

## **APPENDIX A**

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

The applicant NSK Foods Limited is a company which operates within various complexes providing the provision of food and catering services to those persons working within the office complex or frequenting the same. NSK Foods Limited operate under the brand of Soul Deli and provide high quality refectory food and drinks in this instance occupying the refectory on the ground floor along with a roof top terrace hospitality area at Mocatta House. The premises is operated by Spaces a sub division of the Regus Property Group.

In view of the nature of the building access is restricted to persons entering on the permission of the reception staff or on the presentation of security pass cards and third parties without pass cards are recorded. The majority of members of staff and persons frequenting the premises have the benefit of identity cards issued by the management company.

The applicant is an experienced operator in providing catering services and application is made for the area within their control to be licensed so as to facilitate the supply of alcohol. The office accommodation is available 24 hours per day however the hours sought to enable the sale of alcohol are 07:00 hours to 23:00 hours. It should however be noted that the principal period of operation will be between 08:00 and 20:00 hours. The additional hours for either early morning or later at night will only be used occasionally and predominantly to facilitate events hosted on behalf of occupants of the office accommodation. This is in the form of launch events, corporate entertainment or celebratory events for staff. In most cases alcohol will be ancillary to the provision of food.

Access to the building and to the facility by third parties is anticipated to be limited and always under the supervision or bequest of an existing tenant. Use on Saturdays and Sundays is expected to be rare. Open access to the site by general members of the public is prohibited.

It is anticipated that this limited Licence will predominantly to be utilised for business purposes and should not adversely affect the four licensing objectives and the operating statement has been completed on this basis.

The area to be licensed is illustrated by drawings

- Ground Floor plan number P3723W/M being the location of the refectory area and deli and being the principal area for the provision of Soul Deli operation
- Roof top area plan number P3723W/L this area is used during the course of the day as a break out area and relaxation zone for those persons working within the offices. The area is sought to be licensed so as to facilitate events hosted by tenant occupiers of the office block and/or office staff who wish to socialise at the end of the working day. It is possible that this area may be used from time to time as a space to host events.

Additional floors of the premises are occupied by the Management Company. These are dedicated to the provision of office space, meeting rooms and supporting facilities and are not sought to be licensed.

The premises is situated within the stress area designated under the Brighton City Council Statement of Licensing Policy being situated at the end of the Laines however. However it is just outside of the cumulative impact area and the premises is a commercial office block and from the exterior there will be no indication as to the existence of Soul Deli or the availability of alcohol. The premises cannot become part of any drinking circuit due to the restricted access. The premises has a limited catchment relating to those persons who work within the premises or are specifically invited to enter the premises. Screening and vetting of all attendees will take place as a matter of course, the reception area having the benefit of being manned whilst ever the office block is open. The premises itself has the benefit of CCTV which is controlled by the Management Company Spaces.

The core hours of operation fall within those hours contained within the hours matrix of the Brighton Statement of Licensing Policy. The hours will rarely be used for licensable activities to the terminal hour.

Although the application is sought to be one which will not impact upon the four licensing objectives consultation has been undertaken with Sussex Police and a number of conditions are proposed at part M so as to promote the licensing objectives of prevention of crime and disorder and so as to avoid any abuse of the use of the building by any future operators.

In relation to the licensing objective prevention of public nuisance it is acknowledged that residential accommodation exists in proximity to the location. The office block is constructed to modern standards and noise nuisance by virtue of break out noise from the deli area will be attenuated by the fabric of the building.

The premises will generally not operate after 20:00 hours.

The roof terrace on the 6<sup>th</sup> Floor is an open area but significantly higher than those surrounding premises. During times of operation there will still be high levels of background noise. The occupancy and nature of operation of the premises is such that it is unlikely that all persons will disperse simultaneously and dispersal noise will be managed by virtue of the presence of security staff within the reception area.

Conditions are proposed at Section M to support the four licensing objectives.

