

Appendix 1



* required information

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You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader
- Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

VAT number

Legal status

If your business is registered, use its registered name.

Put "none" if you are not registered for VAT.

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company
- A partnership
- An unincorporated association
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales
- Other (for example a statutory corporation)

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

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NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

rhubarb food design is a private limited company.

Address

Building number or name	<input type="text" value="5-25"/>
Street	<input type="text" value="Burr Road"/>
District	<input type="text"/>
City or town	<input type="text" value="London"/>
County or administrative area	<input type="text" value="Greater London"/>
Postcode	<input type="text" value="SW184SQ"/>
Country	<input type="text" value="United Kingdom"/>

Contact Details

E-mail	<input type="text" value="[REDACTED]"/>
Telephone number	<input type="text" value="[REDACTED]"/>
Other telephone number	<input type="text" value="[REDACTED]"/>

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OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Baltimore is a restaurant and bar concept that is still under construction. We anticipate an opening in the Spring of 2017. It is set to become London's highest bar and restaurant in the roof of the Baltimore Tower, on levels 43 & 44 with a mezzanine 45th floor. There will also be a restaurant lobby and reception with bar at ground floor level.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Continued from previous page...

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PROVISION OF PLAYS

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

Will you be providing films?

- Yes No

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PROVISION OF INDOOR SPORTING EVENTS

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

Will you be providing live music?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Continued from previous page...

FRIDAY

Start	<input type="text" value="12:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="12:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="12:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the performance of live music take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

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

The venue will primarily play recorded music during the day for diners in the restaurant and bar. However, we are exploring the possibility of having live bands on the premises, which on occasion might be amplified.

State any seasonal variations for the performance of live music

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

n/a

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

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

It is thought the venue might host Halloween and New Year's eve parties. On these occasions we would apply for a Temporary Event Notice should we wish to extend the operating hours.

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PROVISION OF RECORDED MUSIC

Will you be providing recorded music?

- Yes No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

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

It is hoped that the venue will primarily play recorded music during operating hours for diners in the restaurant and bar from 08:00 to 01:00 except on Sundays when closing is planned at 23:00.

State any seasonal variations for playing recorded music

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

n/a

Continued from previous page...

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

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

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PROVISION OF PERFORMANCES OF DANCE

Will you be providing performances of dance?

- Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

- Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

Continued from previous page...

FRIDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text"/>	End	<input type="text"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the provision of late night refreshment take place indoors or outdoors or both?

- Indoors Outdoors Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

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

We would like to be able to offer diners late night refreshment - food & drink until 01:00 Monday to Saturday.

State any seasonal variations

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

n/a

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

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

n/a

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

- Yes No

Continued from previous page...

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on
the premises select on, if the sale of alcohol
is for consumption away from the premises
select off. If the sale of alcohol is for
consumption on the premises and away
from the premises select both.

State any seasonal variations

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

No seasonal variation.

Continued from previous page...

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

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

If the venue hosted an event for Halloween, Christmas or New Year, our designated premise supervisor would apply for a temporary event notice if we anticipated that alcohol sales or live/recorded music was going to go on longer than the licence permitted.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Family name

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Continued from previous page...

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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

There will be no adult entertainment in the restaurant or bar premises at any time.

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

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

Continued from previous page...

No seasonal variations.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

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

If the venue hosted an event for example for Halloween, Christmas or New Year, our designated premise supervisor would apply for a temporary event notice if we anticipated that alcohol sales or live/recorded music was going to go on longer than the licence permitted.

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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.

I will promote all four licensing objectives within the restaurant & bar by:

- 1) Having a fully trained General Manager and Restaurant / Bar Managers on-site at all times to ensure the site is a controlled environment.
- 2) Controlling and monitoring the sale of alcohol to clients to prevent harmful intoxication.
- 3) Implementing a programme of regular staff training in all aspects of the restaurants, with particular attention to the safety of children.

b) The prevention of crime and disorder

I would never knowingly allow disorderly or illegal activities on the premise. I view it as part of my social responsibility to adopt policies and procedures that will minimise the risk of any such activity. First and foremost the restaurants will always operate strictly within our licensed times. In addition, all members of staff will be trained to recognise situations that can escalate rapidly and then be able to act quickly to diffuse the situation using problem solving / conflict solving skills. If necessary we will utilise our professional obligation to refuse service. All such procedures and training are detailed in our Statement of Procedure.

c) Public safety

Public safety is always a priority. It is my intention to ensure that there are always appropriate staffing levels within the restaurants to ensure my staff and customers are safe at all times. Part of our staff training is to ensure that myself and my staff are constantly monitoring our customers, so that we are able to anticipate whether anyone on our premise is likely to come in to danger, for whatever reason, and then act quickly and appropriately to intervene to prevent anyone coming to harm. This includes refusing the sale of alcohol to intoxicated guests.

d) The prevention of public nuisance

I will always be extremely sensitive to the impact that the licensed restaurant will have on people within the local vicinity and within the Baltimore Tower itself. We will always try and ensure that the restaurant does not make a disproportionate amount of noise or nuisance. The restaurant and main bar will be located at the very top of the Baltimore Tower, on floors 43 & 44, with a smaller reception lobby and bar at ground floor level.

e) The protection of children from harm

I take our responsibility to deny sales of alcohol to anyone under the age of 18 extremely seriously, and my staff will request

Continued from previous page...

a Proof of Age card be shown. There are currently a number of 'proof of age' schemes that are operating nationally in the UK, the majority of which carry "The Proof of Age Standards Scheme" (PASS) logo. In addition to these a photo driving licence or passport will also be acceptable proof of age.

All alcohol will be supervised at all times when the premise is open, to ensure children are not able to access any stock. All bar staff will be over the age of 18.

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4,300 = £100.00

Band B - £4,301 to £33,000 = £190.00

Band C - £33,001 to £8700 = 315.00

Band D - £87001 to £12500 = £450.00*

Band E - £125001 and over = 635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £7001 to £12500 = £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment only where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 = £1,000.00

Capacity 10000 -14999 = £2,000.00

Capacity 15000-19999 = £4,000.00

Capacity 20000-29999 = £8,000.00

Capacity 30000-39000 = £16,000.00

Capacity 40000-49999 = £24,000.00

Capacity 50000-59999 = £32,000.00

Capacity 60000-69999 = £40,000.00

Capacity 70000-79999 = £48,000.00

Capacity 80000-89999 = £56,000.00

Capacity 90000 and over = £64,000.00

* Fee amount (£)

315.00

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

The 28 full days consultation period on the public notice on the premises and on the newspaper must state the same

* consultation end date. The advert on the local newspaper must be published on at least one occasion during the period of 10 working days starting on the day after the day on which the application was given to the Licensing Authority.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

Continued from previous page...

* Full name	<input type="text" value="Helen Bowey"/>
* Capacity	<input type="text" value="Director and Designated Premise Supervisor"/>
* Date	<input type="text" value="29"/> / <input type="text" value="11"/> / <input type="text" value="2016"/> dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
 2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/tower-hamlets/apply-1> to upload this file and continue with your application.
- Don't forget to make sure you have all your supporting documentation to hand.

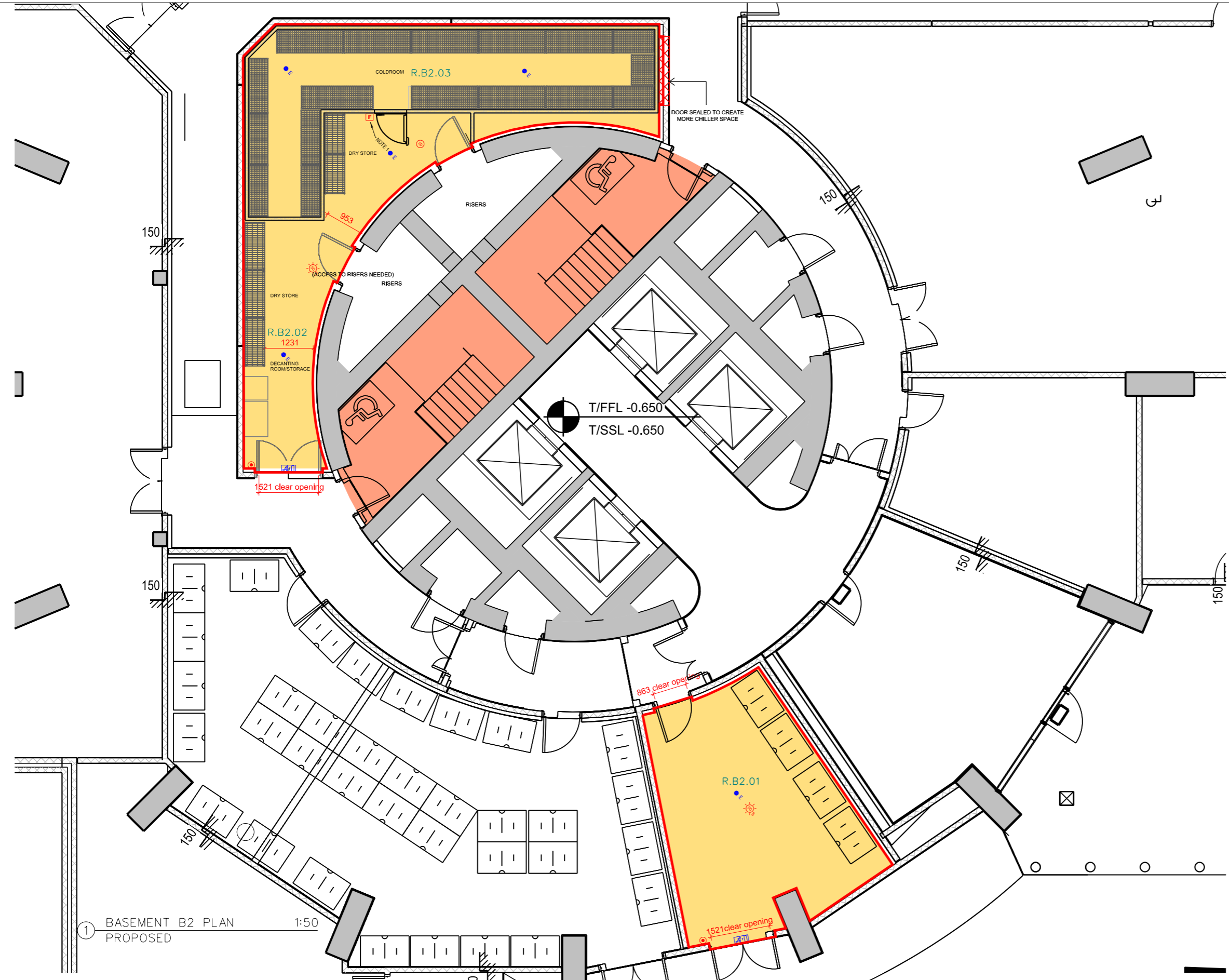
IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

OFFICE USE ONLY

Applicant reference number	<input type="text" value="Baltimore Tower"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

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Appendix 2



- KEY**
- AMBIT OF THE LICENSED PREMISE
 - AREAS FOR THE STORAGE OF LIQUOR & FOR THE SALE OF ALCOHOL
 - STAFF AREAS
 - EMERGENCY STAIRS AND EXITS
 - DRY AREAS
 - E EMERGENCY LED SPOTLIGHT
 - EXIT EMERGENCY EXIT SIGN C/W APPROPRIATE LEGEND
 - EXIT DOUBLE SIDED DIRECTIONAL EMERGENCY EXIT SIGN
 - EM EXTERNAL EMERGENCY BULKHEAD
 - FAP MAIN FIRE ALARM PANEL
 - SD SMOKE DETECTOR
 - SD COMBINED SMOKE DETECTOR / SOUNDER
 - SD S COMBINED SMOKE DETECTOR / SOUNDER / STROBE
 - SD S COMBINED CEILING MOUNTED SOUNDER / STROBE
 - HD HEAT DETECTOR - HIGH FIXED TEMPERATURE HEAT DETECTOR
 - HD COMBINED HEAT DETECTORE / SOUNDER
 - HD S COMBINED HEAT DETECTORE / SOUNDER / STROBE
 - MBG MANUAL BREAK GLASS
 - IF INTERFACE UNIT
 - WS WALL MOUNTED SOUNDER / STROBE
- * ALL FIRE EXTINGUISHERS/ FIRE BLANKETS AND ACCOMPANYING SIGNAGE TO BE IN COMPLIANCE WITH BS-5306

- SPECIFIC NOTES**
1. MAIN FIRE ALARM PANEL SERVING BASEMENT 2, BASEMENT 1, GROUND AND LEVEL 1 FLOORS
 2. INTERFACE UNIT FOR DOOR HOLD OPN SERVICE

- GENERAL NOTES**
- NOTE: FIRE ALARM INTERFACING TO SHUTDOWN MECHANICAL VENTILATION PLANT

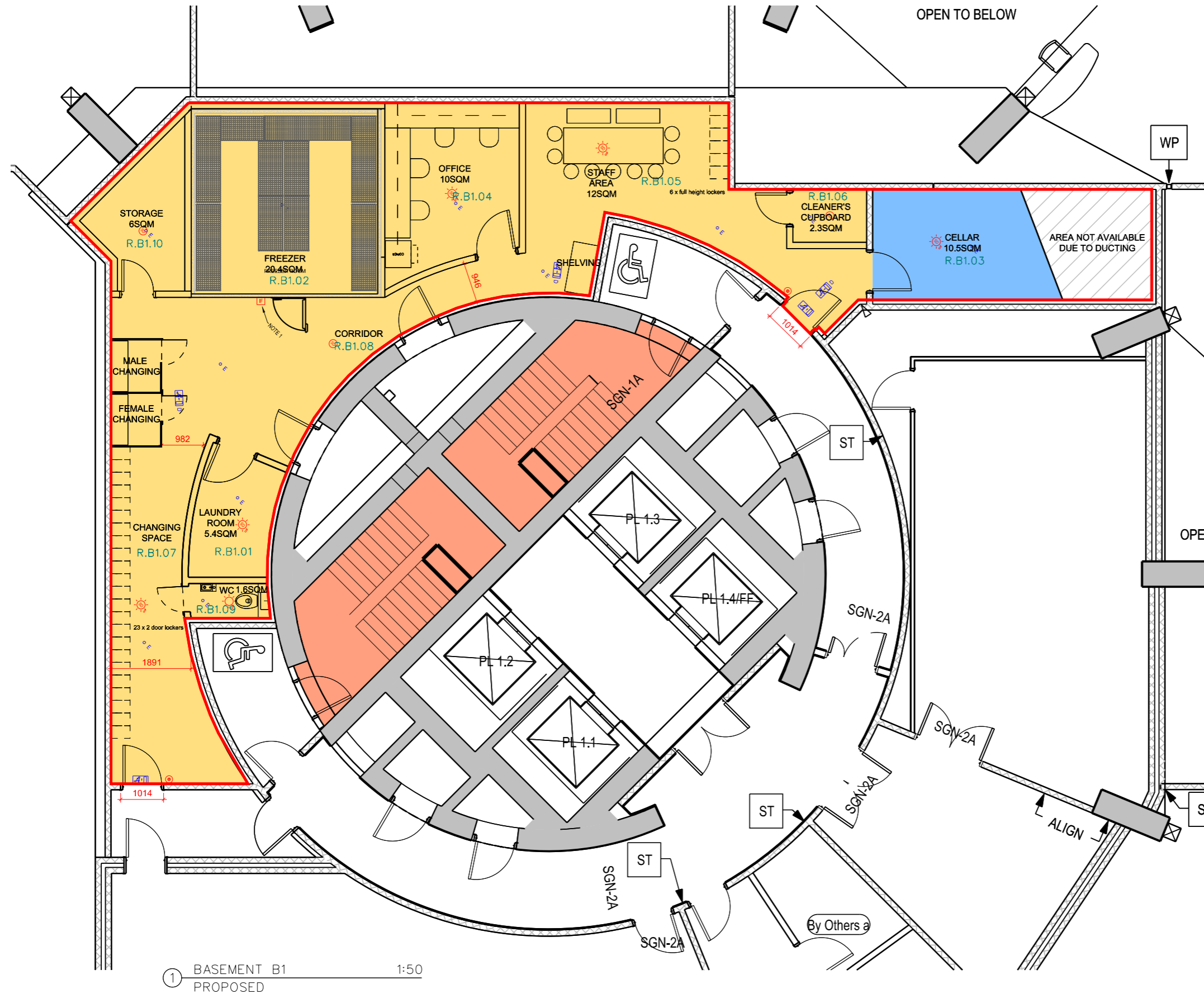
1 BASEMENT B2 PLAN PROPOSED 1:50

Rev	Date	Reason
-	XX.XX.16	FOR INFORMATION ONLY - DRAFT

NOTES

REFER TO RICK MATHER ARCHITECTS' DRAWINGS FOR THE MOST UP-TO-DATE VERSION OF BASE (LANDLORD-BUILT) CONSTRUCTION

PROJECT	44, BALTIMORE TOWER
CLIENT	RHUBARB
DRAWING TITLE	PROPOSED - BASEMENT B2 PLAN
SCALE	1:50@A1
JOB NO	2037
DRAWN BY	AR
DRAWING NO	(07)01
REVISION	
DATE	08.12.2016
STATUS	LICENSING



KEY

- AMBIT OF THE LICENSED PREMISE
- AREAS FOR THE STORAGE OF LIQUOR & FOR THE SALE OF ALCOHOL
- STAFF AREAS
- EMERGENCY STAIRS AND EXITS
- DRY AREAS
- E EMERGENCY LED SPOTLIGHT
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- FAP MAIN FIRE ALARM PANEL
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- SD COMBINED SMOKE DETECTOR / SOUNDER
- SD COMBINED SMOKE DETECTOR / SOUNDER / STROBE
- SD COMBINED CEILING MOUNTED SOUNDER / STROBE
- HD HEAT DETECTOR - HIGH FIXED TEMPERATURE HEAT DETECTOR
- HD COMBINED HEAT DETECTORE / SOUNDER
- HD COMBINED HEAT DETECTORE / SOUNDER / STROBE
- M MANUAL BREAK GLASS
- IF INTERFACE UNIT
- S WALL MOUNTED SOUNDER / STROBE

* ALL FIRE EXTINGUISHERS/ FIRE BLANKETS AND ACCOMPANYING SIGNAGE TO BE IN COMPLIANCE WITH BS-5306

SPECIFIC NOTES

1. MAIN FIRE ALARM PANEL SERVING BASEMENT 2, BASEMENT 1, GROUND AND LEVEL 1 FLOORS
2. INTERFACE UNIT FOR DOOR HOLD OPN SERVICE

GENERAL NOTES

NOTE: FIRE ALARM INTERFACING TO SHUTDOWN MECHANICAL VENTILATION PLANT

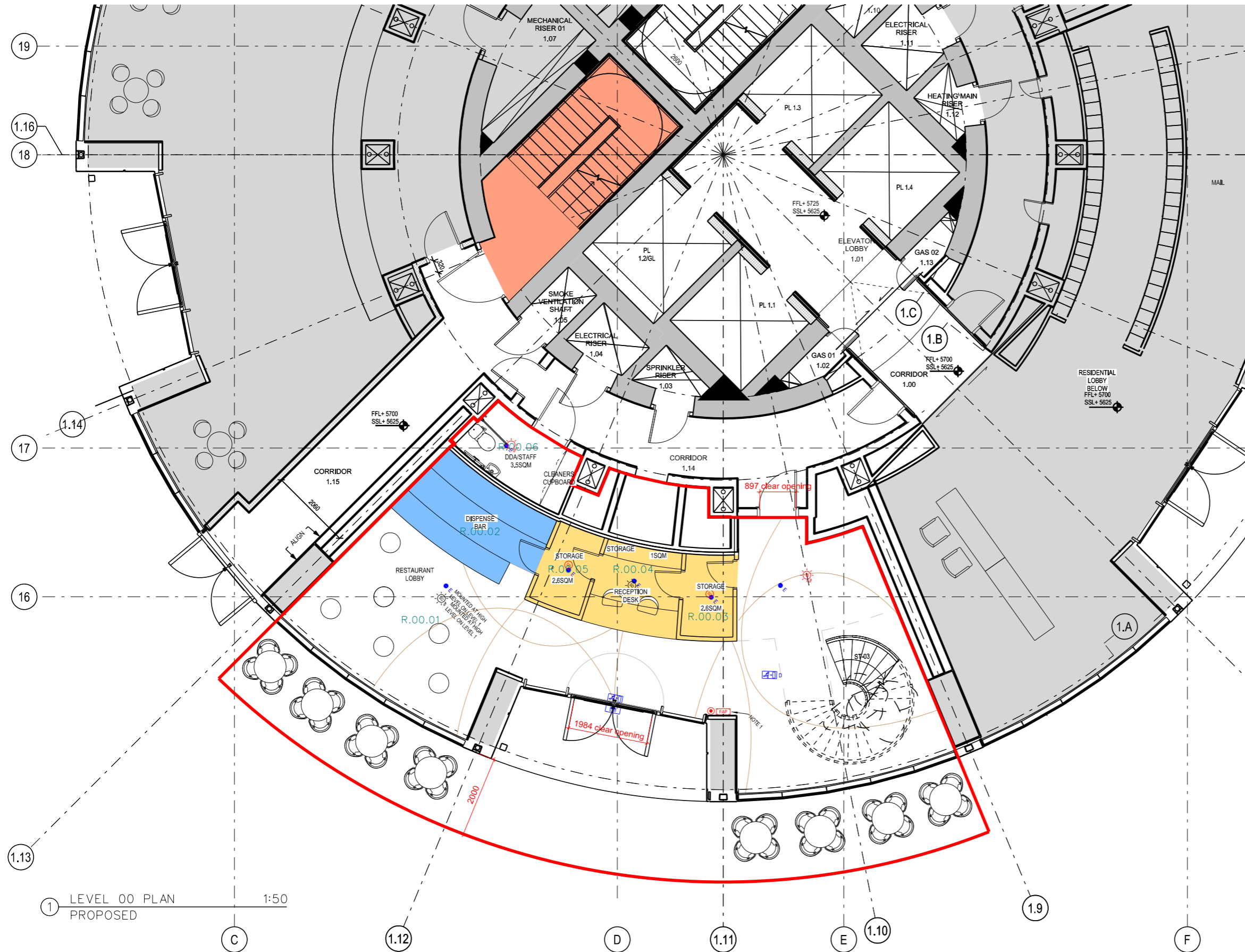
1 BASEMENT B1
PROPOSED 1:50

Rev	Date	Reason
-	XX.XX.16	FOR INFORMATION ONLY - DRAFT

NOTES

REFER TO RICK MATHER ARCHITECTS' DRAWINGS FOR THE MOST UP-TO-DATE VERSION OF BASE (LANDLORD-BUILT) CONSTRUCTION

PROJECT	44, BALTIMORE TOWER
CLIENT	RHUBARB
DRAWING TITLE	PROPOSED - B1 PLAN
SCALE	1:50@A1
JOB NO	2037
DRAWN BY	AR
DRAWING NO	(07)02
REVISION	
DATE	08.12.2016
STATUS	LICENSING



- KEY**
- AMBIT OF THE LICENSED PREMISE
 - AREAS FOR THE STORAGE OF LIQUOR & FOR THE SALE OF ALCOHOL
 - STAFF AREAS
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 - SD COMBINED SMOKE DETECTOR / SOUNDER / STROBE
 - SD COMBINED CEILING MOUNTED SOUNDER / STROBE
 - HD HEAT DETECTOR - HIGH FIXED TEMPERATURE HEAT DETECTOR
 - HD COMBINED HEAT DETECTORE / SOUNDER
 - HD COMBINED HEAT DETECTORE / SOUNDER / STROBE
 - MANUAL BREAK GLASS
 - IF INTERFACE UNIT
 - ☀ WALL MOUNTED SOUNDER / STROBE
- * ALL FIRE EXTINGUISHERS/ FIRE BLANKETS AND ACCOMPANYING SIGNAGE TO BE IN COMPLIANCE WITH BS-5306

- SPECIFIC NOTES**
1. MAIN FIRE ALARM PANEL SERVING BASEMENT 2, BASEMENT 1, GROUND AND LEVEL 1 FLOORS
 2. INTERFACE UNIT FOR DOOR HOLD OPN SERVICE

- GENERAL NOTES**
- NOTE: FIRE ALARM INTERFACING TO SHUTDOWN MECHANICAL VENTILATION PLANT

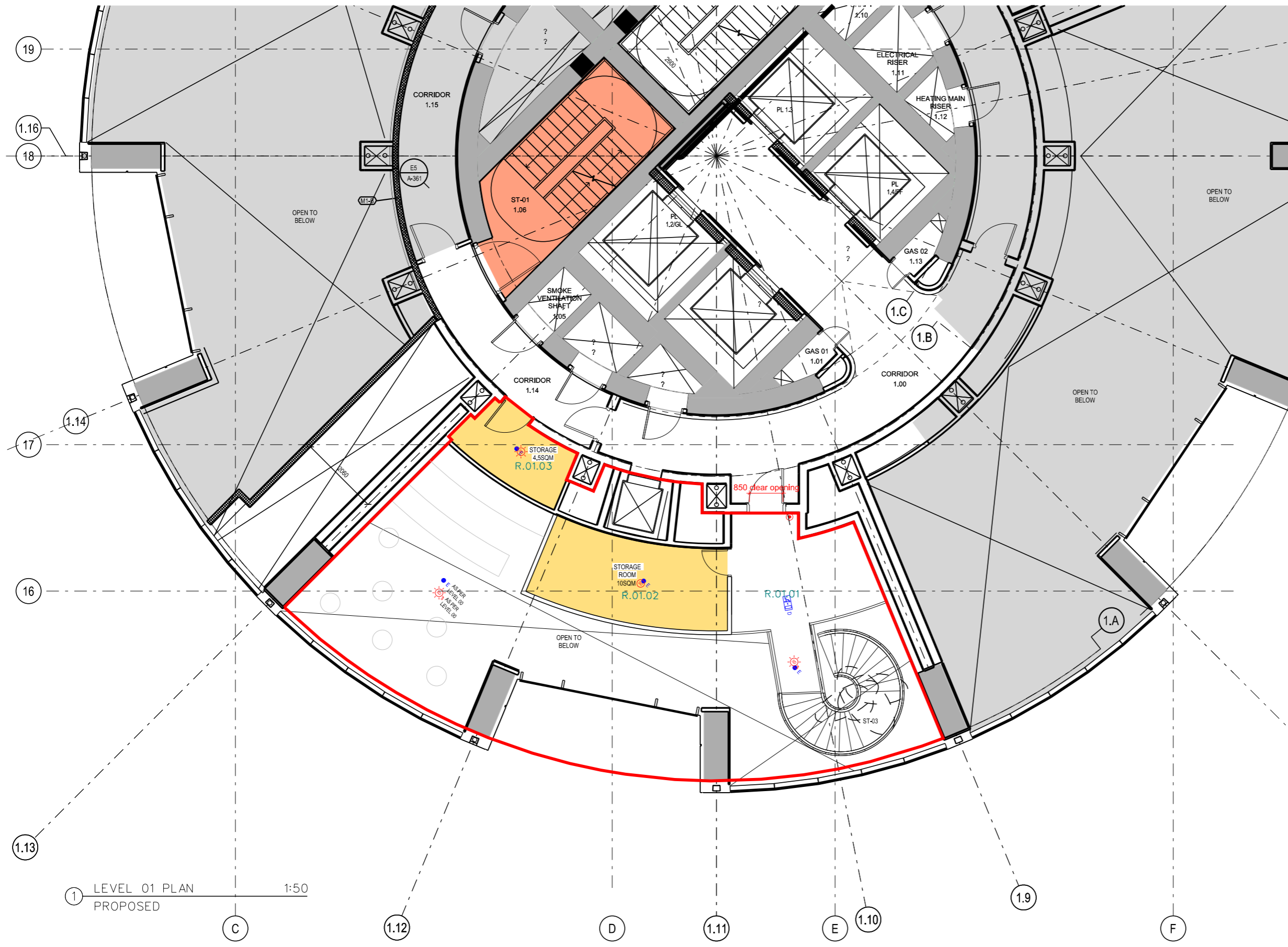
1 LEVEL 00 PLAN PROPOSED 1:50

NOTES

REFER TO RICK MATHER ARCHITECTS' DRAWINGS FOR THE MOST UP-TO-DATE VERSION OF BASE (LANDLORD-BUILT) CONSTRUCTION

Rev	Date	Reason
-	XX.XX.16	FOR INFORMATION ONLY - DRAFT

PROJECT	44, BALTIMORE TOWER
CLIENT	RHUBARB
DRAWING TITLE	PROPOSED - LEVEL 00 PLAN
SCALE	1:50@A1
JOB NO	2037
DRAWN BY	AR
DRAWING NO	(07)03
REVISION	
DATE	08.12.2016
STATUS	LICENSING



KEY

	AMBIT OF THE LICENSED PREMISE
	AREAS FOR THE STORAGE OF LIQUOR & FOR THE SALE OF ALCOHOL
	STAFF AREAS
	EMERGENCY STAIRS AND EXITS
	DRY AREAS
	EMERGENCY LED SPOTLIGHT
	EMERGENCY EXIT SIGN C/W APPROPRIATE LEGEND
	DOUBLE SIDED DIRECTIONAL EMERGENCY EXIT SIGN
	EXTERNAL EMERGENCY BULKHEAD
	MAIN FIRE ALARM PANEL
	SMOKE DETECTOR
	COMBINED SMOKE DETECTOR / SOUNDER
	COMBINED SMOKE DETECTOR / SOUNDER / STROBE
	COMBINED CEILING MOUNTED SOUNDER / STROBE
	HEAT DETECTOR - HIGH FIXED TEMPERATURE HEAT DETECTOR
	COMBINED HEAT DETECTOR / SOUNDER
	COMBINED HEAT DETECTOR / SOUNDER / STROBE
	MANUAL BREAK GLASS
	INTERFACE UNIT
	WALL MOUNTED SOUNDER / STROBE

* ALL FIRE EXTINGUISHERS/ FIRE BLANKETS AND ACCOMPANYING SIGNAGE TO BE IN COMPLIANCE WITH BS-5306

SPECIFIC NOTES

1. MAIN FIRE ALARM PANEL SERVING BASEMENT 2, BASEMENT 1, GROUND AND LEVEL 1 FLOORS
2. INTERFACE UNIT FOR DOOR HOLD OPN SERVICE

GENERAL NOTES

NOTE: FIRE ALARM INTERFACING TO SHUTDOWN MECHANICAL VENTILATION PLANT

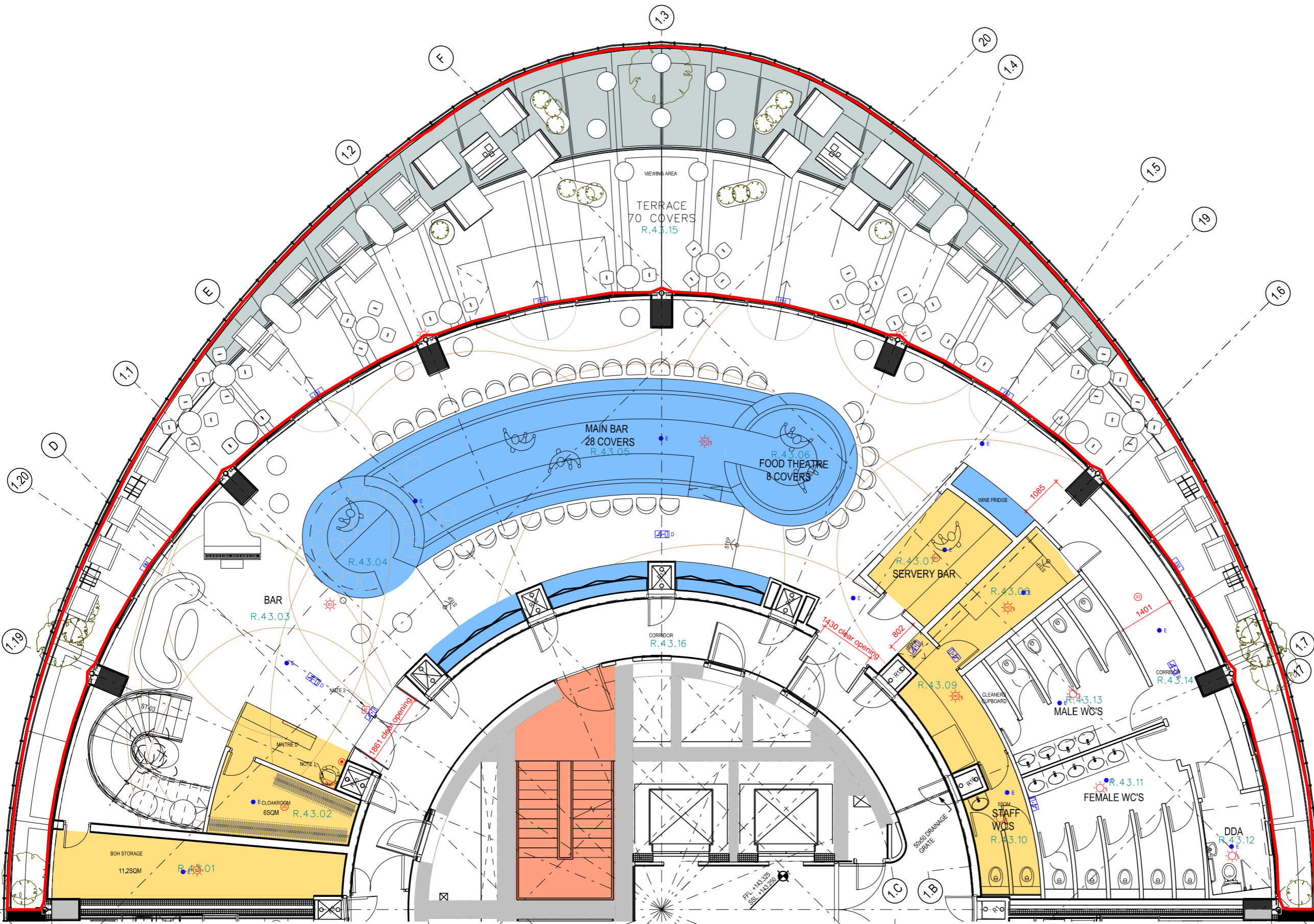
1 LEVEL 01 PLAN PROPOSED 1:50

Rev	Date	Reason
-	XX.XX.16	FOR INFORMATION ONLY - DRAFT

NOTES

REFER TO RICK MATHER ARCHITECTS' DRAWINGS FOR THE MOST UP-TO-DATE VERSION OF BASE (LANDLORD-BUILT) CONSTRUCTION

PROJECT	44, BALTIMORE TOWER
CLIENT	RHUBARB
DRAWING TITLE	PROPOSED - LEVEL 01 PLAN
SCALE	1:50@A1
JOB NO	2037
DRAWN BY	AR
DRAWING NO	(07)04
REVISION	
DATE	08.12.2016
STATUS	LICENSING



- KEY**
- AMBIT OF THE LICENSED PREMISE
 - AREAS FOR THE STORAGE OF LIQUOR & FOR THE SALE OF ALCOHOL
 - STAFF AREAS
 - EMERGENCY STAIRS AND EXITS
 - DRY AREAS
 - E EMERGENCY LED SPOTLIGHT
 - EXIT EMERGENCY EXIT SIGN C/W APPROPRIATE LEGEND
 - EXIT DOUBLE SIDED DIRECTIONAL EMERGENCY EXIT SIGN
 - EM EXTERNAL EMERGENCY BULKHEAD
 - FAP MAIN FIRE ALARM PANEL
 - SD SMOKE DETECTOR
 - SD COMBINED SMOKE DETECTOR / SOUNDER
 - SD COMBINED SMOKE DETECTOR / SOUNDER / STROBE
 - SD COMBINED CEILING MOUNTED SOUNDER / STROBE
 - HD HEAT DETECTOR - HIGH FIXED TEMPERATURE HEAT DETECTOR
 - HD COMBINED HEAT DETECTORE / SOUNDER
 - HD COMBINED HEAT DETECTORE / SOUNDER / STROBE
 - M MANUAL BREAK GLASS
 - IF INTERFACE UNIT
 - S WALL MOUNTED SOUNDER / STROBE
- * ALL FIRE EXTINGUISHERS/ FIRE BLANKETS AND ACCOMPANYING SIGNAGE TO BE IN COMPLIANCE WITH BS-5306

- SPECIFIC NOTES**
1. MAIN FIRE ALARM PANEL SERVING BASEMENT 2, BASEMENT 1, GROUND AND LEVEL 1 FLOORS
 2. INTERFACE UNIT FOR DOOR HOLD OPN SERVICE

- GENERAL NOTES**
- NOTE: FIRE ALARM INTERFACING TO SHUTDOWN MECHANICAL VENTILATION PLANT

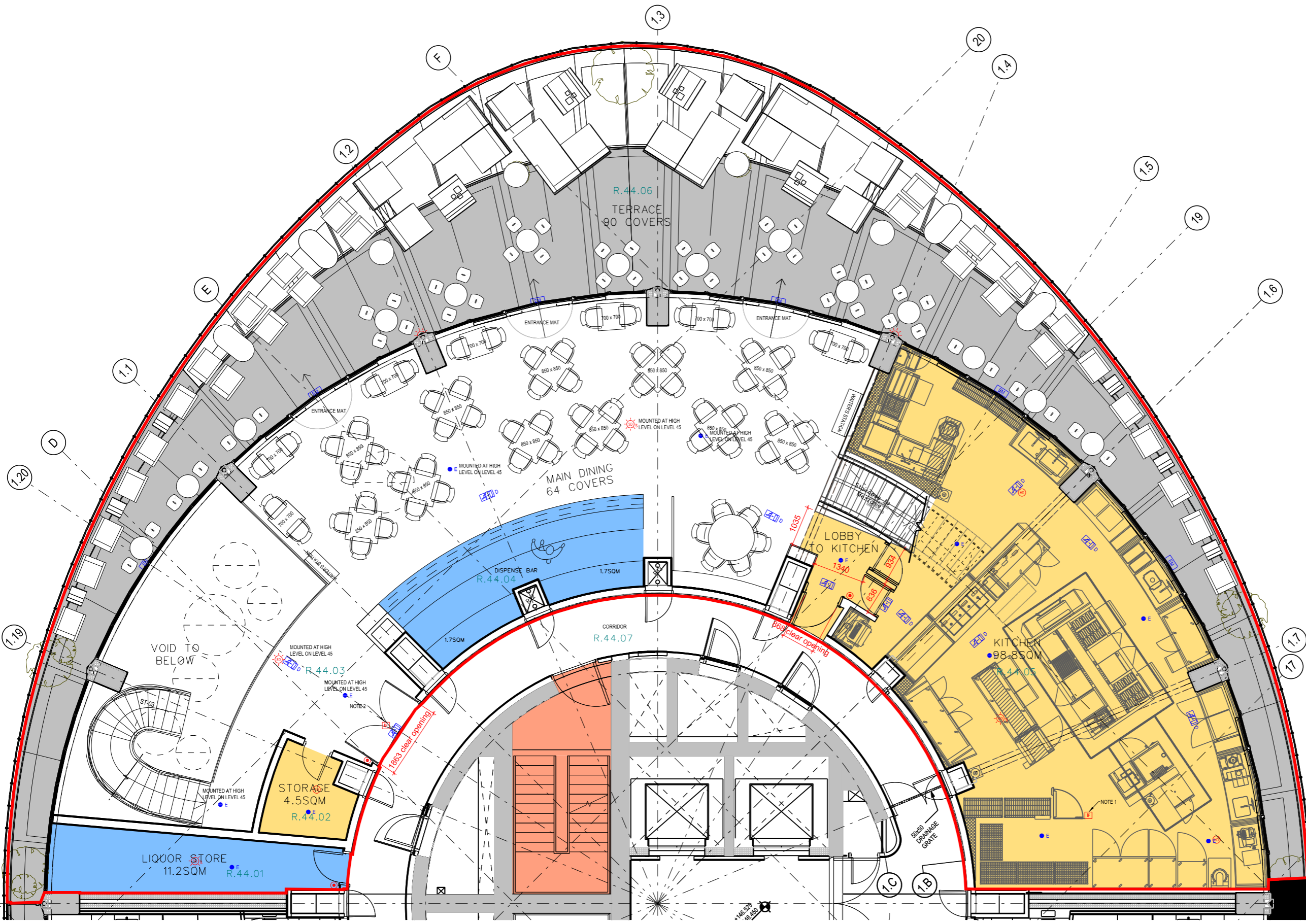
1 LEVEL 43 PROPOSED 1:50

Rev	Date	Reason
-	XX.XX.16	FOR INFORMATION ONLY - DRAFT

NOTES

REFER TO RICK MATHER ARCHITECTS' DRAWINGS FOR THE MOST UP-TO-DATE VERSION OF BASE (LANDLORD-BUILT) CONSTRUCTION

PROJECT	44, BALTIMORE TOWER
CLIENT	RHUBARB
DRAWING TITLE	PROPOSED - LEVEL 43 PLAN
SCALE	1:50@A1
JOB NO	2037
DRAWN BY	AR
DRAWING NO	(07)05
REVISION	
DATE	08.12.2016
STATUS	LICENSING



KEY

- AMBIT OF THE LICENSED PREMISE
- AREAS FOR THE STORAGE OF LIQUOR & FOR THE SALE OF ALCOHOL
- STAFF AREAS
- EMERGENCY STAIRS AND EXITS
- DRY AREAS
- E EMERGENCY LED SPOTLIGHT
- EXIT EMERGENCY EXIT SIGN C/W APPROPRIATE LEGEND
- EXIT DOUBLE SIDED DIRECTIONAL EMERGENCY EXIT SIGN
- EM EXTERNAL EMERGENCY BULKHEAD
- FAP MAIN FIRE ALARM PANEL
- SD SMOKE DETECTOR
- SD COMBINED SMOKE DETECTOR / SOUNDER
- SD COMBINED SMOKE DETECTOR / SOUNDER / STROBE
- SD COMBINED CEILING MOUNTED SOUNDER / STROBE
- HD HEAT DETECTOR - HIGH FIXED TEMPERATURE HEAT DETECTOR
- HD COMBINED HEAT DETECTORE / SOUNDER
- HD COMBINED HEAT DETECTORE / SOUNDER / STROBE
- MANUAL BREAK GLASS
- IF INTERFACE UNIT
- ☀ WALL MOUNTED SOUNDER / STROBE

* ALL FIRE EXTINGUISHERS/ FIRE BLANKETS AND ACCOMPANYING SIGNAGE TO BE IN COMPLIANCE WITH BS-5306

SPECIFIC NOTES

1. MAIN FIRE ALARM PANEL SERVING BASEMENT 2, BASEMENT 1, GROUND AND LEVEL 1 FLOORS
2. INTERFACE UNIT FOR DOOR HOLD OPN SERVICE

GENERAL NOTES

NOTE: FIRE ALARM INTERFACING TO SHUTDOWN MECHANICAL VENTILATION PLANT

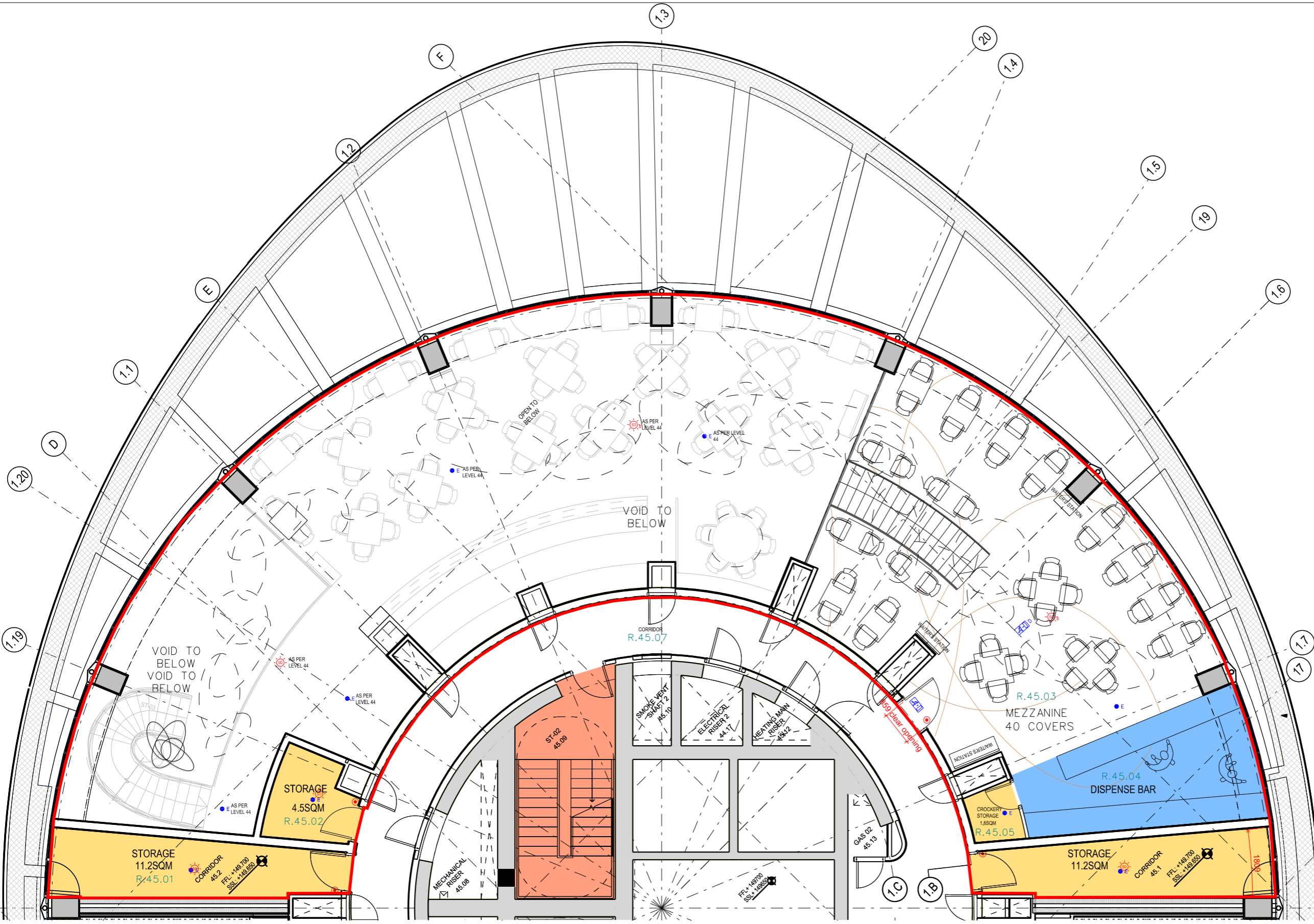
1 LEVEL 44 PROPOSED 1:50

Rev	Date	Reason
1	17.10.16	FOR INFORMATION ONLY - CONSULT RICK MATHER ARCHITECTS

NOTES

REFER TO RICK MATHER ARCHITECTS' DRAWINGS FOR THE MOST UP-TO-DATE VERSION OF BASE (LANDLORD-BUILT) CONSTRUCTION

PROJECT	44, BALTIMORE TOWER
CLIENT	RHUBARB
DRAWING TITLE	PROPOSED - LEVEL 44 PLAN
SCALE	1:50@A1
JOB NO	2037
DRAWN BY	AR
DRAWING NO	(07)06
REVISION	
DATE	08.12.2016
STATUS	LICENSING



- KEY**
- AMBIT OF THE LICENSED PREMISE
 - AREAS FOR THE STORAGE OF LIQUOR & FOR THE SALE OF ALCOHOL
 - STAFF AREAS
 - EMERGENCY STAIRS AND EXITS
 - DRY AREAS
 - E EMERGENCY LED SPOTLIGHT
 - EMERGENCY EXIT SIGN C/W APPROPRIATE LEGEND
 - D DOUBLE SIDED DIRECTIONAL EMERGENCY EXIT SIGN
 - EM EXTERNAL EMERGENCY BULKHEAD
 - FAP MAIN FIRE ALARM PANEL
 - SD SMOKE DETECTOR
 - SD COMBINED SMOKE DETECTOR / SOUNDER
 - SD S COMBINED SMOKE DETECTOR / SOUNDER / STROBE
 - S COMBINED CEILING MOUNTED SOUNDER / STROBE
 - HD HEAT DETECTOR - HIGH FIXED TEMPERATURE HEAT DETECTOR
 - HD COMBINED HEAT DETECTORE / SOUNDER
 - HD S COMBINED HEAT DETECTORE / SOUNDER / STROBE
 - MBG MANUAL BREAK GLASS
 - IF INTERFACE UNIT
 - WMS WALL MOUNTED SOUNDER / STROBE
- * ALL FIRE EXTINGUISHERS/ FIRE BLANKETS AND ACCOMPANYING SIGNAGE TO BE IN COMPLIANCE WITH BS-5306

- SPECIFIC NOTES**
1. MAIN FIRE ALARM PANEL SERVING BASEMENT 2, BASEMENT 1, GROUND AND LEVEL 1 FLOORS
 2. INTERFACE UNIT FOR DOOR HOLD OPN SERVICE

- GENERAL NOTES**
- NOTE: FIRE ALARM INTERFACING TO SHUTDOWN MECHANICAL VENTILATION PLANT

1 LEVEL 45 PLAN PROPOSED 1:50

Rev	Date	Reason
-	XX.XX.16	FOR INFORMATION ONLY - DRAFT

NOTES

PROJECT	44, BALTIMORE TOWER
CLIENT	RHUBARB
DRAWING TITLE	PROPOSED - LEVEL 45 PLAN
SCALE	1:50@A1
JOB NO	2037
DRAWN BY	AR
DRAWING NO	(07)07
REVISION	
DATE	08.12.2016
STATUS	LICENSING

REFER TO RICK MATHER ARCHITECTS' DRAWINGS FOR THE MOST UP-TO-DATE VERSION OF BASE (LANDLORD-BUILT) CONSTRUCTION

NOTES:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH FIRE SAFETY STRATEGY REPORT
- BOTH THE FIRE ALARM SYSTEM AND EMERGENCY LIGHTING SYSTEM TO BE CERTIFIED UPON COMPLETION
- ALL RESIDENTIAL UNITS TO BE FITTED WITH MINIMUM TYPE LD2 (GRADE C) MINIMUM FIRE DETECTION AND ALARM SYSTEM TO S839 PART 6
- THE MINIMUM CLEAR WIDTH OF DOORS SHALL BE 800mm UNLESS OTHERWISE STATED
- DIMENSIONS ARE NOT TO BE SCALED DIRECTLY FROM THIS DRAWING
- DRAWING NOT TO BE USED FOR SPECIFICATION OR CONSTRUCTION. REFER TO OSEL ARCHITECTS DRAWINGS IN ALL CIRCUMSTANCES.

LEGEND:

- INDICATES 120mins FIRE RATED CONSTRUCTION
- INDICATES 30mins FIRE RATED CONSTRUCTION
- INDICATES 60mins FIRE RATED CONSTRUCTION
- INDICATES 90mins FIRE RATED CONSTRUCTION
- FD60S 60mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30S 30mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30 FIRE RESISTING DOORSET
- FD20 FIRE RESISTING DOORSET
- FD60 FIRE RESISTING DOORSET
- INDICATES EGRESS DISTANCE
- ▶ STOREY EXIT (FITTED WITH SIGNAGE)
- PROTECTED ESCAPE STAIR
- ♿ DISABLED REFUGE (900mm x 1400mm)
- ⊗ DESIGN OCCUPANCY
- MINIMUM CLEAR EXIT WIDTH
- FIRE FIGHTING SHAFT
- WET MAIN OUTLET
- ▨ 1.5m² NATURAL SMOKE VENTILATION (MINIMUM 850mm IN ANY DIRECTION)
- ▨ 1.0m² CORRIDOR VENT (MIN 800mm IN ANY DIRECTION) OPENING PROTECTED BY FD30S MANUAL OPENING
- ▨ MECHANICAL FAN ASSISTED SMOKE SHAFT (MIN. 0.64m² IN AREA 800mm IN ANY DIRECTION)
- ▨ MIN. 0.25m² AUTOMATIC OPENING VENT FROM CORRIDOR AT CEILING LEVEL (MIN 500mm IN ANY DIMENSION). OPENING PROTECTED BY FD60S EQUIVALENT
- NOT PART OF CURRENT APPLICATION

NOTE:
ALL FLATS TO BE SPRINKLER PROTECTED TO BS9251:2005

Rev.	Date	Description	by	ch'd	app
D	01.10.14	NOTE AMENDED IN LEGEND	DC	RC	RC
C	22.09.14	ISSUED FOR COMMENTS BASED ON DWG A-104 REV C4 & A-101 REV C4	DC	RC	RC
B	06.11.13	AMENDMENTS MADE IN RESPONSE TO IRC COMMENTS	DC	RC	RC
A	06.09.13	ISSUED FOR COMMENT	DC	RC	RC

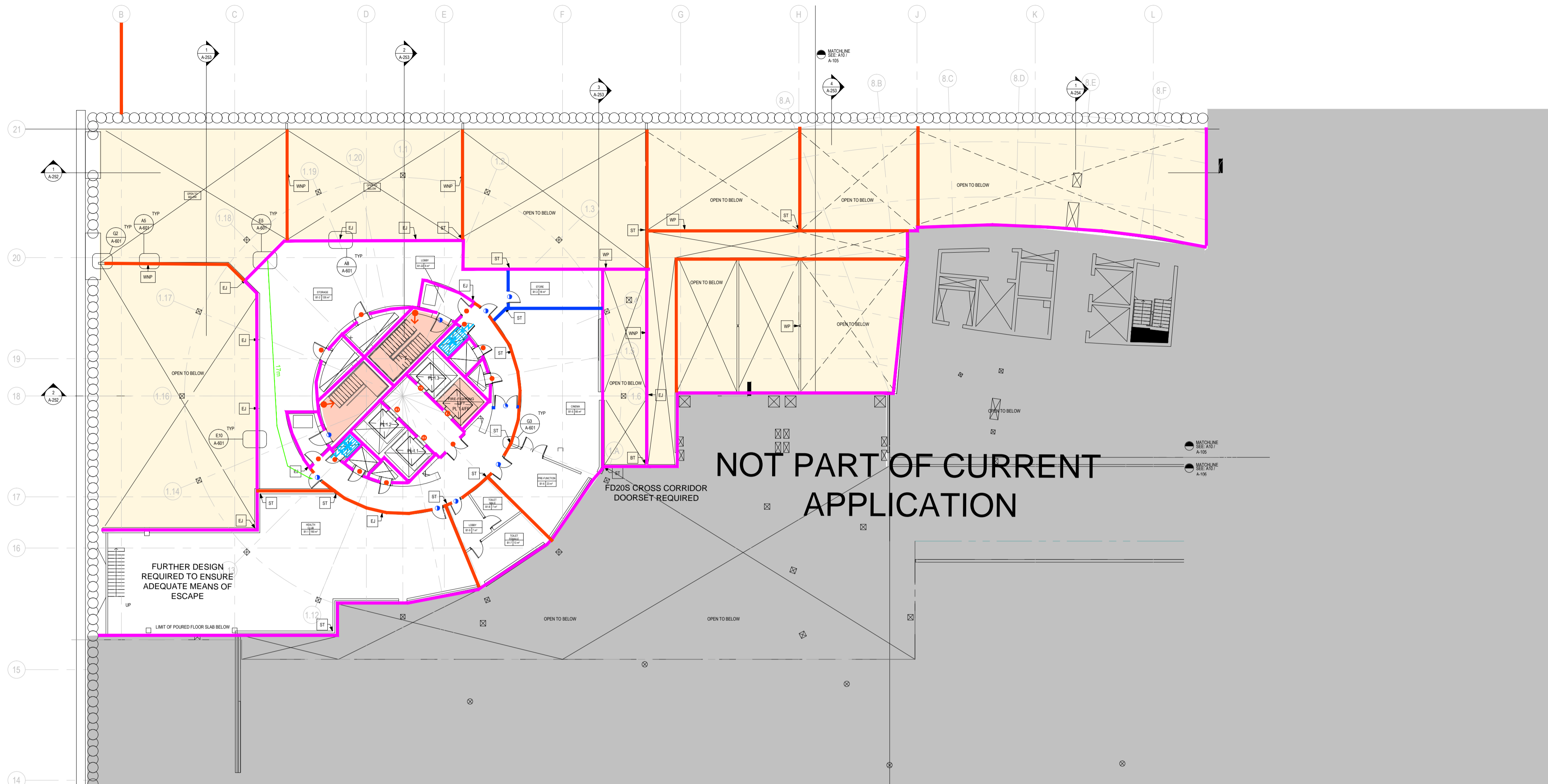
FRS Fire & Risk Solutions Ltd.
 FENNELL'S BAY, CROSSHAVEN, Co. CORK.
 Tel: 353 (0) 21 4832882
 UK: 0783 5737433
 Web: www.FireRiskSolutions.com

PROJECT: Fire Safety Strategy
 Building 1
 Baltimore Wharf Phase 2
 London

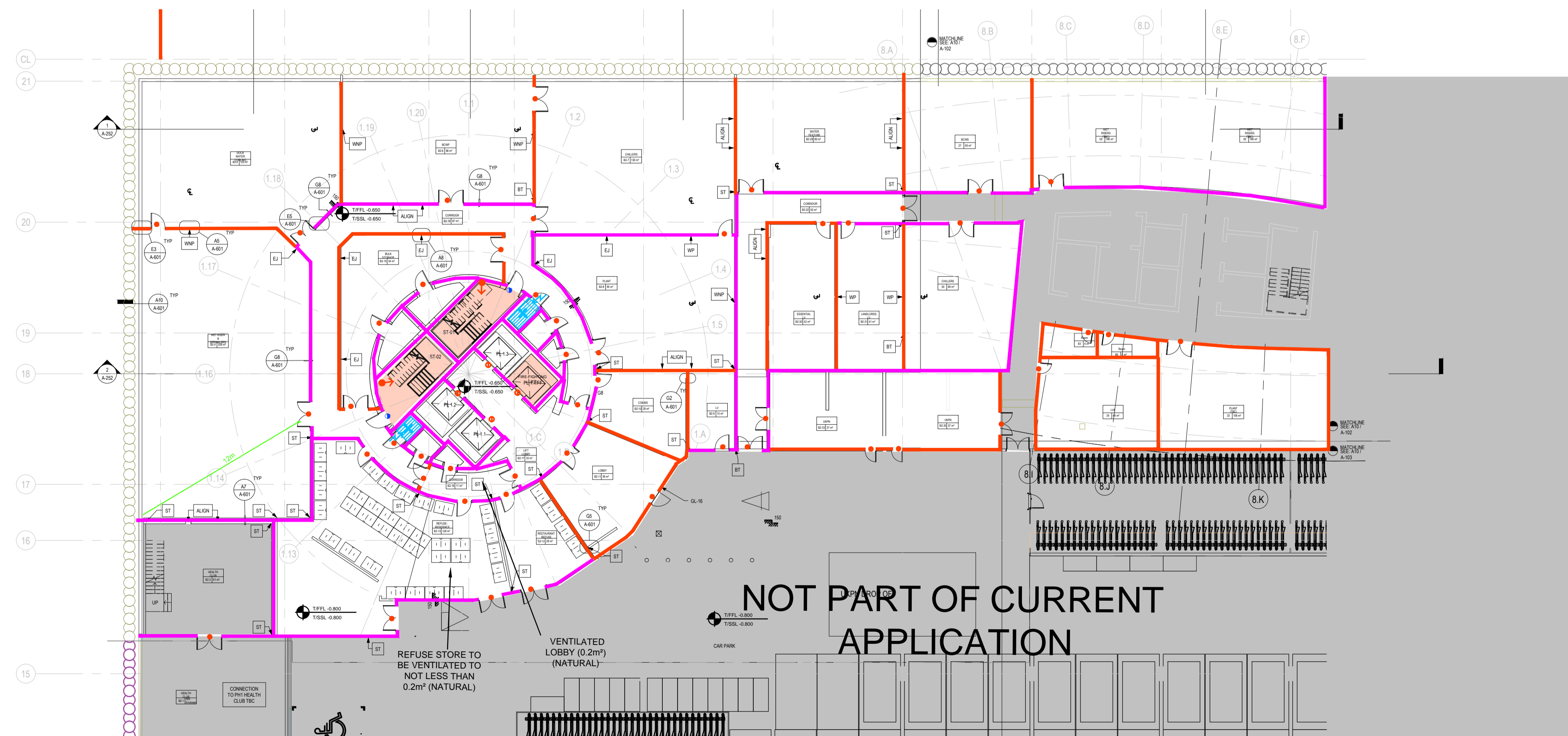
CLIENT: C.J. O' Shea Group Ltd
 1 Granard Business Centre
 Bunn's Lane, Mill Hill
 London

TITLE: Fire Safety Strategy - Building 1 -
 Proposed Basement Level 1 & 2

Drawn By: DC	26.08.13	Drawing No. : 2379-1-FSS 0
Checked By: RC	26.08.13	
Approved By: RC	26.08.13	Revision : D
Status: PRELIM	26.08.13	Scale : 1:200 © A1 Size



PROPOSED BASEMENT LEVEL 1



PROPOSED BASEMENT LEVEL 2

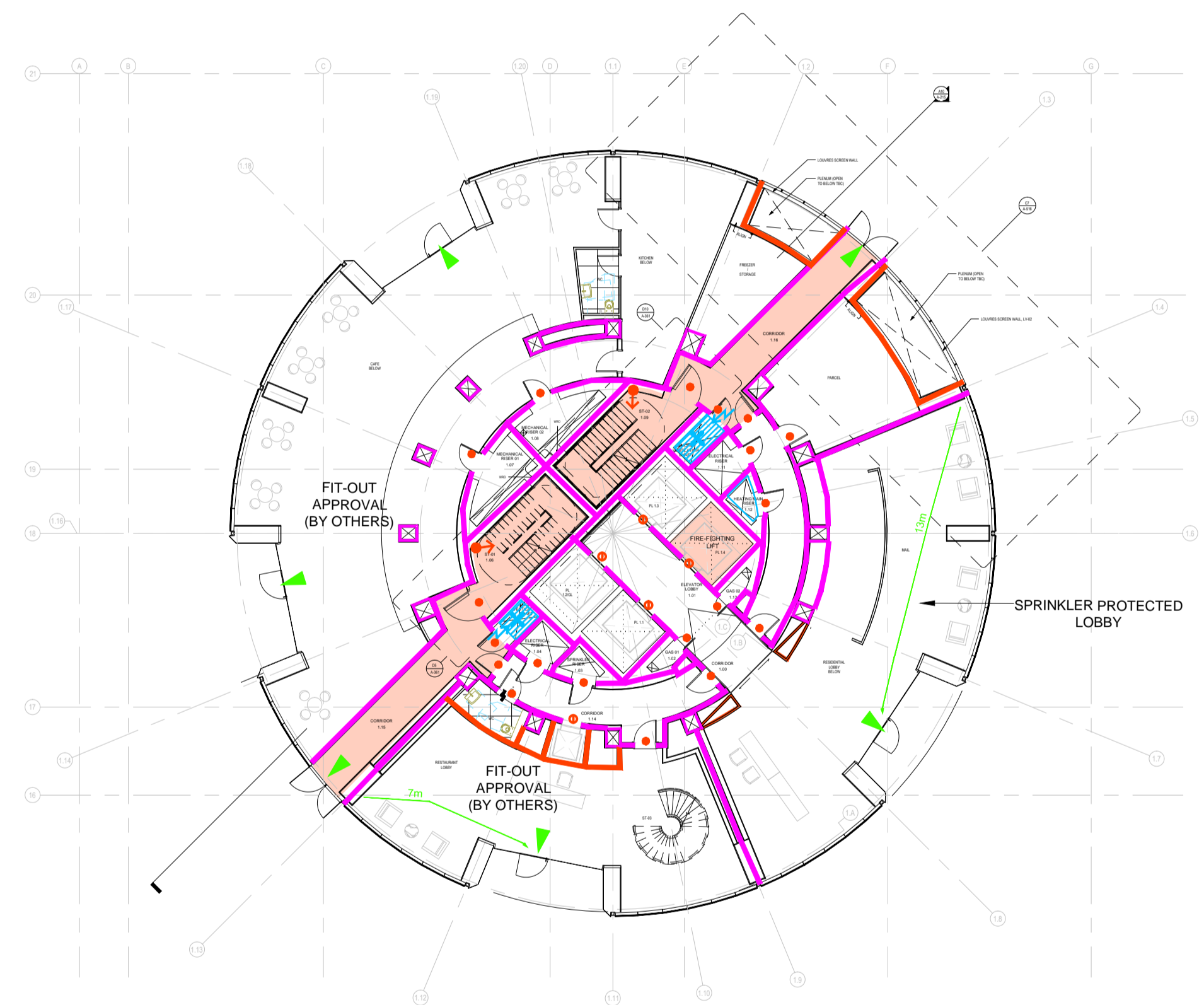
NOTES:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH FIRE SAFETY STRATEGY REPORT
- BOTH THE FIRE ALARM SYSTEM AND EMERGENCY LIGHTING SYSTEM TO BE CERTIFIED UPON COMPLETION
- ALL RESIDENTIAL UNITS TO BE FITTED WITH MINIMUM TYPE LD2 (GRADE C) MINIMUM FIRE DETECTION AND ALARM SYSTEM TO S839 PART 6
- THE MINIMUM CLEAR WIDTH OF DOORS SHALL BE 800mm UNLESS OTHERWISE STATED
- DIMENSIONS ARE NOT TO BE SCALED DIRECTLY FROM THIS DRAWING
- DRAWING NOT TO BE USED FOR SPECIFICATION OR CONSTRUCTION. REFER TO OSEL ARCHITECTS DRAWINGS IN ALL CIRCUMSTANCES.

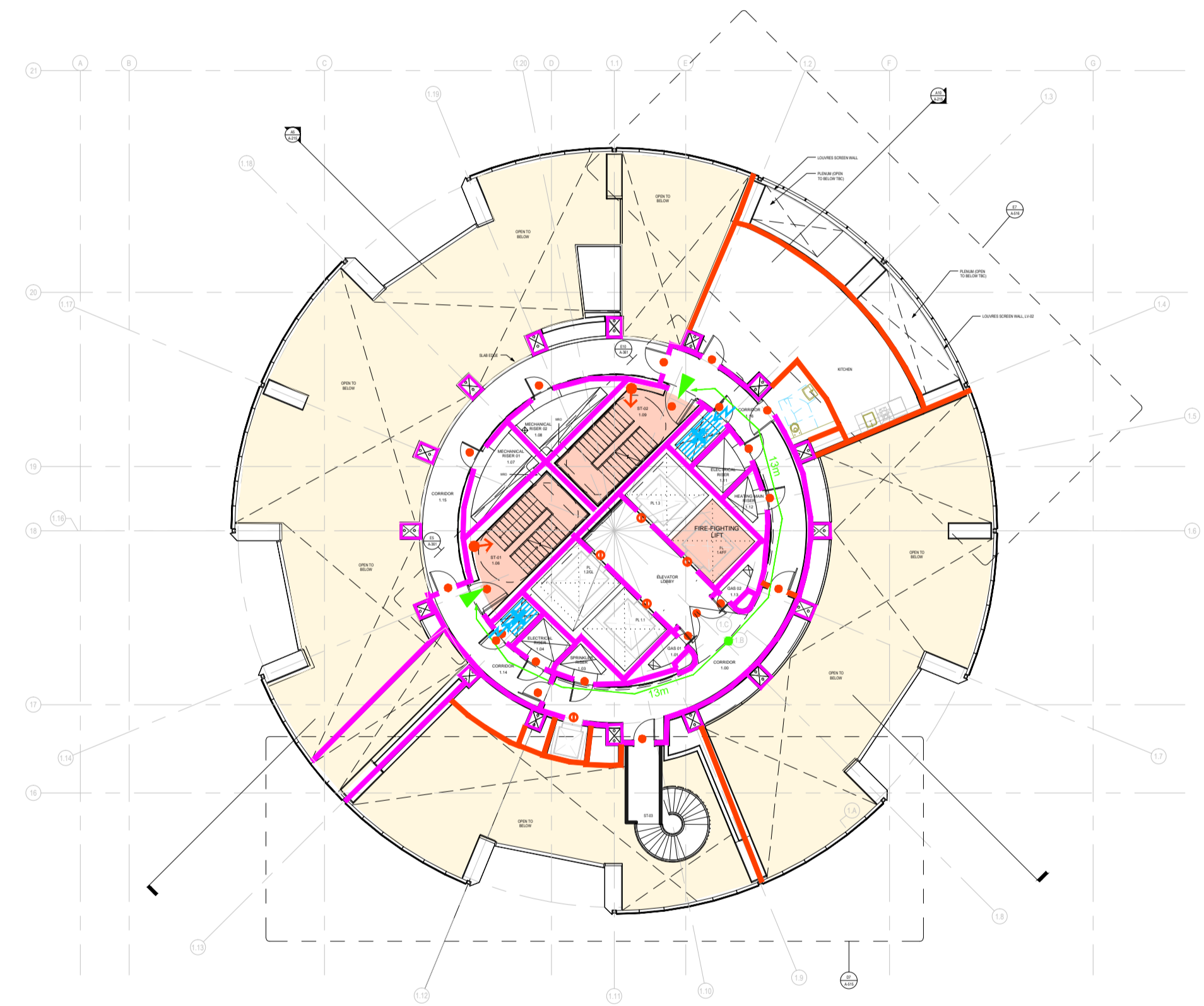
LEGEND:

- INDICATES 120mins FIRE RATED CONSTRUCTION
- INDICATES 30mins FIRE RATED CONSTRUCTION
- INDICATES 60mins FIRE RATED CONSTRUCTION
- INDICATES 90mins FIRE RATED CONSTRUCTION
- FD60S 60mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30S 30mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30 FIRE RESISTING DOORSET
- FD20 FIRE RESISTING DOORSET
- FD60 FIRE RESISTING DOORSET
- INDICATES EGRESS DISTANCE
- STOREY EXIT (FITTED WITH SIGNAGE)
- PROTECTED ESCAPE STAIR
- DISABLED REFUGE (900mm x 1400mm)
- DESIGN OCCUPANCY
- MINIMUM CLEAR EXIT WIDTH
- FIRE FIGHTING SHAFT
- WET MAIN OUTLET
- 1.5m² NATURAL SMOKE VENTILATION (MINIMUM 850mm IN ANY DIRECTION)
- 1.0m² CORRIDOR VENT (MIN 800mm IN ANY DIRECTION) OPENING PROTECTED BY FD30S MANUAL OPENING
- MECHANICAL FAN ASSISTED SMOKE SHAFT (MIN. 0.64m² IN AREA 800mm IN ANY DIRECTION)
- MIN. 0.25m² AUTOMATIC OPENING VENT FROM CORRIDOR AT CEILING LEVEL (MIN 500mm IN ANY DIMENSION). OPENING PROTECTED BY FD60S EQUIVALENT
- NOT PART OF CURRENT APPLICATION

NOTE:
ALL FLATS TO BE SPRINKLER PROTECTED TO BS9251:2005



PROPOSED GROUND LEVEL



PROPOSED LEVEL 1

Rev.	Date	Description	by	ch'd/app
D	01.10.14	AMENDED NOTE IN LEGEND AND DOORSET PROVIDED TO LEFT LOBBY AREA	DC	RC
C	22.09.14	ISSUED FOR COMMENT BASED ON DWG NO. S.A.302 REV C4 & A.303 REV C4	DC	RC
B	06.11.13	AMENDMENTS MADE IN RESPONSE TO IRC COMMENTS	DC	RC
A	26.08.13	ISSUED FOR COMMENT	DC	RC

FRS Fire & Risk Solutions Ltd.
 FENNELL'S BAY,
 CROSSHAVEN,
 Co. CORK.
 Tel: 353 (0) 21 4832882
 UK: 0783 5737433
 Web: www.FireRiskSolutions.com

PROJECT: Fire Safety Strategy
 Building 1
 Baltimore Wharf Phase 2
 London

CLIENT: C.J. O' Shea Group Ltd
 1 Granard Business Centre
 Bunns Lane, Mill Hill
 London

TITLE: Fire Safety Strategy - Building 1 -
 Proposed Ground Level & Level 1

Drawn By: DC	26.08.13	Drawing No. : 2379-1-FSS 1
Checked By: RC	26.08.13	
Approved By: RC	26.08.13	Revision : D
Status: PRELIM	26.08.13	Scale : 1:200 © A1 Size

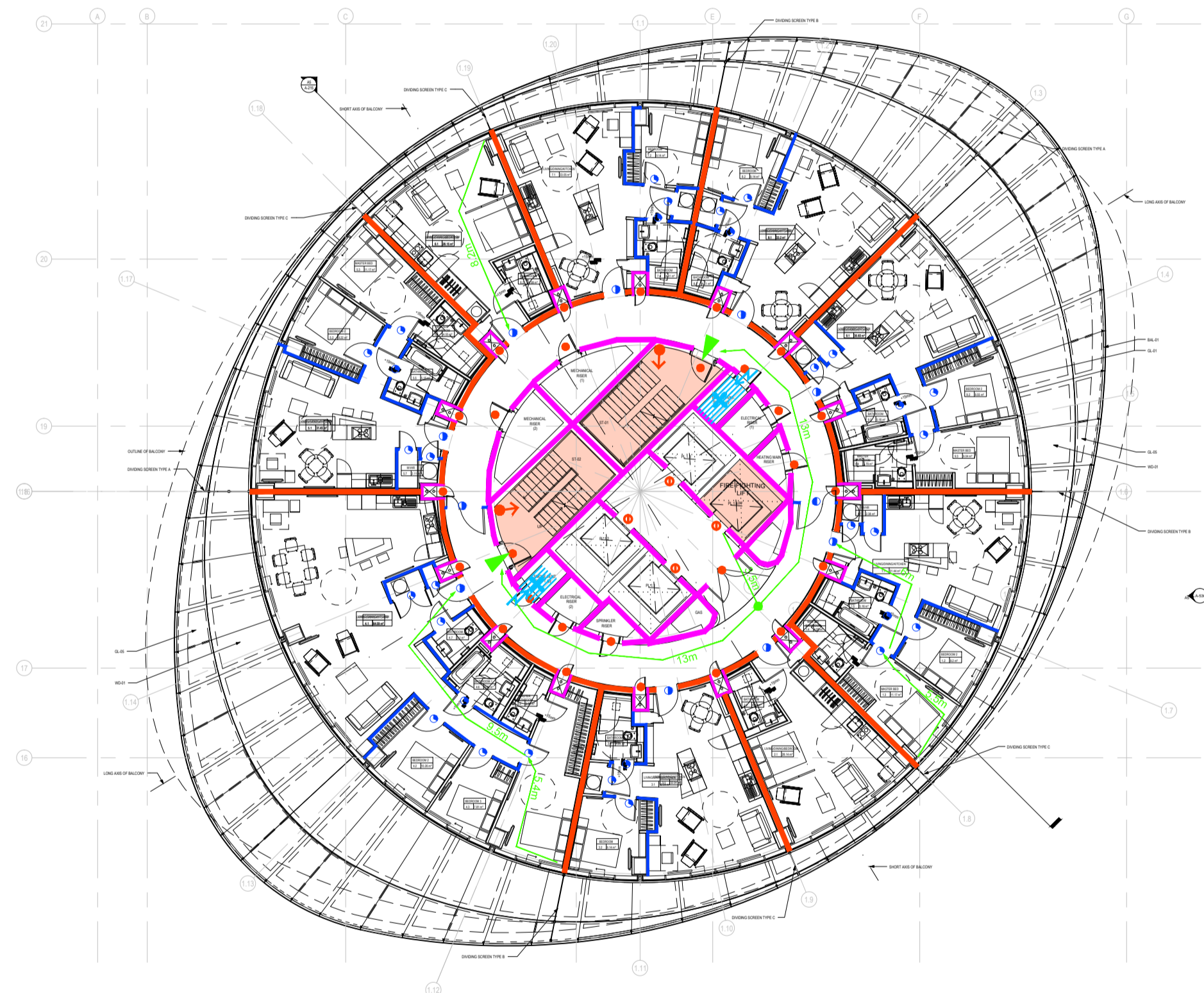
NOTES:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH FIRE SAFETY STRATEGY REPORT
- BOTH THE FIRE ALARM SYSTEM AND EMERGENCY LIGHTING SYSTEM TO BE CERTIFIED UPON COMPLETION
- ALL RESIDENTIAL UNITS TO BE FITTED WITH MINIMUM TYPE LD2 (GRADE C) MINIMUM FIRE DETECTION AND ALARM SYSTEM TO S839 PART 6
- THE MINIMUM CLEAR WIDTH OF DOORS SHALL BE 800mm UNLESS OTHERWISE STATED
- DIMENSIONS ARE NOT TO BE SCALED DIRECTLY FROM THIS DRAWING
- DRAWING NOT TO BE USED FOR SPECIFICATION OR CONSTRUCTION. REFER TO OSEL ARCHITECTS DRAWINGS IN ALL CIRCUMSTANCES.

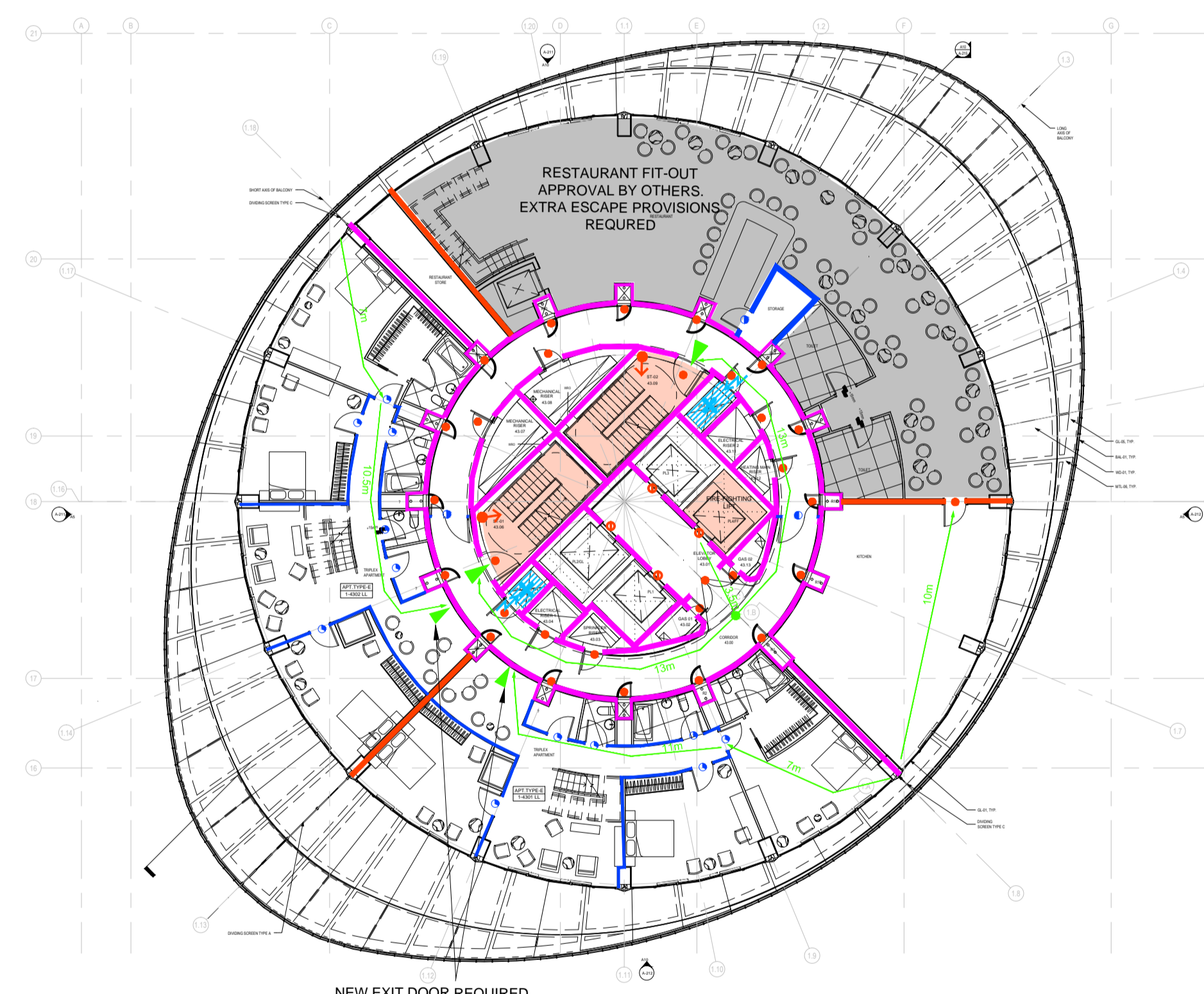
LEGEND:

- INDICATES 120mins FIRE RATED CONSTRUCTION
- INDICATES 30mins FIRE RATED CONSTRUCTION
- INDICATES 60mins FIRE RATED CONSTRUCTION
- INDICATES 90mins FIRE RATED CONSTRUCTION
- FD60S 60mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30S 30mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30 FIRE RESISTING DOORSET
- FD20 FIRE RESISTING DOORSET
- FD60 FIRE RESISTING DOORSET
- INDICATES EGRESS DISTANCE
- ▶ STOREY EXIT (FITTED WITH SIGNAGE)
- PROTECTED ESCAPE STAIR
- ♿ DISABLED REFUGE (900mm x 1400mm)
- ⊗ DESIGN OCCUPANCY
- MINIMUM CLEAR EXIT WIDTH
- FIRE FIGHTING SHAFT
- WET MAIN OUTLET
- ▨ 1.5m² NATURAL SMOKE VENTILATION (MINIMUM 850mm IN ANY DIRECTION)
- ⚡ 1.0m² CORRIDOR VENT (MIN 800mm IN ANY DIRECTION) OPENING PROTECTED BY FD30S MANUAL OPENING
- MECHANICAL FAN ASSISTED SMOKE SHAFT (MIN. 0.64m² IN AREA 800mm IN ANY DIRECTION)
- ⚡ MIN. 0.25m² AUTOMATIC OPENING VENT FROM CORRIDOR AT CEILING LEVEL (MIN 500mm IN ANY DIMENSION). OPENING PROTECTED BY FD60S EQUIVALENT
- NOT PART OF CURRENT APPLICATION

NOTE:
ALL FLATS TO BE SPRINKLER PROTECTED TO BS9251:2005



PROPOSED LEVEL 42



PROPOSED LEVEL 43

Rev.	Date	Description	by	ch'd/app
D	01.10.14	AMENDED NOTE IN LEGEND AND CROSS-CORRIDOR DOORSETS PROVIDED	DC	RC
C	22.09.14	ISSUED FOR COMMENT BASED ON REVISED LEVEL 43 ENG. NO. A.347 REV C3	DC	RC
B	06.11.13	AMENDMENTS MADE IN RESPONSE TO IRC COMMENTS	DC	RC
A	26.08.13	ISSUED FOR COMMENT	DC	RC

FRS Fire & Risk Solutions Ltd.
 FENNELL'S BAY,
 CROSSHAVEN,
 Co. CORK.
 Tel: 353 (0) 21 4832882
 UK: 0783 5737433
 Web: www.FireRiskSolutions.com

PROJECT: Fire Safety Strategy
 Building 1
 Baltimore Wharf Phase 2
 London

CLIENT: C.J. O' Shea Group Ltd
 1 Granard Business Centre
 Bunns Lane, Mill Hill
 London

TITLE: Fire Safety Strategy - Building 1 -
 Proposed Level 42 & Level 43

Drawn By:	DC	26.08.13	Drawing No. : 2379-1-FSS 7
Checked By:	RC	26.08.13	
Approved By:	RC	26.08.13	Revision : D
Status:	PRELIM	26.08.13	Scale : 1:200 @ A1 Size

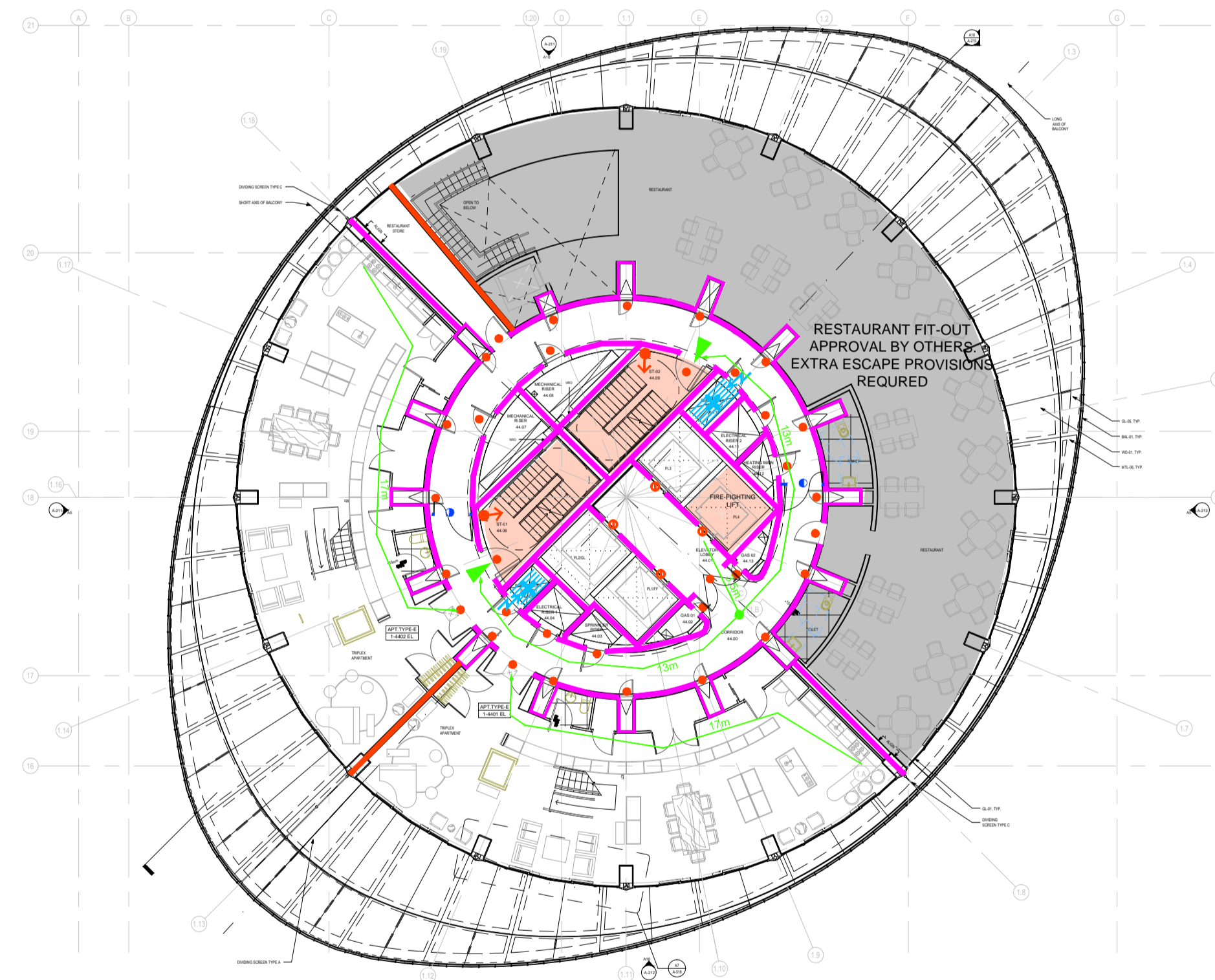
NOTES:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH FIRE SAFETY STRATEGY REPORT
- BOTH THE FIRE ALARM SYSTEM AND EMERGENCY LIGHTING SYSTEM TO BE CERTIFIED UPON COMPLETION
- ALL RESIDENTIAL UNITS TO BE FITTED WITH MINIMUM TYPE LD2 (GRADE C) MINIMUM FIRE DETECTION AND ALARM SYSTEM TO S839 PART 6
- THE MINIMUM CLEAR WIDTH OF DOORS SHALL BE 800mm UNLESS OTHERWISE STATED
- DIMENSIONS ARE NOT TO BE SCALED DIRECTLY FROM THIS DRAWING
- DRAWING NOT TO BE USED FOR SPECIFICATION OR CONSTRUCTION. REFER TO OSEL ARCHITECTS DRAWINGS IN ALL CIRCUMSTANCES.

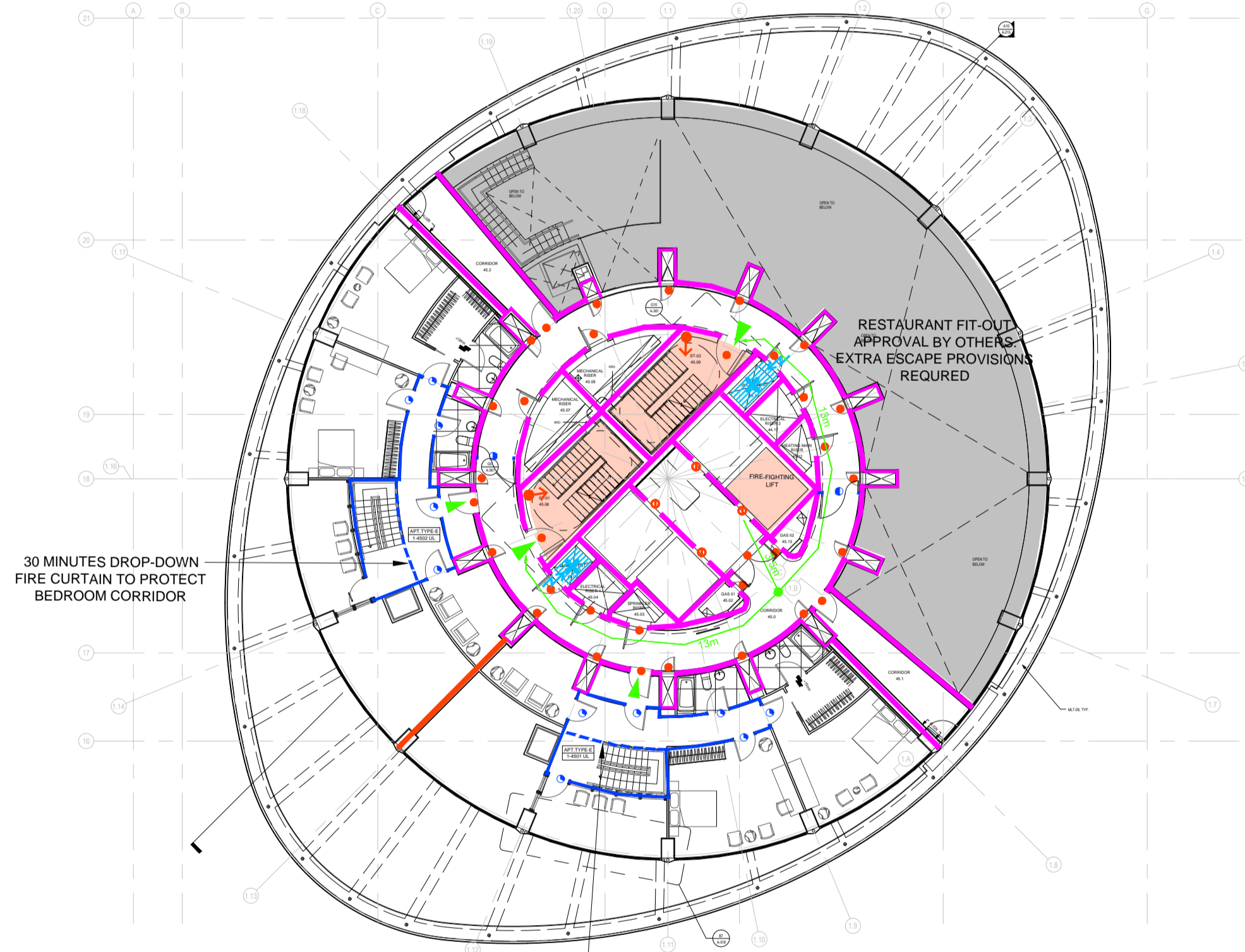
LEGEND:

- INDICATES 120mins FIRE RATED CONSTRUCTION
- INDICATES 30mins FIRE RATED CONSTRUCTION
- INDICATES 60mins FIRE RATED CONSTRUCTION
- INDICATES 90mins FIRE RATED CONSTRUCTION
- FD60S 60mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30S 30mins SMOKE SEALED SELF CLOSING FIRE DOORSET
- FD30 FIRE RESISTING DOORSET
- FD20 FIRE RESISTING DOORSET
- FD60 FIRE RESISTING DOORSET
- INDICATES EGRESS DISTANCE
- ▶ STOREY EXIT (FITTED WITH SIGNAGE)
- PROTECTED ESCAPE STAIR
- ♿ DISABLED REFUGE (900mm x 1400mm)
- ⊗ DESIGN OCCUPANCY
- MINIMUM CLEAR EXIT WIDTH
- FIRE FIGHTING SHAFT
- WET MAIN OUTLET
- ▨ 1.5m² NATURAL SMOKE VENTILATION (MINIMUM 850mm IN ANY DIRECTION)
- ▨ 1.0m² CORRIDOR VENT (MIN 800mm IN ANY DIRECTION) OPENING PROTECTED BY FD30S MANUAL OPENING
- ▨ MECHANICAL FAN ASSISTED SMOKE SHAFT (MIN. 0.64m² IN AREA 800mm IN ANY DIRECTION)
- ▨ MIN. 0.25m² AUTOMATIC OPENING VENT FROM CORRIDOR AT CEILING LEVEL (MIN 500mm IN ANY DIMENSION). OPENING PROTECTED BY FD60S EQUIVALENT
- NOT PART OF CURRENT APPLICATION

NOTE:
ALL FLATS TO BE SPRINKLER PROTECTED TO BS9251:2005



PROPOSED LEVEL 44



PROPOSED LEVEL 45

Rev.	Date	Description	by	ch'd/app
D	01.10.14	AMENDED NOTE IN LEGEND AND CROSS-CORRIDOR DOORSETS PROVIDED	DC	RC
C	22.09.14	ISSUED FOR COMMENT BASED ON DWG NO.5 A.348 C3 & A.349 REV C5	DC	RC
B	06.11.13	AMENDMENTS MADE IN RESPONSE TO RBC COMMENTS	DC	RC
A	26.08.13	ISSUED FOR COMMENT	DC	RC

FRS Fire & Risk Solutions Ltd.
 FENNELL'S BAY, CROSSHAVEN, Co. CORK.
 Tel: 353 (0) 21 4832882
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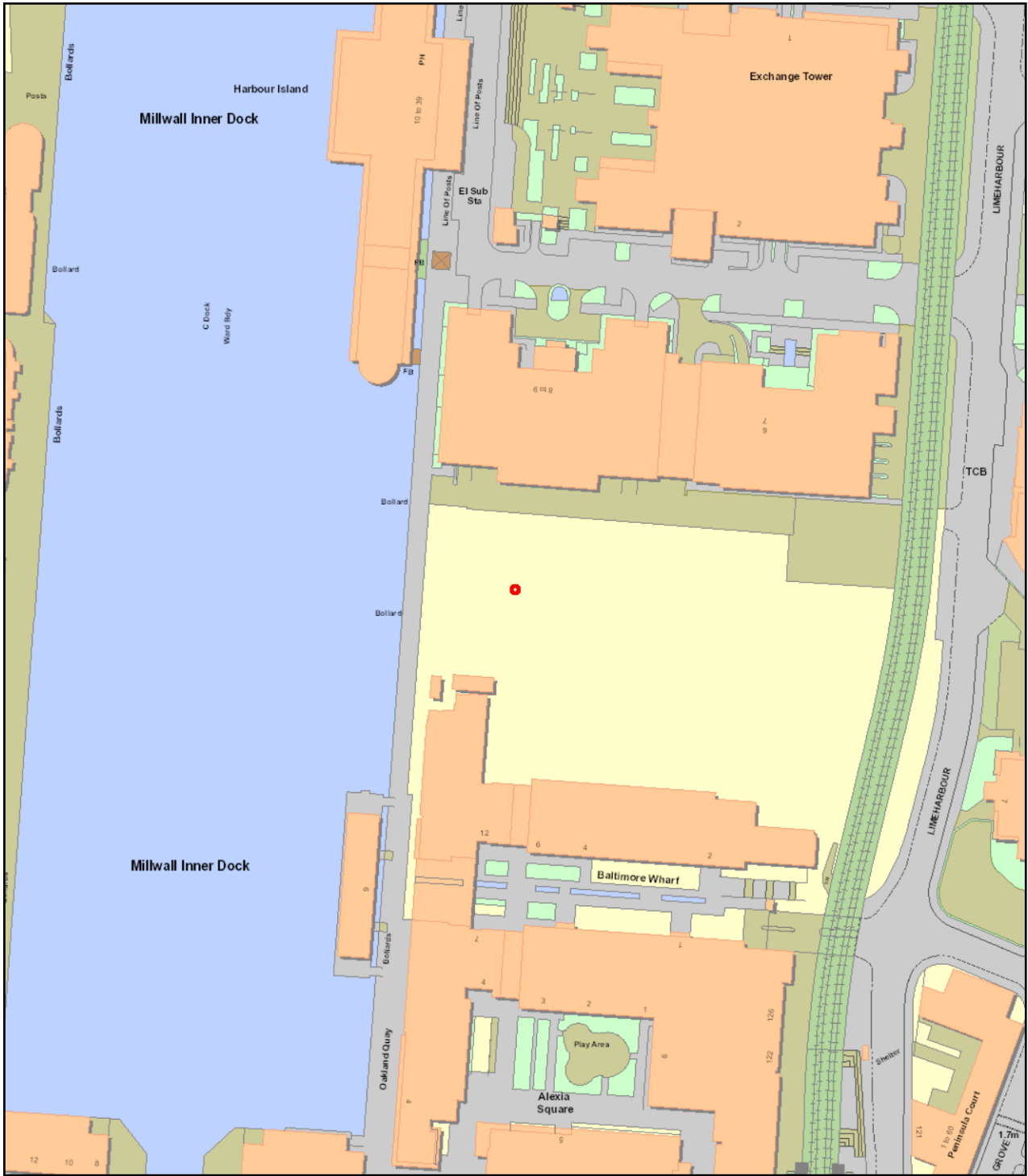
PROJECT: Fire Safety Strategy
 Building 1
 Baltimore Wharf Phase 2
 London

CLIENT: C.J. O' Shea Group Ltd
 1 Granard Business Centre
 Bunns Lane, Mill Hill
 London


TITLE: Fire Safety Strategy- Building 1 -
 Proposed Level 44 & Level 45

Drawn By: DC	26.08.13	Drawing No. : 2379-1-FSS 8
Checked By: RC	26.08.13	
Approved By: RC	26.08.13	Revision : D
Status: PRELIM	26.08.13	Scale : 1:200 © A1 Size

Appendix 3




N




Scale 1:1664

10 0 10 20 30

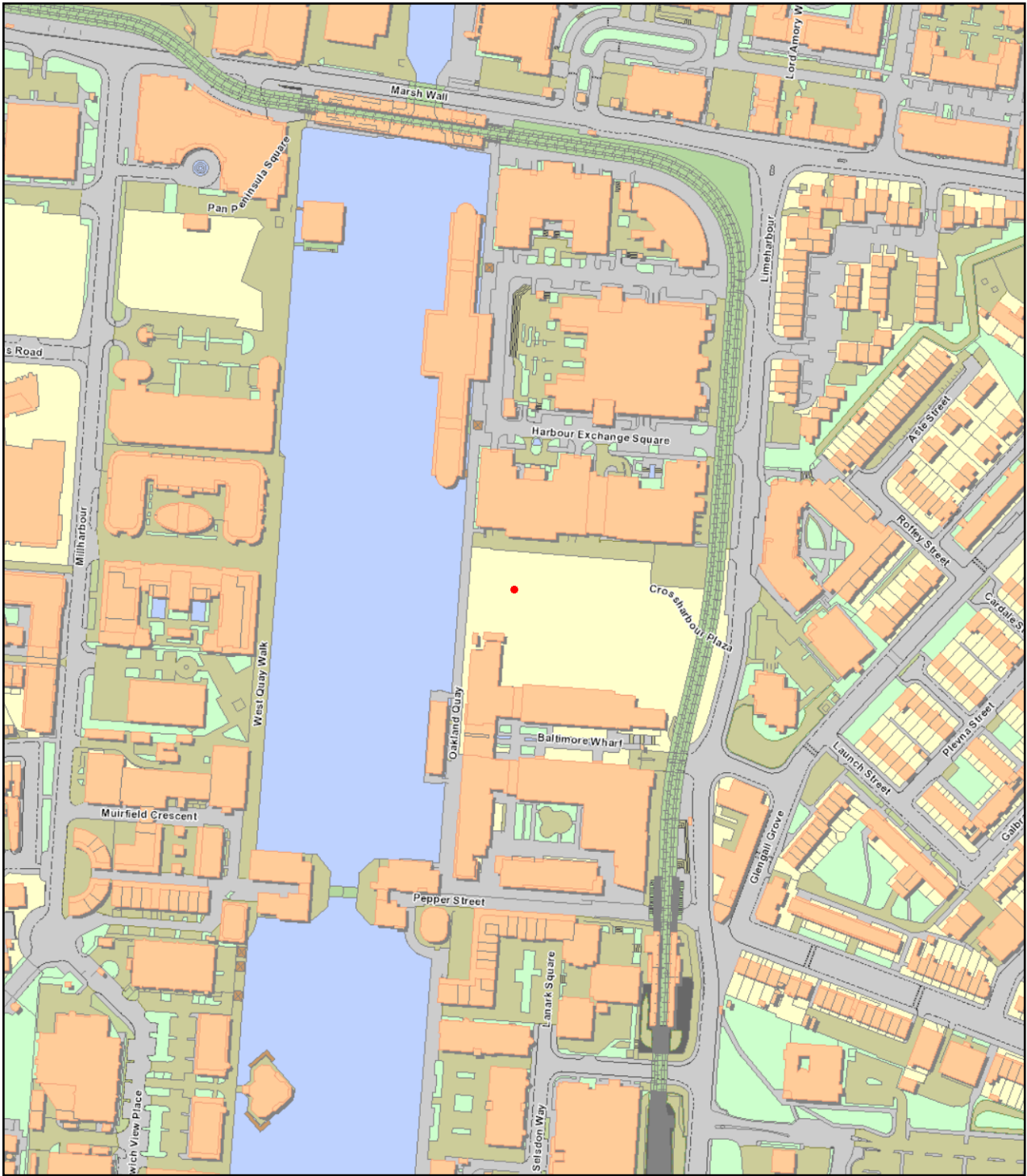


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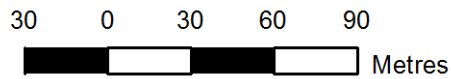


TOWER HAMLETS

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Scale 1:3327



Appendix 4

Nearest licensed premises: Baltimore Tower, Ground, 43rd, 44th and 45th Floors, 25 Crossharbour Plaza, London E14 9TA

(Tesco Baltimore IOD Express)
Westward Parade
Pepper Street
Isle of Dogs
London
E14 9RB

Sale by retail of alcohol (Off sales only)

- Monday to Sunday, from 06:00 hours to 00:00 hours (midnight)

The opening hours of the premises

- Monday to Sunday, from 06:00 hours to 00:00 hours (midnight)

(Maitre D's Patisserie)
27/29 Pepper Street
London
E14 9RP

The sale by retail of alcohol (On and off sales)

Provision of Regulated Entertainment (recorded music only)

- Monday to Saturday 11 00 hrs to 23 00 hrs
- Sunday 12 noon to 22 30 hrs

The opening hours of the premises

- Monday to Saturday 11 00 hrs to midnight
- Sunday 12 noon to 23 30 hrs

(Hot News)
25 Pepper Street
London
E14 7AE

The sale by retail of alcohol (Off sales only)

Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday from 08:00 hours to 21:00 hours

The opening hours of the premises

There are no restrictions on the opening times of the premises

(Pepper Saint Ontiod)
21 Pepper Street
Crossharbour
London
E14 9RP

The sale by retail of alcohol: On and off sales

- Monday, Tuesday and Wednesday from 10:00 hours to midnight
- Thursday and Friday from 10:00 hours to 01:00 hours the following day
- Saturday from 08:00 hours to 01:00 hours the following day
- Sunday from 12:00 hours to midnight

Regulated Entertainment Consisting of:-
Recorded Music:

- Monday, Tuesday and Wednesday from 10:00 hours to 00:30 hours the following day
- Thursday and Friday from 10:00 hours to 01:30 hours the following day
- Saturday from 08:00 hours to 01:30 hours the following day

Sunday from 12:00 hours to 00:30 hours the following day

Live Music, Indoor Sporting events, provision of facilities for dancing, provision of facilities for entertainment to include Karaoke:

- Monday, Tuesday and Wednesday from 10:00 hours to midnight
- Thursday and Friday from 10:00 hours to 01:00 hours the following day
- Saturday from 08:00 hours to 01:00 hours the following day
- Sunday from 12:00 hours to midnight

Late Night Refreshment:

- Monday, Tuesday and Wednesday from 23:00 hours to midnight
- Thursday and Friday from 23:00 hours to 01:00 hours the following day
- Saturday from 23:00 hours to 01:00 hours the following day
- Sunday from 23:00 hours to midnight

In addition to the above: A further additional hour until 01:00 hours when the following fall on a Sunday through to a Wednesday:-

Christmas Eve, Boxing Day, St Georges Day, Waitangi Day(6 February), Australia Day (26 January), Anzac Day (25 April), Australian Football League Finals, the Melbourne Cup, Tri-Nations and London Marathon.

Also, no more than 12 occasions per annum giving the police 7 days notice of application and requiring their approval in advance of the event taking place, special events until 02:00 hours.

Note: New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Years Eve and 11am on New Years Day.

The opening hours of the premises

- Monday, Tuesday and Wednesday from 10:00 hours to 00:30 hours the following day
- Thursday and Friday from 10:00 hours to 01:30 hours the following day
- Saturday from 08:00 hours to 01:30 hours the following day
- Sunday from 12:00 hours to 00:30 hours the following day

A further additional hour until 01:30 hours when the following fall on a Sunday through to a Wednesday:-

Christmas Eve, Boxing Day, St Georges Day, Waitangi Day(6 February), Australia Day (26 January), Anzac Day (25 April), Australian Football League Finals, the Melbourne Cup, Tri-Nations and London Marathon.

In addition no more than 12 occasions per annum giving the police 7 days notice of application and requiring their approval in advance of the event taking place, to remain open until 02:30 hours.

Note: New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Years Eve and 11am on New Years Day.

(Firezza)

Unit 6B

Baltimore Wharf

Pepper Street

London

E14 9RH

Regulated entertainment. Recorded music only.

Monday to Sunday 12:00 noon – midnight.

Late night refreshment.

Monday to Sunday 12:00 noon – midnight.

Sale of alcohol by retail. (On and off sales)

Monday to Sunday 12:00 noon – midnight.

The opening hours of the premises

Monday to Sunday 12:00 noon – midnight.

(Oki-Doki Nails Limited)
Unit 3
Westward Parade
Pepper Street
London
E14 9DZ

The Supply of Alcohol (on sales only)

- Monday to Saturday from 10:00hrs to 19:00hrs
- Sunday from 12:00hrs (midday) to 17:00hrs

The opening hours of the premises

- Monday to Saturday from 10:00hrs to 19:00hrs
- Sunday from 12:00hrs (midday) to 17:00hrs

(Tompkins & Attic)
70 Marsh Wall
London
E14 9TP

The sale by retail of alcohol. (On sales only)

Monday to Saturday 06:00 hrs – 04:00 hrs

Sunday 06:00 hrs – 02:00 hrs

The provision of regulated entertainment

Films:

Monday to Sunday 24 hours a day

Live music; anything with a similar description to live music or recorded music;

Monday to Saturday noon to 04:00hrs, Sunday noon – 02:00 hrs;

Recorded music:

Monday to Saturday 0600 hrs to 04:00 hrs, Sunday noon – 02:00 hrs;

Late Night Refreshment

Monday to Saturday 23:00 hrs – 04:00 hrs, Sunday 23:00 hrs – 02:00 hrs.

The opening hours of the premises

Monday to Saturday 0600 hrs to 04:00 hrs,

Sunday 06:00 hrs – 02:00 hrs;

**(The George)
114 Glengall Grove
Millwall
London
E14 3ND**

The sale by retail of alcohol (On and off sales)

- Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday, from 11.00 hours until 24.00 hours

The provision of regulated entertainment

- Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday, from 11.00 hours until 24.00 hours

Live Music & Recorded Music

- Friday, Saturday and Sunday, from 19.00 hours until 23.00 hours

The provision of late night refreshment

- Friday, Saturday and Sunday, from 23.00 hours until 24.00 hours

Non-standard timings

When hours for the sale of alcohol are extended on special days: Christmas Eve, Patron Saints days and Burns Night from 10.00 hours to 02.00 hours the next day. New Years Eve Music Only to continue to 01.00 hours the next day

However, New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Years Eve and 11am on New Years Day

The opening hours of the premises

- Monday to Sunday, from 11.00 hours until 00.30 hours the next day

Non-standard timings

When hours for the sale of alcohol are extended on special days: Christmas Eve, Patron Saints days and Burns Night 02.30 hours the next day. New Year's Eve Music Only to continue to 01.30 hours the next day

However, New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Year's Eve and 11am on New Year's Day

(Kilikya)
10-12 Harbour Exchange Square
London
E14 9GE

Live Music and Performance of Dance (indoors)

Monday to Thursday 19:00 hours to 23:00 hours.
Friday to Saturday 19:00 hours to 23:30 hours.
Sunday 19:00 hours to 22:00 hours.

Recorded Music (indoors)

Monday to Thursday 07:00 hours to 23:00 hours.
Friday to Saturday 07:00 hours to 23:30 hours.
Sunday 07:00 hours to 22:00 hours.

Late Night Refreshment (indoors)

Friday to Saturday 23:00 hours to 23:30 hours.

Supply of alcohol (On sales only)

Monday to Thursday 07:00 hours to 23:00 hours.
Friday to Saturday 07:00 hours to 23:30 hours.
Sunday 07:00 hours to 22:00 hours.

The opening hours of the premises

Monday to Thursday 07:00 hours to 23:30 hours.
Friday to Saturday 07:00 hours to 00:00 hours.
Sunday 07:00 hours to 22:30 hours.

(Co-operative Group Food Ltd.)

Retail Unit CG
Harbour Island
Harbour Exchange Square
London
E14 9GE

The Supply of Alcohol (off sales only)

Monday to Sunday from 07:00hrs to 23:00hrs

The opening hours of the premises

There are no restrictions on opening hours

(Taylor St Baristas)
Unit 1
Exchange Tower
Harbour Exchange Square
London
E14 9GE

The sale by retail of alcohol (On sales only)
Monday to Wednesday 12:00 hours to 17:00 hours
Thursday and Friday 12:00 hours to 21:00 hours

The opening hours of the premises
Monday to Wednesday 08:00 hours to 17:00 hours
Thursday and Friday 08:00 hours to 21:00 hours

(Fino's Orangery)
Harbour Exchange Square
London
E14 9GE

Alcohol shall not be sold or supplied except during permitted hours. (On and off sales)

In this condition, permitted hours means:

- a. On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 10 a.m. to 11 p.m.
- b. On Sundays, other than Christmas Day or New Year's Eve, 12 noon to 10.30 p.m.
- c. On Good Friday, 12 noon to 10.30 p.m.
- d. On Christmas Day, 12 noon to 3 p.m. and 7 p.m. to 10.30 p.m.
- e. On New Year's Eve, except on a Sunday, 11 a.m. to 11 p.m.
- f. On New Year's Eve on a Sunday, 12 noon to 10.30 p.m.
- g. On New Year's Eve from the end of permitted hours to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

For conditions re. "drinking up time" see
Annex 1 Mandatory Conditions

Note: However, New Years Eve is subject to the Regulatory Reform (Special Occasion Licensing) Order 2002. Which means that while that order is in effect the premises may remain open for the twelve hours between 11pm on New Years Eve and 11am on New Years Day.

The opening hours of the premises
There are no restrictions on the hours during which this premises is open to the public

Appendix 5

Section 182 Advice by the Home Office Updated on March 2015

Relevant, vexatious and frivolous representations

- 9.4 A representation is “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives. For example, a representation from a local businessperson about the commercial damage caused by competition from new licensed premises would not be relevant. On the other hand, a representation by a businessperson that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to prevent that nuisance were inadequate, would be relevant. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. For representations in relation to variations to be relevant, they should be confined to the subject matter of the variation. There is no requirement for a responsible authority or other person to produce a recorded history of problems at premises to support their representations, and in fact this would not be possible for new premises.
- 9.5 It is for the licensing authority to determine whether a representation (other than a representation from responsible authority) is frivolous or vexatious on the basis of what might ordinarily be considered to be vexatious or frivolous. A representation may be considered to be vexatious if it appears to be intended to cause aggravation or annoyance, whether to a competitor or other person, without reasonable cause or justification. Vexatious circumstances may arise because of disputes between rival businesses and local knowledge will therefore be invaluable in considering such matters. Licensing authorities can consider the main effect of the representation, and whether any inconvenience or expense caused by it could reasonably be considered to be proportionate.
- 9.6 Frivolous representations would be essentially categorised by a lack of seriousness. Frivolous representations would concern issues which, at most, are minor and in relation to which no remedial steps would be warranted or proportionate.
- 9.7 Any person who is aggrieved by a rejection of their representations on either of these grounds may lodge a complaint through the local authority’s corporate complaints procedure. A person may also challenge the authority’s decision by way of judicial review.

- 9.8 Licensing authorities should not take decisions about whether representations are frivolous, vexatious or relevant to the licensing objectives on the basis of any political judgement. This may be difficult for councillors who receive complaints from residents within their own wards. If consideration is not to be delegated, contrary to the recommendation in this Guidance, an assessment should be prepared by officials for consideration by the sub- committee before any decision is taken that necessitates a hearing. Any councillor who considers that their own interests are such that they are unable to consider the matter independently should disqualify themselves.
- 9.9 It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.
- 9.10 Licensing authorities should consider providing advice on their websites about how any person can make representations to them.

Appendix 6

Mohshin Ali

From: Aaron Bartram [REDACTED]
Sent: 18 January 2017 23:56
To: Mohshin Ali
Subject: RE: Baltimore Tower, 25 Crossharbour Plaza, London E14 9TA

Dear Mr Ali

Thanks for your email making us aware of the applicant's proposals.

I have discussed them with my wife and our position remains unchanged we object to application based on public nuisance and that it will "interfere with peaceful enjoyment of property" article one first protocol Human rights.

The applicant offers mainly reactive measures to the facts that surround the operation of restaurants and bars.

The facts are people will be coming and going into the tower under the influence of alcohol and accompanied by the noise that arises from this activity and CCTV won't stop it, neither will incident reports or stopping under 21's from drinking.

I do not envy the police or owners trying to track down a crowd people who think they are being quiet as they leave the premises, or talk loudly over a cigarette.

The applicant does not highlight how they will deal with the smoking in enclosed public places ban that came in to force in July 2007, will their customers come out on to balconies and the lobby entrance talk and smoke until after midnight when the majority of the residents of Baltimore wharf and Baltimore tower will be sleeping.

Finally, how have the rules about noise created by tenants in the current Baltimore Wharf development been considered by the owners and developers of the new Baltimore Tower, seems crazy that security will and do ask the tenants of Baltimore wharf to adhere to the rules, yet the same developers are allowing noise to be created 50m away in the new Baltimore tower until 1230am most nights.

I wonder how well informed the new owners or Baltimore Tower are about the future potential plans highlighted below... they will not have seen the planning notices on the boundary fence as they haven't moved in yet.

This could be a significant challenge for the environmental department of Tower Hamlets if the new tenants on 47 floors are not happy with noise levels either.

I have one last question, can we attend the license hearing?

Best Regards

Aaron
[REDACTED]

From: Mohshin Ali [mailto:M[REDACTED]]
Sent: 18 January 2017 12:46
To: [REDACTED]
Subject: Baltimore Tower, 25 Crossharbour Plaza, London E14 9TA
Importance: High

Dear Mr Bartram,

Licensing Act 2003

New premises: Baltimore Tower, 25 Crossharbour Plaza, London E14 9TA

I write to you following your representation to the above application and my email of 10th January 2017.

Please see below an email from the applicant. As you are the only objector, please let me know if the amended hours and conditions satisfy any of your concerns. If so, then please write to me to confirm if you wish to withdraw your representation. However, if you wish to maintain your representation then the application will be decided by the Licensing Sub-Committee and the Democratic Services will write to you in due course.

Either way, I would be grateful for your response at your earliest convenience.

Thanks

Mohshin Ali - Senior Licensing Officer

Licensing . Environmental Health & Trading Standards . John Onslow House . 1 Ewart Place . London E3 5EQ

[REDACTED]



From: Tasha Yates [REDACTED]
Sent: 18 January 2017 09:53
To: Mohshin Ali
Cc: Helen Bowey
Subject: RE: Baltimore Tower, 25 Crossharbour Plaza, London E14 9TA

Dear Mr Bartram

We have been made aware by Tower Hamlet's licensing team of your representation with regards our premise licence application for Baltimore Tower.

I wanted to write to assure you that it is not our intention, as the appointed operator of the restaurants in the Baltimore Tower, to allow the venue to become a Public Nuisance for local residents. Our plans for the site are sophisticated and in no way intend to breach any noise levels that could be deemed a nuisance. The Tower itself is a residential building so it is extremely important to the developers that the structure and materials being used by the contractors have noise and vibration containment as a priority. We have undertaken to consult with a third party company, Sonic Element, for sound checks during the development stage. As the restaurant operator we will be monitored accordingly by the developer to ensure that sound is kept to the appropriate target level that is stated in our lease agreement. Please be assured that our intention is that all music, whether live or recorded, is of a background nature.

With this in mind, since our premise licence application was first submitted, we have been in discussions with Nicola Cadzow, Tower Hamlet's Environmental Health Technical Officer and **revised our application's timings**. She has subsequently confirmed that she now has no objection to our application. Please be advised that our revised timings for sales of alcohol and both live and recorded music are:

Mon, Tues, Weds – until midnight, with 30 minutes finish-up time prior to closing at 00:30 hours
Thurs, Friday, Saturday – until 00:30, with 30 minutes finish-up time prior to closing at 01:00 hours
Sunday – until 22:30s, with 30 minutes finish-up time prior to closing at 23:00.

We have also agreed to include the following conditions as below:-

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.

In addition to the above, Mr Mark Perry, Licensing officer at the Metropolitan Police has also advised he does not have any objection to the above hours, but would like the following conditions included in the licence, which we have also agreed to:

1) **A CCTV system to be put in place**, the cameras are to be of sufficient quality so that peoples' faces are clearly identifiable from the footage. The cameras are to be placed in such a way as they cover areas of the pub specified by the Police.

The system is to record the footage and to keep it for a minimum of 30 days and a copy off CCTV footage is to be made available to Police or the Local Authority upon request and supplied within 24 hours. While the premises are open to the public a member of staff must be on duty who can operate the CCTV system.

2) The premises will operate a **Challenge 21 policy**, all those who look under 21 years of age will be asked for proof of age.

3) **An incident record book** is to be kept at the premises, this book will record all refusals of the sale of alcohol, all disorder and crimes that occur either in the premises or involve the premises customers, or any other incident of note. The incident book is to be signed off every day by the manager even if there is nothing to report.

4) Police will be given **2 weeks' notice of any private functions** booked for the venue.

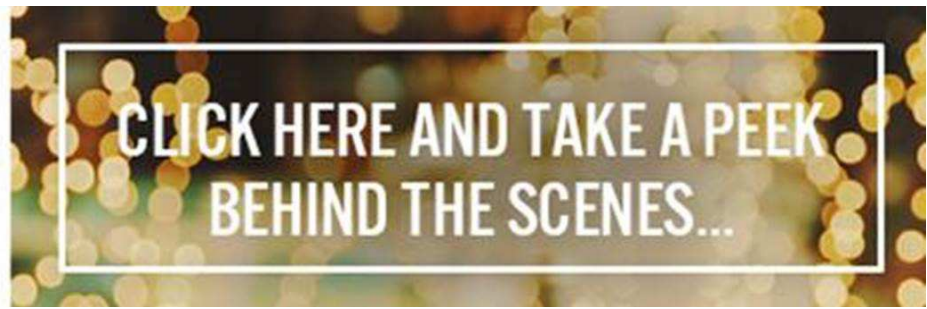
If you have any queries, please do get in touch with Tower Hamlet's licensing team, but I am hoping that our discussion with both the council environmental officer and the police licensing officer and our subsequent agreement to amend the timings of our application might allay your fears and that you might withdraw your representation. Please do let Tower Hamlet's licensing team know any further thoughts you have and how you would like to proceed.

With kind regards

Tash Yates

rhubarb

[Redacted signature block]



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Mohshin Ali

From: Aaron Bartram [REDACTED]
Sent: 06 January 2017 11:29
To: Licensing
Subject: Representations regarding licence application

Dear Sir/Madame,

Reference: **The planning application Notice #096547 for Baltimore Tower E14 9TA**

We would like to object to the conditions of the licence under the provision of live and recorded music and the selling of alcohol and provision of refreshments, before the closing deadline of Midnight 6th Jan 2017.

Our objects are based on **Public Nuisance** and the noise nuisance that this will cause us and other occupiers of apartments in [REDACTED] Baltimore wharf London [REDACTED]

Allowing live and recorded music to be played until 1am in the morning Monday to Saturday on the ground 43rd 44th 45th floors will "interfere with peaceful enjoyment of property" article one first protocol Human rights.

The management at our development "Baltimore Wharf" already have strict rules on noise and manage it well, having a series of bars at different levels up the length of "Baltimore Tower" playing music and attracting people until 1am in the morning is unacceptable.

Due to the design of the surrounding buildings noise travels and bounces of the tall buildings there is little natural damping of noise by trees, people will come and go to "Baltimore Tower" and having enjoyed the refreshment they will be keen to tell the world at the top of their voices.

People will come out at the ground floor, 43, 44 and 45 th floors of Baltimore Tower to enjoy a cigarette between drinks and stand talking to each other, interfering with our enjoyment of our peace and quiet in our own home.

Noise will also emanate from the proposed establishment especially in the summer months through doors and windows and resonates around dock causing a lot of problems for the residents.

The Pan Pen development is a primary example the ground floor bar noise in the summer especially if football is on can be heard down the length of the mill wall inner dock.

There are more than enough bars and restaurants in the area to cater for the population.

Your sincerely,
Aaron & Cleo Bartram.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Appendix 7

Mohshin Ali

From: Nicola Cadzow
Sent: 03 January 2017 12:49
To: Licensing
Cc: [REDACTED]
Subject: FW: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Dear Licensing,

I have no objections to the License Application for Baltimore Tower, following agreement to the amendments and conditions to be added (see email trail below), and as follows:-

Mon, Tues, Weds – until midnight, with 30 minutes finish up time prior to closing at 00:30 hours
Thurs, Friday, Saturday – until 00:30, with 30 minutes finish up time prior to closing at 01:00 hours
Sunday – until 22:30s, with 30 minutes finish up time prior to closing at 23:00.

To include the conditions as below:-

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.

Kind regards

Nicola Cadzow
Environmental Health Technical Officer
Noise Pollution Team
Environmental Protection
London Borough of Tower Hamlets

From: Nicola Cadzow
Sent: 03 January 2017 12:44
To: 'Tasha Yates'; Helen Bowey
Cc: MARK.J.Perry [REDACTED]
Subject: RE: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Hi Tash

All good thank you and hope you had a good Xmas and New Year too!

I shall forward Licensing your confirmation to the conditions.

All the very best in 2017.

Regards

Nicola

From: Tasha Yates [REDACTED]
Sent: 01 January 2017 19:47
To: Nicola Cadzow; Helen Bowey
Cc: [MARK.J.Perry](#) [REDACTED]
Subject: RE: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Dear Nicola
I hope you had a wonderful Christmas and New Year celebration.

Thank you for your email below, dated 23rd December 2016, and apologies for the delay in my reply.
The amendment below is much appreciated and I can confirm we're happy to proceed with the two conditions as per your email. Helen Bowey is currently in Canada and I am replying on her behalf.
Should you require any further information, please feel free to contact me.
With kind regards

Tash Yates

rhubarb

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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Please consider the environment before printing this email.

From: Nicola Cadzow [REDACTED]
Sent: 23 December 2016 13:51
To: Tasha Yates <[REDACTED]>; Helen Bowey [REDACTED]
Cc: [MARK.J.Perry](#) [REDACTED]
Subject: RE: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Hi Tasha, Helen

Point 3, when you have any regulated entertainment be it Live Music or recorded music doors to remain closed other than to enter or exit the premises, to prevent noise from escaping the premises, and causing a Public Nuisance.

However, if music is to be string quartets and soft jazz, during the evening and only background during the day then I have no problem with that and would be happy to exclude this condition so that only the following two conditions shall apply as below:-

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.

I have no objections to the License Application for Baltimore Tower, following agreement to the amendments and conditions to be added (see email trail below), as follows:-

Mon, Tues, Weds – until midnight, with 30 minutes finish up time prior to closing at 00:30 hours
Thurs, Friday, Saturday – until 00:30, with 30 minutes finish up time prior to closing at 01:00 hours
Sunday – until 22:30s, with 30 minutes finish up time prior to closing at 23:00.

To include the conditions as below:-

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.

I await your confirmation at your earliest convenience.

Kind regards

Nicola Cadzow
Environmental Health Technical Officer
Noise Pollution Team
Environmental Protection
London Borough of Tower Hamlets

From: Tasha Yates [REDACTED]
Sent: 22 December 2016 20:54
To: Nicola Cadzow
Subject: RE: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Dear Nicola

Thank you for your email and acceptance of revised times and conditions.

In relation to the third condition when you have stated that all windows and external doors shall be kept closed after 22:00 hours, **or at any time when regulated entertainment takes place**, except for the immediate access & egress of persons;

can I please clarify the section in bold. As you will see from the plans there are two terraces; one on Level 43 and one on Level 44. It is our hope that during the Spring and Summer months these be utilised for dining throughout the day and ideally we would like to be able to keep the doors open during that time. When you say that the doors must be closed "at any time when regulated entertainment takes place" does that mean that when alcohol is being served or music being played they need to be closed at all times day or night? I ask because the doors are not

electronic so this may cause problems for service to terrace tables. If this is your understanding, I wonder whether we can discuss this condition further with you. The terrace is a significant proportion of our restaurant demise. Our plan for these restaurants is not one where music is intended to be played at high volume, on the contrary it is our intention to play recorded background music during the day and on evenings where live music is played we are investigating the idea of string quartets and soft jazz options.

With kind regards and a very Merry Christmas

Tash Yates

rhubarb

[Redacted text]



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Please consider the environment before printing this email.

From: Nicola Cadzow [Redacted]
Sent: 19 December 2016 11:18
To: Licensing <Licensing@towerhamlets.gov.uk>
Cc: [Alan.D.Cruickshank](mailto:Alan.D.Cruickshank@towerhamlets.gov.uk) [Redacted]; [MARK.J.Perry](mailto:MARK.J.Perry@towerhamlets.gov.uk) [Redacted]; Helen Bowey <[helen.bowey](mailto:helen.bowey@towerhamlets.gov.uk)> [Redacted]; Tasha Yates [Redacted]
Subject: FW: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Dear Licensing,

I have no objections to the License Application for Baltimore Tower, following agreement to the amendments and conditions to be added (see email trail below), as follows:-

- Mon, Tues, Weds – until midnight, with 30 minutes finish up time prior to closing at 00:30 hours
- Thurs, Friday, Saturday – until 00:30, with 30 minutes finish up time prior to closing at 01:00 hours
- Sunday – until 22:30s, with 30 minutes finish up time prior to closing at 23:00.

To include the conditions as below:-

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- 3) All windows and external doors shall be kept closed after **22:00 hours**, or at any time when regulated entertainment takes place, except for the immediate access & egress of persons.

Kind regards

Nicola Cadzow
Environmental Health Technical Officer
Noise Pollution Team
Environmental Protection
London Borough of Tower Hamlets

From: Nicola Cadzow
Sent: 19 December 2016 09:03
To: 'Helen Bowey'
Cc: Tasha Yates
Subject: RE: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Dear Ms Bowey,

I have no objections to the hours as amended to read:-

Mon, Tues, Weds – until midnight, with 30 minutes finish up time prior to closing at 00:30 hours
Thurs, Friday, Saturday – until 00:30, with 30 minutes finish up time prior to closing at 01:00 hours
Sunday – until 22:30s, with 30 minutes finish up time prior to closing at 23:00.

To include the conditions as below:-

- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- 3) All windows and external doors shall be kept closed after **22:00 hours**, or at any time when regulated entertainment takes place, except for the immediate access & egress of persons.

Kind regards

Nicola Cadzow
Environmental Health Technical Officer
Noise Pollution Team
Environmental Protection
London Borough of Tower Hamlets

From: Helen Bowey [REDACTED]
Sent: 15 December 2016 11:43
To: Nicola Cadzow

Cc: Tasha Yates; Helen Bowey

Subject: FW: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Dear Ms Cadzow

Thank you for your email and apologies that I was not available when you called. I am regularly out of the office and on site at our London restaurant locations. Should you need to speak with me going forward, please do call my mobile: [REDACTED].

I understand your concerns with regards our premise licence application's timings for the licensable activities and I would like to address them.

Baltimore Tower is still under construction and the structure and materials being used by the contractors under the developers instruction have noise and vibration containment as a priority. We are keenly aware that the development is a residential building and as the restaurant operator in no way do we want to become a nuisance for our tenants. We are currently in the process of sound checking the space and have yet to receive full detailed reports from the third party company, Sonic Element. Once we have them, I'd be more than happy to share them with you. As the restaurant operator we will be monitored accordingly by the developer to ensure that sound is kept to the appropriate target level that is stated in our lease agreement.

With regards the daily timings for Licensable Activities (Regulated Entertainment: Live Music & Recorded Music, Sale of Alcohol, Late Night Refreshment), I wonder whether you might consider the following:
Mon, Tues, Weds – until midnight, with 30 minutes finish up time prior to closing at 00:30 hours – no change from your email suggestion.
Thurs, Friday, Saturday – until 00:30, with 30 minutes finish up time prior to closing at 01:00 hours – I am requesting a further 30 minutes.
Sunday – until 22:30s, with 30 minutes finish up time prior to closing at 23:00 – no change from your email suggestion.

With regards the three conditions that you mention.

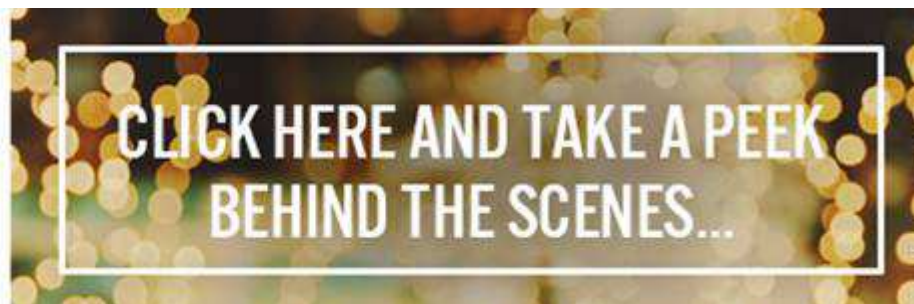
- 1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance. **We agree entirely – this is noted in our lease with the developers, Frogmore, and we shall meet all of the required standards.**
- 2) Loudspeakers shall not be located in the entrance lobby or outside the premises building. **We agree entirely.**
- 3) All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access & egress of persons. **We would like to request this be extended to 22:00 hours.**

I look forward to hearing from you and if you would like to discuss any of the above, please do get in touch via email or my mobile: [REDACTED]. Alternatively you can speak with my colleague, Tasha Yates. She is working closely with me on this project and fully up to speed with our premise licence application. Her mobile number: [REDACTED]


With kind regards

Helen Bowey
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

rhubarb food design Ltd



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From: Nicola Cadzow [REDACTED]
Sent: 14 December 2016 09:50
To: Helen Bowey [REDACTED]
Cc: [MARK.J.Perry](#) [REDACTED]
Subject: Premises License Application Baltimore Tower 25 Cross Harbour Plaza London E13 9TA - ref M/096547

Dear Ms Bowey

I am the Noise Officer who is looking at the Premise License Application for Baltimore Tower 25 Crossharbour Plaza.

I called to speak to you but was advised you were unavailable at this time.

I have looked through the License Application and I would agree to the following:

Monday to Saturday: Licensable Activities (Regulated Entertainment: Live Music & Recorded Music, Sale of Alcohol, Late Night Refreshment) until Midnight, with 30 minutes finish up time prior to closing at 00:30 hours
Sundays: Licensable Activities (Regulated Entertainment: Live Music & Recorded Music, Sale of Alcohol, Late Night Refreshment) until 22:30 hours, with 30 minutes finish up time prior to closing at 23:00 hours.

Also I wish to add three conditions as follows:

- (1) no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance
- (2) Loudspeakers shall not be located in the entrance lobby or outside the premises building
- (3) All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access & egress of persons.

I shall wait for your confirmation of the above. However if you wish to discuss the application, please call me on telephone number [REDACTED]

Kind regards

Nicola Cadzow
Environmental Health Technical Officer
Noise Pollution Team
Environmental Protection
London Borough of Tower Hamlets

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Web site : <http://www.towerhamlets.gov.uk>

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Appendix 8

Mohshin Ali

From: Mohshin Ali on behalf of Licensing
Sent: 21 December 2016 14:49
To: Mohshin Ali
Subject: FW: Premises License Application Baltimore Tower

Follow Up Flag: Follow up
Flag Status: Flagged

From: [MARK.J.Perry](#) [REDACTED]
Sent: 21 December 2016 14:26
To: [helen.bowey](#) [REDACTED]
Cc: Licensing; Nicola Cadzow
Subject: Premises License Application Baltimore Tower

Dear Helen,

It was good to speak to you earlier today. Following our conversation I can confirm that I have no objection the hours requested but would like the following conditions added to the license:

1) A CCTV system to be put in place, the cameras are to be of sufficient quality so that peoples faces are clearly identifiable from the footage. The cameras are to be placed in such a way as they cover areas of the pub specified by the Police.

The system is to record the footage and to keep it for a minimum of 30 days and a copy off CCTV footage is to be made available to Police or the Local Authority upon request and supplied within 24 hours.

While the premises are open to the public a member of staff must be on duty who can operate the CCTV system.

2) The premises will operate a Challenge 21 policy, all those who look under 21 years of age will asked for proof of age.

3) A incident record book is to be kept at the premises, this book will record all refusals of the sale of alcohol, all disorder and crimes that occur either in the premises or involve the premises customers, or any other incident of note. The incident book is to be signed off every day by the manager even if there is nothing to report.

4) Police will be given 2 weeks notice of any private functions booked for the venue, this information will include:

- Numbers of people attending
- If it is a promoted event
- If Dj's are being used
- A risk assessment carried out by the management to cover event security.

If you could consider the conditions and let me know if they are acceptable.

If you have any questions or want to talk please don't hesitate to contact me.

Regards

Mark

PC Mark Perry
Police Licensing Officer
Toby Club
Vawdry Close
E1 9UA

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Appendix 9

Noise while the premise is in use

General Advice

If they conclude this is a problem Members should consider whether it is possible to carry out suitable and proportionate noise control measures so that noise leakage is prevented. In addition Members may consider that only certain activities are suitable.

The hours of operation also need to be considered (see below).

If Members believe that there is a substantial problem of noise while the premises are in use and it cannot be proportionately address by licensing conditions they should refuse the application.

Licensing Policy

The policy recognises that noise nuisance can be an issue, especially if a premises is open late at night. **(See Sections 8.1 of the Licensing Policy)**.

While all applications will be considered on their merits, consideration will be given to imposing stricter conditions in respect of noise control where premises are situated close to local residents. **(See Section 12.11)**.

The Licensing Authority expects the applicant to have addressed all nuisance issues relating to the premises in their operating schedule and to have sought appropriate advice from the Council's Environmental Health Officers. **(See Section 8.2 of the Licensing Policy)**.

The Licensing Authority will consider attaching conditions to prevent nuisance and these may include Conditions drawn from the Model Poll of Conditions relating to Crime and Disorder. **(See Appendix 2 Annex D of the Licensing Policy)**. In particular Members may wish to consider (this list is not exhaustive):

- hours of opening (this needs to be balanced against potential disorder caused by artificially early closing times)
- Whether certain parts should close earlier than the rest (for example a "beer garden", or restricted in their use)
- Whether or not certain activities should have to close at an early hour, for example live music
- Conditions controlling noise or vibration (for example, noise limiters, keeping doors and windows closed).
- Prominent clear and legible notices at all exits requesting the public to respect the needs of local residents and leave the premises and area quietly
- Conditions controlling the use of explosives, pyrotechnics and fireworks
- Conditions controlling the placing of refuse
- Conditions controlling noxious smells

- Conditions controlling lighting (this needs to be balanced against potential crime prevention benefits)

Police Powers

Part 8 of the Licensing Act 2003 enables a senior police officer to close down a premises for up to 24 hrs. a premises causing a nuisance resulting from noise emanating from the premises.

Guidance Issued under Section 182 of the Licensing Act 2003

The Licensing Policy has adopted the recommended Pool of Conditions as permitted (13.20 and Annex D).

The prevention of public nuisance could include low-level nuisance, perhaps affecting a few people living locally as well as major disturbance affecting the whole community (2.33).

Licence conditions should not duplicate other legislation (1.16).

Necessary and appropriate conditions should normally focus on the most sensitive periods (2.36) and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder (2.38).

Other Legislation

The Environmental Protection Act 1990, Part 111 gives Environmental Health Officers the power to deal with statutory nuisances.

The Anti-social Behaviour Act 2003, Sections 40 and 41 give Environmental Health Officers the power of closure up to 24 hours in certain circumstances.

Appendix 10

Access and Egress Problems

Such as:

Disturbance from patrons arriving/leaving the premises on foot

Disturbance from patrons arriving/leaving the premises by car

Lack of adequate car parking facilities

Close proximity to residential properties

Comment

The above have been grouped together as egress problems. Of course the particular facts will be different for each alleged problem.

Egress only is referred to-if necessary access can be added or substituted in.

General Advice

In considering concerns relating to disturbance from egress, Members need to be satisfied that the premises under consideration has been identified as the source of the actual or potential disturbance. If they are satisfied that this is a problem, then proportionate conditions should be considered.

The hours of operation also need to be considered.

If Members believe that there is a substantial problem concerning egress and it cannot be proportionately addressed by licensing conditions, they should refuse the application.

Licensing Policy

The policy recognises that noise nuisance can be an issue, especially if a premises is open late at night. (**See Section 10 of the Licensing Policy**).

The Licensing Authority expects the applicant to have addressed all nuisance issues relating to the premises in their operating schedule and to have sought appropriate advice from the Council's Environmental Health Officers. (**See Section 10.2 of the Licensing Policy**).

The policy also recognises that staggered closing can help prevent problems at closure time (**See Section 15.1**).

However, while all applications will be considered on their merits, consideration will be given to imposing stricter conditions in respect of noise control where premises are situated close to local residents. (**See Section 15.5**)

The Council has adopted a set of framework hours (**See 15.8 of the licensing policy**). This relates to potential disturbance caused by late night trading.

The Licensing Authority will consider attaching conditions to prevent nuisance and these may include Conditions drawn from the Model Pool of Conditions relating to the prevention of Public Nuisance. (**See Annex G of the Licensing Policy**). In particular Members may wish to consider (this list is not exhaustive):

- hours of opening (this needs to be balanced against potential disorder caused by artificially early closing times)
- Whether certain parts should close earlier than the rest (for example a “beer garden”, or restricted in their use)
- Whether or not certain activities should have to close at an early hour, for example live music
- Conditions controlling noise or vibration (for example, noise limiters, keeping doors and windows closed).
- Prominent clear and legible notices at all exits requesting the public to respect the needs of local residents and leave the premises and area quietly

Guidance Issued under Section 182 of the Licensing Act 2003

The prevention of public nuisance could include low-level nuisance, perhaps affecting a few people living locally as well as major disturbance affecting the whole community. (2.19).

Licence conditions should not duplicate other legislation (1.16).

Any conditions should be tailored to the type, nature and characteristics of the specific premises. Licensing authorities should be aware of the need to avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are very expensive to purchase and install and are likely to be a considerable burden for smaller venues. (2.20)

Measures can include ensuring the safe departure of customers, these can include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks

Necessary and appropriate conditions should normally focus on the most sensitive periods (2.22) and may address disturbance as customers enter or leave the premises but it is essential that conditions are focused on measures within the direct control of the licence holder.

Appendix 11

Planning

An application for a Premises Licence can be made in respect of a premises even where the premises does not have relevant Planning Permission. That application has to be considered and Members can only refuse the application where the application itself does not promote one of more of the Licensing Objectives. Members cannot refuse just because there is no planning permission. Where a Premises Licence is granted and which exceeds what is allowed by the Planning Permission and that Premises then operates in breach of planning then the operator would be liable to enforcement by Planning.

Appendix 12

Licensing Policy Relating to Hours of Trading

All applications have to be considered on their own merits.

The Council has however adopted a set of framework hours as follows:

- Monday to Thursday, from 06:00 hrs to 23:30 hrs
- Friday and Saturday, from 06:00 hrs to 00:00 hrs (midnight)
- Sunday, from 06:00 hrs to 22:30 hrs

(see 15.8 of the Licensing Policy)

In considering the applicability of frame work hours to any particular application regard should be had to the following

- Location
- Proposed hours of regulated activities, and the proposed hours the premises are open to the public
- The adequacy of the applicant's proposals to deal with issues of crime and disorder and public nuisance
- Previous history
- Access to public transport
- Proximity to other licensed premises, and their hours

(See 15.9 of the licensing policy)

Subject to any representations to the contrary in individual cases the following premises are not generally considered to contribute to late night anti-social behaviour and will therefore generally have greater freedom

- Theatres
- Cinemas
- Premises with club premises certificates