetroot, egg, baby gem, avocado	16
AHI TUNA POKE	avocado, cucumber, fresno, brown jasmine rice	16
add on: seeded avocado 4 burrata 6 chicken 5 salmon 5		

SANDWICHES

AVOCADO ON TOAST	chilli, sourdough pb (add poached eggs +2)	9
DIRTY BURGER	cheddar, mustard, iceberg, tomato, pickle, fries	14
CLUB SANDWICH	chicken, bacon, lettuce, tomato, egg, mayo, fries	15

GRILL AND MAINS

MAC AND CHEESE	Scamorza, Parmesan	13
RIGATONI	beef bolognese	16
CHICKEN PAILLARD	rocket, cherry tomatoes, olives, aged balsamic	17
SALMON	spinach, aioli	18
LAMB CHOP	pickles, zhoug, radish	21
CLUB STEAK/FILET MIGNON	bearnaise, fries	14/26

WOOD-FIRED PIZZA

BUFFALO MOZZARELLA	tomato, oregano v	12
ZUCCHINI	zucchini flowers, thyme, tomato	14
BLACK TRUFFLE	tallegio, mozzarella, cream	14
SPICY SALAMI	tomato, mozzarella, mushroom	15

STARTER		MAIN	
WEEKLY MENU	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
	XXXXX xxxxx	0 XXXXX xxxxx	0
DESSERT			
	XXXXX xxxxx	0	
	XXXXX xxxxx	0	

SIDES

SWEET POTATO FRIES CHILLI KALE GREEN SALAD	5
HISPI CABBAGE FRENCH FRIES	

SOHO HOUSE MEMBERSHIP

- Hybrid physical & digital memberships based in cities
- Digital-only memberships based anywhere
- All have same criteria & calibre of member, same approval process

EVERY HOUSE: Access to all Houses, plus content and member-to-member connection via the SH.APP

LOCAL HOUSE: Access to one House, plus content and member-to-member connection via the SH.APP

CITIES WITHOUT HOUSES: Access to all Houses when travelling, events in local city, content and connection via the SH.APP

UNDER 27: Lower rates for members who are accepted before their 27th birthday, applicable until their 30th birthday. Applicable across Every House, Local House and Cities Without Houses memberships

PLUS: Additional access to small, discreet Houses with limited capacity

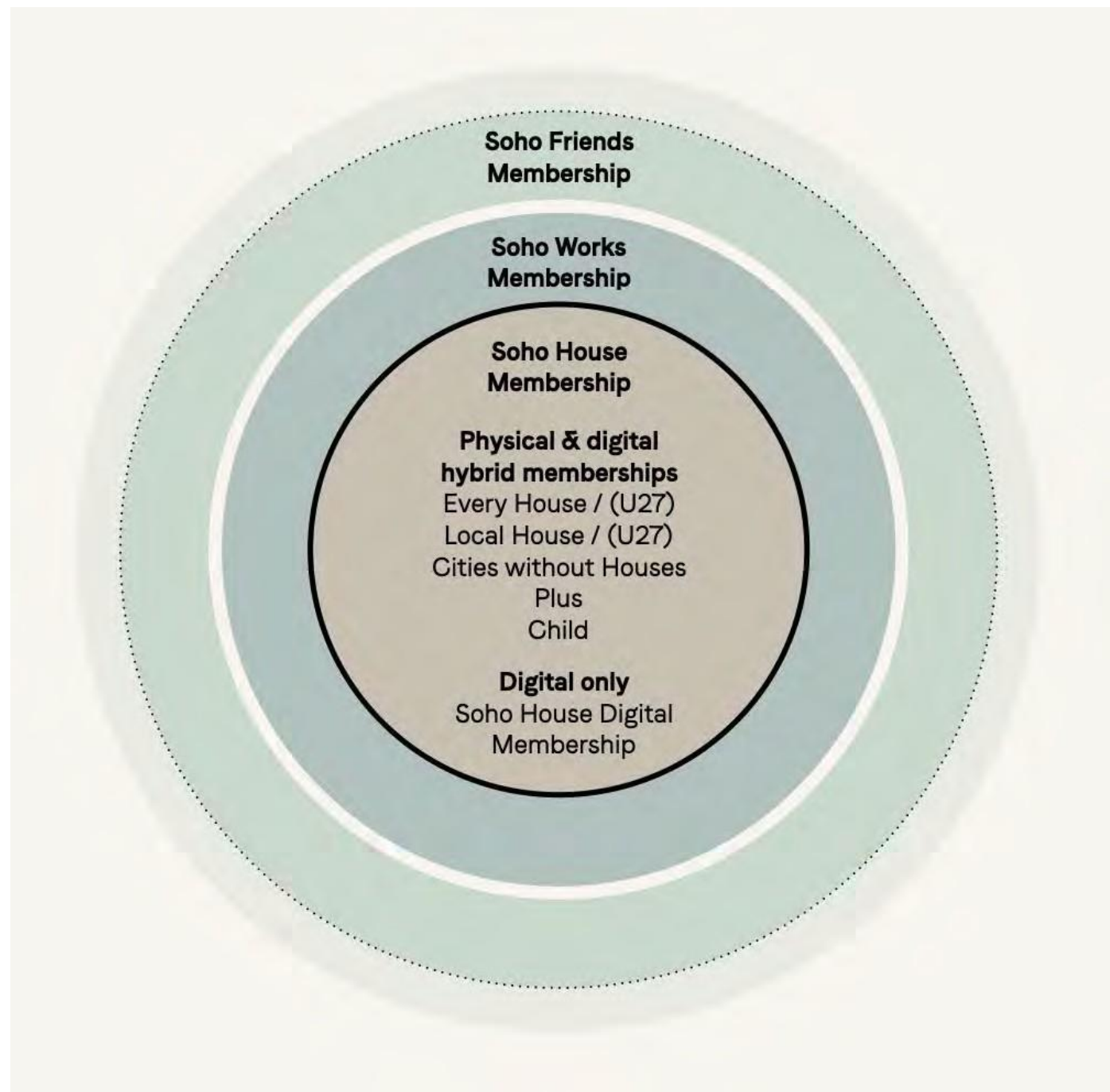
COMING SOON: DIGITAL MEMBERSHIP: Digital-only membership connecting a global network of creatives. Access to content and member-to-member connection via the SH.APP. Access to Houses when staying in a bedroom.

SOHO FRIENDS MEMBERSHIP

- For friends & family of existing members, those who regularly spend time in our spaces and restaurants, or shop at Soho Home or Cowshed
- Recommended by our members, or our team members
- Access to Soho House bedrooms, Studio spaces, events and screenings
- Benefits at Soho House restaurants, Soho Home & Cowshed

SOHO WORKS MEMBERSHIP

- A bolt-on membership for Soho House and Soho Friends members
- Lounge or Dedicated Desk membership for individuals, plus Offices for groups and small businesses
- For members to connect, collaborate and grow in a work environment
- Preserves the social experience within Houses and supports trends towards flexible working / less traditional office space
- 9 sites across London, NYC, LA



Appendix E.2

Soho House, The Kiosk (Restaurant) – 2021/04297/LAPREN – Conditions

General

1. Authorised staff employed by Sussex Police in the role of licensing officer shall have the right of access to the licensed premises during hours of operation for the purpose of inspection of the premises and premises records in order to ensure the promotion of the licensing objectives.
2. Alcohol will be served by waiter/waitress service to persons seated at tables/the kiosk and ancillary to a main table meal only. There will be no vertical drinking.
3. The sale and supply of alcohol for consumption off the premises shall be restricted to alcohol consumed at the outside tables and chairs, shall be by waiter or waitress service, served only to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

Prevention of crime & disorder

4. (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrance to the premises. The system shall be on and recording at all times the premises licence is in operation.
(b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.
(c) CCTV footage will be stored for a minimum of 31 days
(d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.
(e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.
(f) Subject to GDPR guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Sussex Police) for the police without difficulty or delay and without charge to Sussex Police.
(g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable.
(h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Sussex Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.
5. At all times the premises is open to the public, the management will contract the back-up services of an approved mobile support unit (MSU), with a minimum of 2 SIA registered Door Supervisors operating from it. A copy of the MSU contract will be retained at the premises and made available for immediate inspection upon request by Sussex Police or Council Officials. The MSU will be accredited by the Brighton Business Crime Reduction Partnership (BCRP) or other similar organisation approved by Sussex Police should the BCRP not be in existence.

6. SIA licensed door supervisors shall be employed on any occasions when a requirement is identified by the licence holder's written risk assessment or requested by Sussex Police in writing at least 48 hours in advance. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information or guidance offered by the police, and also taking into account busy periods such as Bank Holidays, Season Variations and other City Centre Events e.g. Pride. The written risk assessment will be available on the premises for inspection by police and authorised officers of the Licensing Authority.
7. (a) An incident log will be maintained by the premises showing a detailed note of incidents that occur in the premises. The log will be inspected and signed off by the DPS (or a person with delegated authority) at least once a week.
(b) The logbook should be kept on the premises and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence.
(c) Any refusals made for alcohol service e.g. underage, will also be recorded (either in electronic or written form) and feedback given to staff as relevant. The log will be kept for a minimum of twenty-four (24) months.
8. A copy of the premises' drugs policy, dispersal policy, smoking policy and noise management plan shall be made readily available at the premises for inspection by authorised officers of the Licensing Authority or the police.
9. The premises licence holder and/or DPS shall carry out a documented risk assessment on the need for searching patrons entering the premises. The risk assessment shall be reviewed regularly and no less than every six months and shall be made readily available at the premises for inspection by authorised officers of the Licensing Authority or the police.
10. The premises will become a member of the Business Crime Reduction Partnership or similar scheme approved by the Licensing Authority. The scheme must operate, subject to local coverage, radios and additionally an exclusion/banning scheme of named individuals within both the day and night-time economy. Radios should be in use all times the premises are open to the public / members.
11. The licence holder shall enter into an agreement with a private hire firm to provide transport for customers with contact numbers made readily available to customers. Upon request where possible a call back system will be operated, and drivers instructed not to sound their horns when collecting customers.

Prevention of public nuisance

12. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of any public highway.
13. 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 statutory nuisance.

14. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
15. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
16. 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 upon request.
17. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
18. No deliveries to the premises shall take place between 23:00 hours and 07:00 hours on the following day.
19. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0700 hours.

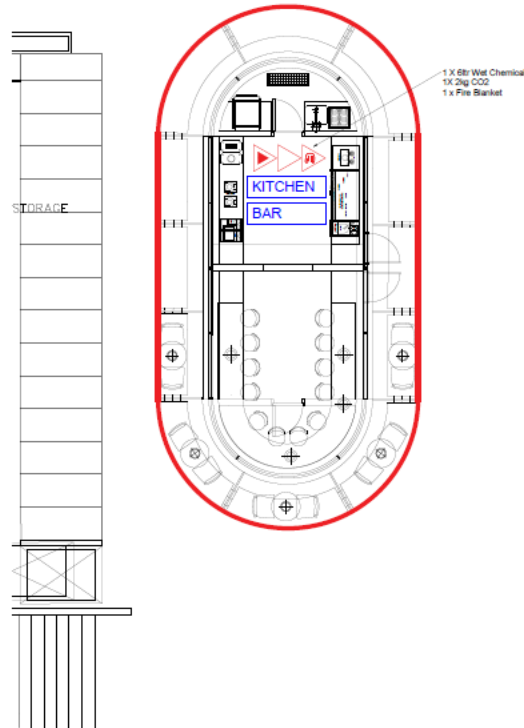
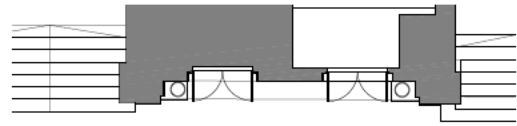
Protection of children from harm


























20. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID or proof of age cards bearing the 'PASS' mark hologram. The list of recommended forms of ID may be amended or revised with the prior written agreement of Sussex Police, the Licensing Authority and Trading Standards without the need to amend the licence or conditions attaching to it.
21. (a) The Premises Licence Holder shall ensure that all staff members engaged or to be engaged, in selling alcohol at the premises shall receive the following induction training. This training will take place prior to the selling of such products:
 - *The lawful selling of age restricted products – including company's own policy.
 - *Refusing the sale of alcohol to a person who is drunk

(b) Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.

(c) All such training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.
22. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

Appendix E.3



LEGEND					
	SPEAKER DIRECTOR		PRE-ALARM PANEL		AREA COVERED BY MECHANICAL SHUNT SMOKE DETECTOR
	HEAT DETECTOR		EMERGENCY UNIT		
	PRE-ALARM SMOUDER		EMERGENCY ZONE		ELEVATORS
	PRE-ALARM BACON		ILLUMINATE EMERGENCY EXIT SIGN		
	SPEAKER DIRECTOR AND PRE-ALARM SMOUDER		DRY ROOM COUPLER		BAND / COPIES BAND
	SPEAKER DIRECTOR AND PRE-ALARM SMOUDER & BACON		RED MECHANICAL PRE-EXTINGUISHER		
	MANUAL CALL POINT		CO2 PRE-EXTINGUISHER		TOWERS
	DISABLED REFUSE		FOAM EXTINGUISHER		
	FEEL CORD WITH RESISTANCE LOAD AND PRESS TEST		PRE-ALARMIST		PROPERTY LINE
	PRE-TELEPHONE		SPEAKER HEAD		

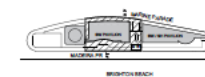
GENERAL NOTES

- OWNER, ARCHITECT, ENGINEER AND ALL OTHERS, INCLUDING, BUT NOT LIMITED TO, THE CONTRACTOR, SHALL TAKE ANY NECESSARY ACTION, IN ANY ORDER OF PRIORITY, TO PROTECT THE PROJECT FROM ANY SUCH DAMAGE OR INJURY TO THE PROJECT OR TO ANY OTHER PERSONS OR PROPERTY.
- A. ALL CONTRACTORS TO BE EMPLOYED BY THE PROJECT FOR CONSTRUCTION OR PRODUCTION SHALL BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE. B. CONTRACTORS/EMPLOYERS FOR THE DESIGNER'S PERSONAL, ANY SUBCONTRACTORS TO BE EMPLOYED BY THE CONTRACTOR, SHALL BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- C. DESIGNATION/STATUS IS NOT TO BE ASSIGNED FOR PRODUCTION AND CONSTRUCTION PURPOSES.
- D. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO REPORT ANY LOSS OR ANY CONSTRUCTION DAMAGE AND ANY DAMAGE TO ANY PERSON OR PROPERTY TO THE DESIGNER IMMEDIATELY. THE DESIGNER SHALL BE REQUIRED TO TAKE ANY NECESSARY ACTION, IN ANY ORDER OF PRIORITY, TO PROTECT THE PROJECT FROM ANY SUCH DAMAGE OR INJURY TO THE PROJECT OR TO ANY OTHER PERSONS OR PROPERTY.
- E. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- F. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
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- R. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- S. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- T. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- U. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- V. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- W. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- X. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- Y. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.
- Z. CONTRACTOR, DESIGNER, SUB CONTRACTOR, OR DESIGNER SUPPLIER TO BE REQUIRED TO OBTAIN AND MAINTAIN THE NECESSARY INSURANCE COVERAGE.

NOTES:

1. ALL LICENSABLE ACTIVITIES OCCUR WITHIN THE RED LINE.
2. LOCATION OF LOOSE FURNITURE AND OTHER INFORMATION SHOWN IN THIS DRAWING NOT REQUIRED BY LICENSING PLAN REGULATIONS IS SHOWN FOR INDICATIVE PURPOSES ONLY.
3. LOCATION AND TYPE OF FIRE SAFETY AND ANY OTHER FIRE SAFETY EQUIPMENT IS SHOWN AS AT PRESENT AND MAY BE VARIED WITH THE AGREEMENT OF THE FIRE OFFICER OR AFTER A FIRE RISK ASSESSMENT.

SITE / LOCATION PLAN



DESIGN DEVELOPMENT

[illegible]**SOHO HOUSE**

DISCUSSION

1919

LICENSING PLAN
GROUND FLOOR - UNIT 2-5 - KIOSK

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Appendix E.4

Soho House, Brighton (Application No: BH2015/02443)

Plant Noise Assessment (Units 2-5)

Report 16/0276/R2

Soho House, Brighton (Application No: BH2015/02443)

Plant Noise Assessment (Units 2-5)

Report 16/0276/R2

Brighton Seafront Regeneration Ltd

150 St Johns Street
London
EC1V 4UD

Revision	Description	Date	Prepared	Approved
0	1 st Issue	16 May 2017	Josh Palmer	Philip Hankin

This report and associated surveys have been prepared and undertaken for the private and confidential use of our client only. If any third party whatsoever comes into possession of this report, they rely on it at their own risk and Cole Jarman Limited accepts no duty or responsibility (including in negligence) to any such third party.



Plant Noise Assessment (Units 2-5)

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2	Site Description	4
3	Environmental Noise Survey	5
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3.2	Results	6
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5.1	Proposed Installation	7
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Attachments

Glossary of Acoustic Terms

16/0276/TH1

Time history graph of noise survey results

16/0276/SCH1

Schedule of plant and associated noise levels

16/0276/SCH2

Schedule of silencers and required insertion losses

16/0276/SPC1

Specification for in-duct silencers



Plant Noise Assessment (Units 2-5)

Appendix A

Mechanical services proposed plans

Appendix B

Sample of plant noise calculation sheets

Appendix C

Summary of noise levels at external receivers

 End of Section



Plant Noise Assessment (Units 2-5)

1 Introduction

- 1.1 It is proposed to open three new restaurants and a shop with café counter in units 2-5 of the Soho House development on Brighton's seafront. Planning permission for the redevelopment has been granted (application no: BH2015/02443) subject to conditions, one of which relates to plant noise emissions.
- 1.2 Cole Jarman has previously undertaken a noise survey in order to determine limits for noise emissions from all proposed plant items. The background noise levels recorded during the survey have now been used to derive separate limits applicable to plant serving each area.
- 1.3 This report presents the methodology and results of the noise survey, and defines appropriate criteria in accordance with the requirements stipulated by the relevant planning condition (no. 8). A subsequent plant noise assessment is detailed along with mitigation measures required to achieve compliance.

2 Site Description

- 2.1 Units no. 2 to 5 occupy the western half of the wider Soho House redevelopment site. There will be cooling plant installed externally at low level beside the wall along the east edge of unit 5 and ventilation plant ducted to grilles along the top of the north and south elevations.



Figure 1. Aerial view of site showing nearest receptors and measurement position



Plant Noise Assessment (Units 2-5)

- 2.2 We understand that the new plant may be required to run between 0600 and 0100 hours.
- 2.3 The site is shown within the context of the surrounding area in Figure 1 above. Marine Parade lies to the north and Madeira Drive to the south. The nearest noise sensitive receptors to the site are hotels and apartments on the north side of Marine Parade. These are shaded blue.
- 2.4 Beyond Madeira drive is Brighton Beach and, to the west, Brighton Pier. There are no other noise sensitive locations to consider south of the site.

3 Environmental Noise Survey

3.1 Methodology

- 3.1.1 An unattended noise survey was undertaken at one position for a period of 48 hours, commencing at approximately 1400 hours on Tuesday 7th June.
- 3.1.2 Measurements were made at a single free-field position at the north boundary of the site, approximately 8m from the kerb of Marine Parade. This position is labelled MP1 on Figure 1 above.
- 3.1.3 Measurements of the L_{Aeq} , L_{Amax} and L_{A90} indices were recorded over consecutive 15 minute periods (see attached Glossary of Acoustic Terms for an explanation of the noise units used).
- 3.1 Noise measurements were made using the equipment listed in table T1.

Item	Manufacturer	Type
Sound Level Analyser	Norsonic	140
Acoustic Calibrator	Norsonic	1251
Weatherproof windshield	Norsonic	1212

T1 Equipment used during unattended noise survey

- 3.1.4 The sound level analyser was calibrated before and after the noise survey to ensure a consistent and acceptable level of accuracy was maintained throughout. No significant drift was noted to have occurred.
- 3.1.5 The weather conditions while setting up and collecting the survey equipment were warm and dry with a gentle breeze; suitable for the measurements. Based on online weather history data, these conditions are not believed to have varied significantly during the survey.



Plant Noise Assessment (Units 2-5)

3.2 Results

- 3.2.1 The results of the noise measurements at MP1 are presented in the attached time history figure 16/0276/TH1.
- 3.2.2 While on site, the noise climate was dominated by traffic on Madeira Drive.
- 3.2.3 The lowest background noise level measured during the hours during which the plant may run (0600-0100) was $L_{A90,15\min}$ 46 dB.

4 Noise Emission Criteria

4.1 Planning Condition 8

- 4.1.1 The site location falls in the area of Brighton & Hove City Council. They have granted permission for the redevelopment (application no: BH2015/02443), subject to conditions. Planning condition 8 relates to noise emissions from new mechanical services plant and reads as follows:

Prior to the installation of plant into the development, an acoustic report shall be submitted for approval to the Local Planning Authority. This must show that the cumulative 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators), that will be incorporated into the development, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of the nearest residential or other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest $L_{A90,15\min}$ during the proposed hours of operation. The plant-specific noise level should be expressed as $L_{Aeq,T}$, and shall be representative of the plant operating at its maximum.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

- 4.1.2 It should be noted that the requirements stipulated by this condition differ in certain ways from the guidance in BS 4142:2014, which is typically referenced when assessing noise emissions from mechanical services plant.
- 4.1.3 The requirement to restrict plant noise to a level no greater than 10 dB below the minimum background level during the operating period goes beyond the intent of BS 4142:2014. The standard states that “where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact”.
- 4.1.4 Conversely, however, BS4142:2014 requires that plant noise is assessed on the basis of a rating level, which may include penalties for various acoustic features, whereas Planning Condition 8 refers to the combined A-weighted sound pressure level of all plant operating at a given time. Therefore, in this case there is no need to add corrections for the character of the plant noise.



Plant Noise Assessment (Units 2-5)

- 4.1.5 Plant serving the east side of the development may also run between 0600 and 0100 hours, so noise emissions from plant serving units 2-5 should be restricted to a level no greater than 13 dB below the minimum background level for this period. This is because equal apportionment of the maximum total permissible noise emissions from all new plant between the east and west sides of the development is achieved by setting the limit for each side at 3 dB below the overall limit, while remaining within it when all plant operates together.

4.2 Plant Noise Limit

- 4.2.1 Based on the approach detailed in the previous section, the noise limit for the proposed mechanical services plant when allowed to run between 0600 and 0100 hours is **33 dB(A)**.

5 Plant Noise Assessment

5.1 Proposed Installation

Cooling Plant

- 5.1.1 It is proposed to install four VRF air source heat pumps (VRF1, 2, 3 & 4) beside the east wall to unit 5 (the easternmost unit of the four considered here). This will be at low level and therefore at least partially screened from nearby receptors by surrounding buildings, a walkway through the middle of the site and Marine Parade to the north.

Ventilation Plant

- 5.1.2 A pair of extract fans (EF1 & 5) are proposed to draw air from toilets in units 2 and 5 out through high level grilles along Marine Parade, at approximately street level.
- 5.1.3 A further four extract fans (EF2, 3, 4 & 6) are proposed to draw air from kitchen / food serving areas, one in each unit, also to grilles along Marine Parade.
- 5.1.4 Four supply fans (SF1, 2, 3 & 4), one per unit, are also to be ducted to grilles along Marine Parade.
- 5.1.5 Six heat recovery units (HRU1, 2, 3, 4, 5 & 6) are proposed, one each in units 2 and 4, and two in both unit 3 and unit 5. The extract and supply air handled by these units will be ducted to and from grilles in the southern elevation, facing Brighton Beach.
- 5.1.6 All ventilation plant is to be mounted internally and it is therefore only duct borne noise that may contribute significantly to the atmospheric emissions requiring assessment under planning condition 8.

5.2 Assessment

- 5.2.1 An assessment has been conducted on the basis of the layout drawing by CD International Building Services Engineers (CDBSE), dated 19th April 2017, and accompanying schedules of



Plant Noise Assessment (Units 2-5)

plant equipment. The reference codes used in this report to identify each unit and the location of any mitigation requirements correspond to those shown on the drawings and schedules by CDBSE. The drawing is attached as Appendix A.

- 5.2.2 For our assessment we have used manufacturers' octave band noise data for each plant item, as shown in the attached schedule 16/0276/SCH1.
- 5.2.3 The assessment has considered two residential receptors that will be exposed to noise from the new plant. These are labelled on Figure 2 below and described as follows:

AP1 – New Madeira Hotel, similarly exposed to noise from the eastern side of the overall site and considered in our other assessment, also most exposed to new cooling plant.

AP3 – Marine House, opposite the approximate midpoint of the site and therefore exposed to the greatest number of ventilation terminals, representing the worst case.



Figure 2. Aerial view of site showing assessment positions and site boundary

- 5.2.4 Our assessment has taken into account reverberant sound radiated from the VRF air source heat pumps and from grilles after being transmitted along ducts to the atmosphere via grilles.
- 5.2.5 The specific noise levels generated by the equipment at each location have been calculated by correcting plant noise levels for distance and radiation losses, façade reflections and screening where appropriate.



Plant Noise Assessment (Units 2-5)

- 5.2.6 Duct and grille dimensions are not currently available, due to the outline stage of the design. Conservative estimates, proportional to the size of each plant item, have therefore been made in calculating losses for bends, end reflections and grille directivities where appropriate.
- 5.2.7 A sample of calculations detailing the assessment are attached as Appendix B. A full set of calculation sheets detailing the assessment for each of the plant items can be provided on request.

5.3 Required Mitigation Measures

- 5.3.1 Atmospheric side silencers are required for the intakes of all supply fans and the exhausts of all extract fans ducted to the north side of the site. The silencers must meet the insertion losses shown in the attached schedule 16/0276/SCH2.
- 5.3.2 Typical lengths and percentage free areas of silencer that would achieve these values are provided for guidance only. The insertion losses should be taken as the design criteria, and not the silencer length. Any proposed silencer should be confirmed to achieve the stated insertion losses as a minimum.
- 5.3.3 Rectangular splitter silencers will be required to achieve the high insertion losses required to sufficiently attenuate noise from the exhaust side of each of the louder, in line single fan extract units (EF2, 4 & 6). These fans extract air from kitchen hoods and the silencers should therefore be Melinex faced to facilitate cleaning.
- 5.3.4 We understand from the manufacturer's data sheets that all other fans are likely to have circular ductwork and that cylindrical silencers may be preferable.
- 5.3.5 All silencers should be supplied and installed in accordance with the requirements of the attached specification 16/0276/SPC1. Silencer pressure drops should be limited to no more than 40 Pascals.

5.4 Results

- 5.4.1 With the mitigation measures described in the previous section in place, the assessed plant noise levels are as follows:

Location	Plant Noise Emission Level, dB(A) (<i>Limit</i>)
	(0600-0100)
AP1 - New Madeira Hotel	30 (33)
AP3 – Amsterdam Hotel	33 (33)

T2 Calculated plant noise levels at assessment positions



Plant Noise Assessment (Units 2-5)

- 5.4.2 It can be seen that the predicted plant noise levels at the assessment positions satisfy the plant noise emission criteria required by Planning Condition 8.
- 5.4.3 A summary of the total octave band noise levels predicted at each assessment position, as well as the relative contributions from each assessed plant item are included here as Appendix C.
- 5.4.4 As explained in paragraph 4.1.5 above, by designing to the limits specified here allowance has also been made for equal levels of noise generated by plant serving the eastern area of the redevelopment, ensuring compliance with the overall limit by all plant taken as a whole.
- 5.4.5 Suitable isolation measures will need to be incorporated into the detailed plant design to prevent excessive levels of structure-borne noise from being transmitted to other parts of the building.

6 Conclusions

- 6.1 It is proposed to open three new restaurants and a shop with café counter in units 2-5 of the Soho House development on Brighton's seafront. New mechanical services plant is proposed to serve these units as well as another three units of the wider redevelopment site.
- 6.2 An unattended noise survey has been undertaken at the site to quantify the existing noise climate and plant noise emissions limits proposed to meet the requirements stipulated by a planning condition imposed by Brighton & Hove City Council.
- 6.3 An assessment of the noise from the proposed plant items has been undertaken at the nearest noise sensitive windows. The assessment has shown that the proposed emission limits can be met and silencers specified to achieve this.
- 6.4 Headroom has been allowed for noise emissions from the plant equipment serving the other half of the redevelopment, which is covered by the same planning condition.

 End of Section



Plant Noise Assessment (Units 2-5)

Glossary of Acoustic Terms

L_{Aeq} :

The notional steady sound level (in dB) which over a stated period of time, would have the same A-weighted acoustic energy as the A-weighted fluctuating noise measurement over that period. Values are sometimes written using the alternative expression dB(A) L_{eq} .

L_{Amax} :

The maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise when occasional loud noises occur, which may have little effect on the L_{Aeq} noise level. Unless described otherwise, L_{Amax} is measured using the “fast” sound level meter response.

L_{A10} & L_{A90} :

If non-steady noise is to be described, it is necessary to know both its level and degree of fluctuation. The L_{An} indices are used for this purpose. The term refers to the A-weighted level (in dB) exceeded for n% of the time specified. L_{A10} is the level exceeded for 10% of the time and as such gives an indication of the upper limit of fluctuating noise. Similarly, L_{A90} gives an indication of the lower levels of fluctuating noise. It is often used to define the background noise.

L_{A10} is commonly used to describe traffic noise. Values of dB L_{An} are sometimes written using the alternative expression dB(A) L_n .

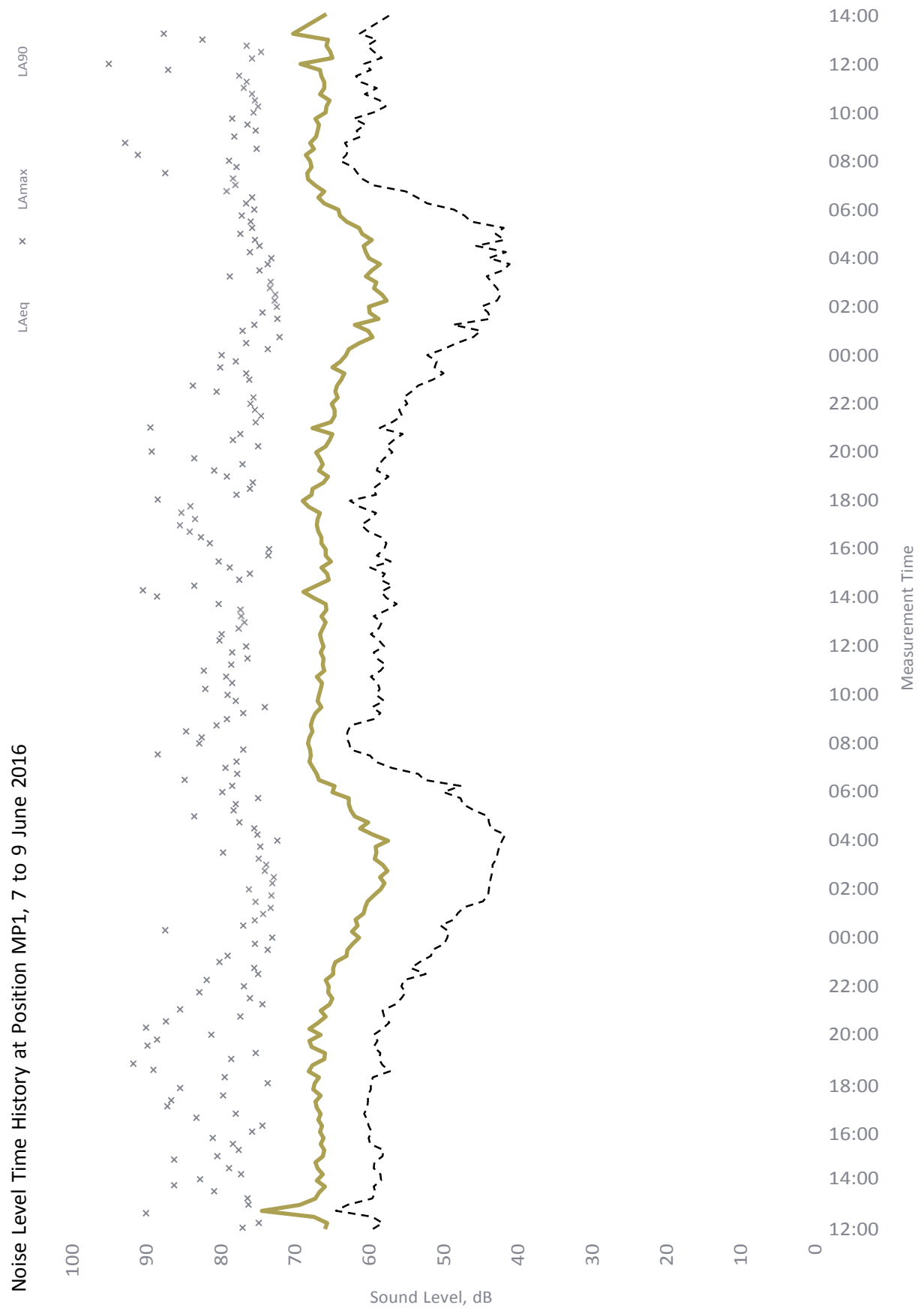
L_{AX} , L_{AE} or SEL

The single event noise exposure level which, when maintained for 1 second, contains the same quantity of sound energy as the actual time varying level of one noise event. L_{AX} values for contributing noise sources can be considered as individual building blocks in the construction of a calculated value of L_{Aeq} for the total noise. The L_{AX} term can sometimes be referred to as Exposure Level (L_{AE}) or Single Event Level (SEL).

■ End of Section



Figure 16/0276/TH01





Schedule of Plant and Air Handling Equipment Sound Levels, dB

Reference	Description	Data ¹ Source	Noise Level Type	Noise Levels (dB)								dB(A)
				63	125	250	500	1k	2k	4k	8k	
VRF 1	VRF Unit 2	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
VRF 2	VRF Unit 3	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
VRF 3	VRF Unit 4	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
VRF 4	VRF Unit 5	Man	Sound Power, Lw	72	63	60	55	48	44	38	33	
HRU1-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	79	71	71	60	60	58	50	41	
HRU1-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	84	77	81	67	68	68	62	60	
HRU2 & 3-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	70	64	62	64	59	55	47	46	
HRU2 & 3-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	76	77	71	74	65	65	63	64	
HRU4-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	79	71	71	60	60	58	50	41	
HRU4-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	84	77	81	67	68	68	62	60	
HRU5 & 6-in	Heat Recovery Fan Intake	Man	Sound Power, Lw	79	71	71	60	60	58	50	41	
HRU5 & 6-out	Heat Recovery Fan Discharge	Man	Sound Power, Lw	84	77	81	67	68	68	62	60	
EF1-out	Internal Duct Mounted Twinfan Outlet	Man	Sound Power, Lw	79	75	75	70	63	62	52	52	
EF2-out	In Line Single Fan Outlet	Man	Sound Power, Lw	85	95	78	75	80	81	77	71	



Reference	Description	Data	Noise Level Type	Noise Levels (dB)								dB(A)
				Source	63	125	250	500	1k	2k	4k	
EF3-out	Internal Duct Mounted Twinfan Outlet	Man	Sound Power, Lw		73	69	65	65	60	55	51	45
EF4-out	In Line Single Fan Outlet	Man	Sound Power, Lw		85	95	78	75	80	81	77	71
EF5-out	Internal Duct Mounted Twinfan Outlet	Man	Sound Power, Lw		79	75	75	70	63	62	52	52
EF6-out	In Line Single Fan Outlet	Man	Sound Power, Lw		85	95	78	75	80	81	77	71
SF1-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	52	52	52	47	38
SF2-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	51	51	51	46	37
SF3-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	52	52	52	47	38
SF4-in	Supply Air Handling Unit Inlet	Man	Sound Power, Lw		76	70	63	52	52	52	47	38

Notes

1 - Man refers to data supplied by the equipment manufacturer or supplier, Emp refers to data calculated using empirical formulae, and Meas refers to data measured by Cole Jarman



Schedule of silencers and required insertion loss, dB ¹

Reference	Location	Silencer Type	Insertion Losses (dB)							
			63	125	250	500	1k	2k	4k	8k
AS1	EF2, 4 & 6-out	33% - 2400 (Melinex)	11	23	45	50	50	48	34	24
AS2	EF1, 3 & 5-out	2 Diameter 300mm (Podded)	3	8	14	22	31	28	20	19
AS3	SF1, 2, 3 & 4	1 Diameter 300mm (Podded)	1	5	7	14	19	16	13	12

Notes

1 - To be read in conjunction with silencer specification

Specification 16/0276/SPC1

Project: Soho House, Brighton (Units 2-5)
Subject: Acoustic specification of in-duct silencers
Date: 16 May 2017

1 General

1.1 Description

- 1.1.1 Furnish and install duct silencers of the types and sizes shown on the schedule.
- 1.1.2 Transitions and support or suspension systems are not included.

1.2 Quality Assurance

- 1.2.1 The dynamic insertion loss shall meet or exceed the values given in the schedules.
- 1.2.2 The static pressure drop shall not exceed 40 Pascals.
- 1.2.3 The levels of airflow noise generated by the silencers themselves at the operating conditions shall be provided by the supplier, if requested.
- 1.2.4 Performance data relating to dynamic insertion loss, static pressure drop and self-noise shall be obtained in accordance with BS 4718:1971 or BS EN ISO 7235 : 1996.

1.3 Submittals

- 1.3.1 Data sheets on the specific silencers utilised.
- 1.3.2 An itemised list showing the specific silencer utilised, its size, pressure drop at the required airflow volume, certified test data on dynamic insertion loss and self-noise power levels.

2 Materials and Construction

2.1 Outer casings and interior construction

- 2.1.1 Outer casings of rectangular silencers shall be made of 18 gauge galvanized steel or thicker in accordance with the HVCA recommended construction for high pressure rectangular ductwork. Seams shall be lock formed and mastic sealed.



- 2.1.2 Interior partitions for rectangular silencer splitters shall be made of not less than 26 gauge galvanized perforated steel.
- 2.1.3 Interior construction of tubular silencers shall be compatible with the outside casings.
- 2.1.4 Splitters in rectangular silencers of length not less than 900mm shall have aerodynamically shaped leading and trailing edges. Square or blunt ends are not acceptable.
- 2.1.5 Silencers shall be fitted with drilled angle flange connections unless other forms of connection are specified by the Mechanical Services Consultant or Contractor.

2.2 Configuration

- 2.2.1 Splitters within the silencer should generally be aligned with half width splitters affixed to each side wall of the casing. Splitters shall preferably be aligned vertically, and there shall be a regular splitter/airway dimension across the full width of the silencer. Horizontal splitters, where this orientation is required, shall be suitably supported and stiffened to prevent sagging and restriction of the airways. It is of particular importance that the supplier ensures that parallel splitter elements are orientated to suit the aerodynamic conditions arising from the adjacent duct geometry, particularly in the vicinity of bends and other transitions.
- 2.2.2 For silencers manufactured in modules, this specification shall apply to the unit as a whole.
- 2.2.3 The supplier shall comply with the cross-sectional sizes as shown in the schedule, unless alternative dimensions are agreed and approved by the Mechanical Services Contractor and the Acoustic Consultant. Silencers which are constructed to alternative cross-sectional dimensions must achieve the dynamic insertion loss and pressure drop requirements as set out in the schedule.

2.3 Standard silencers

- 2.3.1 Filler material shall be of inorganic mineral or glass fibre of a density sufficient to obtain the specified acoustic performance and be packed under not less than 5% compression to eliminate voids due to vibration and settling. Material shall be inert; rot, vermin and moisture proof; non-combustible and non-hygroscopic.
- 2.3.2 The filler material shall be retained in the splitters in such a manner that there is no egress of the fibres into the air stream at the prevailing flow conditions. Splitters will normally be faced with perforated galvanised sheet steel: any other facing material must be approved by the Acoustic Consultant.

2.4 Silencers with non-porous fibre protection membrane

- 2.4.1 Filler material shall be of inorganic mineral or glass fibre of a density sufficient to obtain the specified acoustic performance and be packed under not less than 5% compression to eliminate voids due to vibration and settling. Material shall be inert; rot, vermin and moisture



proof; non-combustible and non hygroscopic. Filler material shall be totally encapsulated and sealed with Melinex film of a thickness no less than 0.03mm.

2.5 Special silencers with no acoustical fill

2.5.1 No acoustic fill material: glass fibre, mineral wool, foam, etc., are not permitted.

2.5.2 Insertion loss provided by broadly tuned resonators and impedance membranes.

2.6 Special Operating Conditions

2.6.1 Where corrosive or toxic gases are contained in the air stream, special constructions and materials may be specified as an addendum to this specification.

2.6.2 Silencers which are expected to operate at high temperatures (e.g. turbine exhausts, boiler flues etc.) shall be constructed of a suitable gauge material, with precautions taken to allow for thermal expansion and shock. The filler material inside the splitters shall generally comply with the provisions outlined in Paragraph 2.1.C, with modifications as required to accommodate the high operating temperature. For very high temperatures, steel wool or equivalent approved may be used as the filler material.

3 Execution

3.1 Silencer units shall be delivered to site with blocked ends to prevent the ingress of rubble prior to installation and to reduce the risk of damage. The silencer identification shall be clearly marked on the casing, as shall the direction of airflow.

3.2 The silencers shall be installed in accordance with the manufacturer's recommendations to obtain the published acoustic and air flow performance.

3.3 The silencers shall be located as shown in the drawings.

3.4 Orientate the internal silencer splitters as follows for rectangular silencers:

- Silencer splitters be oriented so as to be parallel to the plane of the turn if the silencer is located in a position less than 3 duct diameters in distance from the elbow. The duct diameter shall be based upon the maximum duct cross sectional dimension of the silencer.
- If the silencer is located greater than 3 duct diameters away from an elbow, the orientation is not critical.

3.5 Locate no rectangular or circular silencers within one duct diameter from elbows, fan suction or discharge openings takeoffs, etc., unless indicated on the drawings and/or approved by the Acoustic Consultant.



4 Potential Product Suppliers

4.1 Allaway Acoustics

- Contact: Jim Grieve
- Telephone: 01992 550825
- enquiries@allawayacoustics.co.uk
- Address
Old Police Station
1 Queens Road, Hertford,
Hertfordshire, SG14 1EN
- www.allawayacoustics.co.uk

4.2 Caice Acoustic Air Movement Ltd

- Telephone: 0118 9186470
- enquiries@caice.co.uk
- Head Office Address
Riverside House
3 Winnersh Fields
Gazelle Close, Winnersh
Wokingham, RG41 5QS
- www.caice.co.uk

4.3 Environmental Equipment Corporation

- Contact: Tim Meed
- Telephone: 01932 230940
- info@eecnoisecontrol.co.uk
- Address
Richmond House
Churchfield Road
Walton-on-Thames,
Surrey, WV13 3RS
- www.eecnoisecontrol.co.uk

4.4 IAC Ltd

- Contact: Mike Jackson
- Telephone: 01962 873000
- info@iacl.co.uk
- Head Office Address
IAC House
Moorside Road, Winchester
Hampshire, SO23 7US
- www.industrialacoustics.com/uk

4.5 Noico Ltd

- Telephone: 01256 766207
- sales@noico.co.uk
- Address
Patrick House
Station Road, Hook
Hampshire, RG27 9HU
- www.noico.co.uk

4.6 TEK Limited

- Contact: Paul Virgo
- Telephone: 0121 766 5005
- sales@tek.ltd.uk
- Address
Seeleys Road, Greet
Birmingham B11 2LQ
- www.tek-ltd.com

■ End of Section

- Notes**
1. Refer to Architects and Structural Engineers drawings for building details.
 2. Dimensions to be checked on site before any works is put in hand or prefabricated.
 3. Figured dimensions where shown are in millimeters.
 4. This drawing is to be read in conjunction with the relevant Technical Specification and the Contractors working drawings.
 5. For purpose of construction, this drawing must not be scaled. Only written or calculated dimensions should be used.
 6. The position of all equipment is approximate as shown. The precise positions shall be agreed on site with other trades and Architects scaled layouts.

Location Key Plan (Not to Scale)

Legend:

- Heat Recovery Unit
- Extract / Supply Fan
- Fan Coil Unit
- Supply Ductwork
- Extract Ductwork
- Extract Grille
- Supply Grille
- VRF Unit

Issued for Information 05.05.2017

Rev Description / By / Chkd / App'd Date

Purpose of Issue

Information

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Client

Robin Mallin

Project

Soho House Brighton

Drawing

Mechanical Services
Units 2-5
Ventilation Layout

Date 19.04.2017

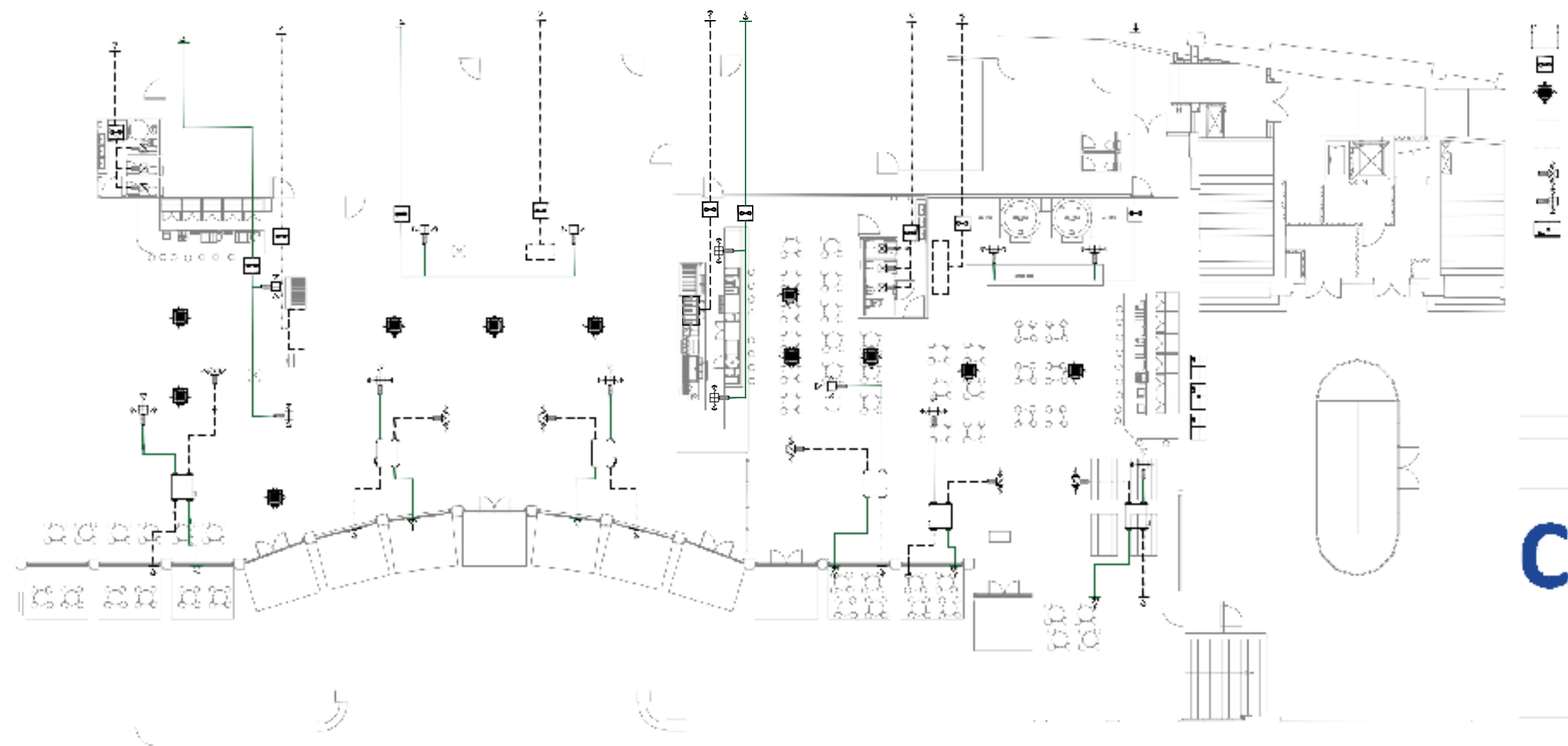
Scale @ A1 1:150

Drawn JL

Checked JR

Approved JR

Project No. 1534





Calculation Sheet

16/0276/R2 Appendix B

VRF 1 to AP1

Octave Band Centre Frequency (Hz)								
	63	125	250	500	1k	2k	4k	8k
Noise Source								
Noise Source - VRF 1								
Sound Power Levels	72.0	63.0	60.0	55.0	48.5	44.0	38.5	33.0
Point Source Radiation Loss								
Radiation - Quarterspherical								
	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0
Point Source Distance Loss								
End Distance (m)								
	50.0							
	-34.0	-34.0	-34.0	-34.0	-34.0	-34.0	-34.0	-34.0
Facade Reflection								
Reflection (dB)								
	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver								
External Receiver - AP1								
Sound Pressure, Lp	36.0	27.0	24.0	19.0	12.5	8.0	2.5	-3.0



Calculation Sheet

16/0276/R2 Appendix B

HRU1-in to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - HRU1-in									
Sound Power Levels		79.0	71.0	71.0	60.0	60.0	58.0	50.0	41.0
Rect Unlined Duct Losses CJ									
Width (mm)	270.0								
Height (mm)	360.0								
Length (m)	3.0								
		-1.3	-1.8	-1.3	-0.9	-0.6	-0.6	-0.6	-0.5
End Reflection									
Width/Diameter	0.3								
Length	0.4								
Rec or Circ - Rectangular									
Free or Flush - Flush									
		-11.6	-7.1	-2.6	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.3								
Height (m)	0.4								
Vertical (°)	10.0								
Horizontal (°)	125.0								
		-0.5	-0.5	-1.5	-4.0	-8.5	-8.0	-8.0	-8.0
Point Source Radiation Loss									
Radiation - Hemispherical									
		-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0



16/0276/R2 Appendix B

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	82.0								
		-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3
Maekawa Screening Loss									
Path Difference (m)	1.0								
		-10.1	-12.4	-15.1	-17.9	-20.0	-20.0	-20.0	-20.0
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		12.1	5.9	7.2	-6.0	-12.4	-13.9	-21.9	-30.7



Calculation Sheet

16/0276/R2 Appendix B

HRU1-out to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - HRU1-out									
Sound Power Levels		84.0	77.0	81.0	67.0	68.0	68.0	62.0	60.0
Rect Unlined Duct Losses CJ									
Width (mm)	530.0								
Height (mm)	360.0								
Length (m)	3.0								
		-2.2	-1.8	-0.9	-0.5	-0.5	-0.5	-0.5	-0.5
End Reflection									
Width/Diameter	0.5								
Length	0.4								
Rec or Circ - Rectangular									
Free or Flush - Flush									
		-9.4	-4.9	-0.4	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.5								
Height (m)	0.4								
Vertical (°)	10.0								
Horizontal (°)	125.0								
		-0.5	-0.5	-1.5	-4.0	-8.5	-8.0	-8.0	-8.0
Point Source Radiation Loss									
Radiation - Hemispherical									
		-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0	-8.0



16/0276/R2 Appendix B

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	82.0								
		-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3	-38.3
Maekawa Screening Loss									
Path Difference (m)	1.0								
		-10.1	-12.4	-15.1	-17.9	-20.0	-20.0	-20.0	-20.0
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		18.4	14.1	19.8	1.4	-4.2	-3.7	-9.7	-11.7



Calculation Sheet

16/0276/R2 Appendix B

EF1-out to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - EF1-out									
Sound Power Levels		79.0	75.0	75.0	70.0	63.0	62.0	52.0	52.0
Silencer									
Silencer - AS2									
		-3.0	-8.0	-14.0	-22.0	-31.0	-28.0	-20.0	-19.0
Circular Unlined Duct Losses CJ									
Diameter (mm)	250.0								
Length (m)	2.0								
		-0.1	-0.2	-0.2	-0.3	-0.4	-0.4	-0.4	-0.4
End Reflection									
Width/Diameter	0.2								
Length	0.2								
Rec or Circ - Circular									
Free or Flush - Flush									
		-13.7	-9.3	-4.7	-0.2	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.2								
Height (m)	0.2								
Vertical (°)	10.0								
Horizontal (°)	70.0								
		0.5	1.0	1.5	1.5	2.0	1.5	1.5	1.5
Point Source Radiation Loss									
Radiation - Quarterspherical									
		-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0



16/0276/R2 Appendix B

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	78.0								
		-37.8	-37.8	-37.8	-37.8	-37.8	-37.8	-37.8	-37.8
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		22.8	18.7	17.7	9.2	-6.2	-4.7	-6.7	-5.7



Calculation Sheet

16/0276/R2 Appendix B

EF2-out to AP1

		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - EF2-out									
Sound Power Levels		85.0	95.0	78.0	75.0	80.0	81.0	77.0	71.0
Silencer									
Silencer - AS1									
		-11.0	-23.0	-45.0	-50.0	-50.0	-48.0	-34.0	-24.0
Rect Unlined Duct Losses CJ									
Width (mm)	750.0								
Height (mm)	650.0								
Length (m)	7.0								
		-5.2	-4.2	-2.1	-1.1	-1.1	-1.1	-1.0	-1.0
End Reflection									
Width/Diameter	0.8								
Length	0.6								
Rec or Circ - Rectangular									
Free or Flush - Flush									
		-6.4	-1.9	0.0	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.8								
Height (m)	0.6								
Vertical (°)	10.0								
Horizontal (°)	70.0								
		0.5	1.0	1.5	1.5	2.0	1.5	1.5	1.5



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		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Radiation Loss									
Radiation - Quarterspherical		-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	70.0								
		-36.9	-36.9	-36.9	-36.9	-36.9	-36.9	-36.9	-36.9
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		24.0	28.0	-6.5	-13.4	-7.9	-5.4	4.6	8.6



Calculation Sheet

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SF1-in to AP1

Octave Band Centre Frequency (Hz)									
		63	125	250	500	1k	2k	4k	8k
Noise Source									
Noise Source - SF1-in									
Sound Power Levels		76.0	70.0	63.0	52.0	52.0	52.0	47.0	38.0
Silencer									
Silencer - AS3									
		-1.0	-5.0	-7.0	-14.0	-19.0	-16.0	-13.0	-12.0
Circular Unlined Duct Losses CJ									
Diameter (mm)	400.0								
Length (m)	9.0								
		-0.5	-0.5	-0.5	-0.9	-1.4	-1.4	-1.4	-1.4
End Reflection									
Width/Diameter	0.4								
Length	0.4								
Rec or Circ - Circular									
Free or Flush - Flush									
		-10.7	-6.2	-1.7	0.0	0.0	0.0	0.0	0.0
External Grille Directivity									
Width (m)	0.4								
Height (m)	0.4								
Vertical (°)	10.0								
Horizontal (°)	70.0								
		0.5	1.0	1.5	1.5	2.0	1.5	1.5	1.5
Point Source Radiation Loss									
Radiation - Quarterspherical									
		-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0	-5.0



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		Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Point Source Distance Loss									
Start Distance (m)	1.0								
End Distance (m)	75.0								
		-37.5	-37.5	-37.5	-37.5	-37.5	-37.5	-37.5	-37.5
Facade Reflection									
Reflection (dB)	3.0								
		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
External Receiver									
External Receiver - AP1									
Sound Pressure, Lp		24.8	19.8	15.8	-0.9	-5.8	-3.3	-5.3	-13.3

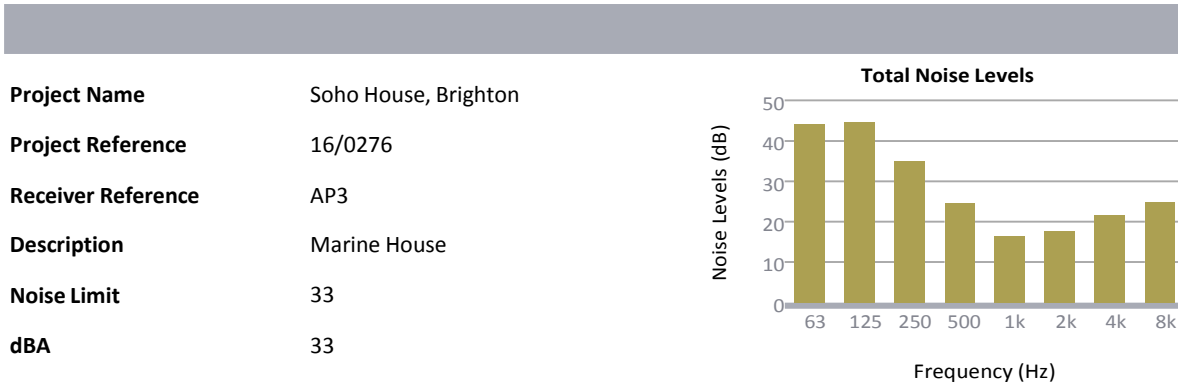


Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
VRF 1	36	27	24	19	13	8	3	-3	
VRF 2	36	27	24	19	13	8	3	-3	
VRF 3	36	27	24	19	13	8	3	-3	
VRF 4	36	27	24	19	13	8	3	-3	
HRU1-in	12	6	7	-6	-12	-14	-22	-31	
HRU2 & 3-in	6	2	1	2	-9	-13	-21	-22	
HRU2 & 3-out	14	17	12	12	-3	-3	-5	-4	
HRU4-in	14	7	8	-7	-10	-12	-20	-28	
HRU5 & 6-in	18	12	12	-3	-6	-8	-16	-25	
HRU5 & 6-out	21	16	21	1	-1	-1	-7	-9	
HRU4-out	20	15	21	1	-2	-1	-7	-9	
HRU1-out	18	14	20	1	-4	-4	-10	-12	
EF1-out	23	19	18	9	-6	-5	-7	-6	
EF2-out	24	28	-6	-13	-8	-5	5	9	
EF3-out	21	16	11	6	-8	-10	-6	-11	
EF4-out	28	31	-3	-11	-5	-3	7	11	



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Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
EF5-out	27	24	23	14	-1	2	0	1	
EF6-out	28	33	-2	-8	-2	2	12	16	
SF1-in	25	20	16	-1	-6	-3	-5	-13	
SF2-in	26	21	17	0	-5	-3	-5	-13	
SF3-in	28	23	19	3	-2	0	-2	-10	
SF4-in	32	27	23	7	2	6	4	-4	



Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
VRF 1	30	21	18	13	7	2	-3	-9	
VRF 2	30	21	18	13	7	2	-3	-9	
VRF 3	30	21	18	13	7	2	-3	-9	
VRF 4	30	21	18	13	7	2	-3	-9	
HRU1-in	16	9	10	-5	-8	-10	-18	-27	
HRU2 & 3-in	10	5	4	3	-6	-9	-17	-18	
HRU2 & 3-out	18	20	15	13	0	1	-1	0	
HRU4-in	15	9	9	-5	-9	-10	-18	-27	
HRU5 & 6-in	19	12	13	-2	-6	-7	-15	-24	
HRU5 & 6-out	21	16	22	2	-1	0	-6	-8	
HRU4-out	22	17	22	2	0	0	-6	-8	
HRU1-out	22	17	22	3	0	0	-6	-8	
EF1-out	31	28	27	18	3	6	4	5	
EF2-out	33	37	3	-4	2	6	16	20	
EF3-out	28	24	20	15	2	1	5	0	
EF4-out	38	42	6	-3	3	7	17	21	



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Reference	Noise Levels (dB)								dB(A)
	63	125	250	500	1k	2k	4k	8k	
EF5-out	30	26	25	17	1	4	2	3	
EF6-out	31	35	1	-6	-1	3	13	17	
SF1-in	34	29	26	9	4	8	6	-2	
SF2-in	35	30	27	10	6	10	8	0	
SF3-in	34	30	26	10	5	9	7	-1	
SF4-in	30	26	22	6	1	5	3	-5	

