

Meeting of the

LICENSING SUB COMMITTEE

Thursday, 26 June 2014 at 5.30 p.m.

SUPPLEMENTAL AGENDA

	PAGE NUMBER	WARD(S) AFFECTED
4 .1 Application for a New Premises Licence for Qualm Free Tearoom/The Hawkhurst Vault, 240 Brick Lane, London, E2 7EB -	1 - 48	Weavers

Supporting documents submitted on behalf of the Applicant

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If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

Simmi Yesmin, Democratic Services

Tel: 020 7364 4120, E-mail: simmi.yesmin@towerhamlets.gov.uk

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Dear Ms Yesmin,

This e-mail, its attachments and links comprise the documentation we're presenting for our Licence hearing next Thursday 26th June.

I've attached this e-mail to mine to Mr Lisowski from yesterday responding to Ms Jane Miller's e-mail from last week as I'd like that to be included in documentation forwarded to the licencing committee.

The attachments are:

1. Our central business case, explaining who we are, what we do and intend to do, and documenting with explanation our refutation of the objections to our licence application
2. Our communiques with residents both before and after our licence application
3. A consolidated file of on-line reviews of The Hawkhurst Vault, which unambiguously show us as a Tearoom and Lounge
4. A consolidated file of references and testimonials, more than three-quarters from very local residents. With apologies that some of the formatting looks odd, but we have copied without editing or changing from a range of different formats
5. For reference, our Waste Disposal Contract with Violaia, and a trade price list from East London Brewing Company – our proposed/ preferred local premium beer supplier.

It is perhaps easiest for readers to access The Hawkhurst Vault facebook page via our website www.hawkhurstvault.com where you will see many pictures of the premises, plus links to reviews and comments.

Contrary to assertions by Ms Jane Miller and perhaps one or two others, we are unambiguously a Tearoom and lounge, regular opening 8 to 8 (to 9.00 p.m. on Friday and Saturday, and sometimes for events such as Life Drawing Classes), which would like the opportunity to serve customers a very limited range of premium alcoholic beverages, similarly to many other relatively up-market catering and hospitality outlets.

We are very happy for this e-mail and its attachments to be forwarded to the Licencing Sub Committee and objectors, in its entirety, and look forward to meeting with you and them next Thursday at 5.30.

Please let me know if you require any further action or information from me or my business partners.

Kind regards,

Theodore Holder

LICENCE APPLICATION

Business Name: The Hawkhurst Vault
Tearoom and lounge

Proprietors' Names: James Deery, Greg Holder, Theodore
Holder

Business Address: 240 Brick Lane
London E2 7EB

Business Tel No: 020 3222 0088

Mobile Tel Nos: Greg: [REDACTED]
James: [REDACTED]
Theodore: [REDACTED]

Email Address: [REDACTED]
[REDACTED]
[REDACTED]

Web Site Address: www.hawkhurstvault.com

Company Name: Church of No Qualms Ltd

Registered Address: 10 Zealand Road,
London E3 5RB

Date: 26 June 2014

Qualm-free tea from The Church of No Qualms Ltd.

Summary of the Business

The Hawkhurst Vault is a high quality old-fashioned tea room and lounge offering a 'laid back' ambience whilst providing luxury products and service. The tea room serves a range of teas/coffees/soft drinks and food, with as much as possible sourced locally. We also offer events such as live music/exhibitions/readings from local artists with the intent of building on the sense of community already present in East London. We are family-friendly, and welcome children and pets.

Our market is the population of E2, comprising residents, local businesses and their employees, shoppers to Brick Lane and Columbia Road, and tourists. As we establish our brand reputation, and develop regular events, we anticipate attracting people with special interests, e.g. specialist music genres and literature/ poetry, from the area. Our intimate basement lounge area is ideal for small meetings, e.g. working lunches, business meetings, pop-up shops, poetry clubs, art classes, knitting/ sewing circles.

Accessing our facebook page through our web address www.hawkhurstvault.com will give information, pictures, reviews, video-clips, etc. We have included much of this information with this submission, but for readers with on-line access the website is most easily accessible.

- We are a tea led operation offering up to 17 different teas from the Jing tea company, a London based tea operation. The range includes black tea, pu-ehr, Green, Earl Grey, and more
- We also sell coffee from Climpsons and Sons, an east London independent, new coffee roastery
- Soft drinks are from the Fentimans range, a premium product
- Alcoholic drinks are conditional upon appropriate licencing. We intend to sell a limited range of premium beer from the East London Brewing company, and wine sourced from close to London. Price lists for these products are included in the pack.

Food and snacks

- We offer a simple range of food, locally sourced croissants, pastries and cakes. (See photographs in "Reviews" attachment)
- We plan to offer a simple range of freshly made sandwiches to cater to the lunchtime 'diners'. Made in front of the customer with freshly delivered bloomer or croissant, and fresh filling.
- We run the tearooms with a hands-on presence by the owners 7 days per week, regular opening times 8.00 a.m. to 8.00 p.m. Sunday to Thursday, and to 9.00 p.m. on Friday and Saturday. For some events, e.g., Life Drawing Classes, we may remain open to 9.00. We may occasionally extend hours to 11.00 p.m for alcohol sales at special events, and use the TEN (Temporary Events Notice) as required by law.
- The property at 240 Brick Lane is a corner property on the walk from Brick Lane to Columbia Road and Hackney Road and has a very recognisable front that can be seen from 3 different angles. It has famous 'Mollie Sugden' shutters with well-known graffiti on the outside, as well as a distinct purple exterior which we are

keeping as is, re-finished with our hand-written signage. The property is over 2 levels. The quirks of the property will be used to the advantage of the business, with the downstairs being more of a 'lounge area' and the upstairs with more traditional café seating.

- The lounge area basement consists of a mix match of comfortable furniture, bohemian rugs and an eclectic selection of ornaments and fixtures
- The walls are hung with a selection of art from local artists that we know who wish to get their art out to the wider audience, through our teashop. Other features include lots of books and vinyl records in the various alcoves available. We offer a book/ record share system.

The precedent for independent cafés in east London exists. The aim of The Vault is to build on this base, moving it to the next level. We are at the vintage store end of Brick Lane, or 'Beigel town'. Brick Lane and nearby Shoreditch High Street and Hackney Road have become the epicentre for the east London revival with a good selection of bars, restaurants and cafés open and busy.

The Brick Lane postcode already has an established network of cafés, with accompanying positive reputation, which we would try to integrate with and expand.

Events

- We want to run regular events on the property
- We are looking to have specific event nights, poetry readings, knitting clubs, film showings and art exhibitions, others' pop-up shops and business partnering
- Events so far:
 - 17/5/14. A charity event for Raleigh International. A lovely afternoon of Tea drinking, money raising and Tea Quizzes. The first of what we hope will be many such events. Louise Wang's reference is on the attached consolidated reference file
 - 24/5/14- Blair Jollands gig with Russell Frost exhibition. Locally based musician and artist. Brought together community, including kids playing. (See video and leaflet attached)
 - 8/6/14- Matt Pound and Lieutenant Leek, and King Eider. Lovely live gig on Sunday afternoon. Drew crowds in walking past from the market. Created a nice atmosphere for the community and immediate street outside (video attached, and Matt's reference is on the consolidated reference file)
 - 13/6/14- Guido Spannochi. Locally based Jazz flautist Guido Spannochi turned up and played a very special little Jazz set for our clientele. Locals invited and attended (video attached)
 - 14/6/14- Wool and Water pop up show. Sold bespoke bowties for the day from an Amsterdam company. The perfect fathers' day gift idea
 - 18/6/14 and weekly after. Life drawing classes from Tony at Life Drawing UK. A great constant event that can be enjoyed by locals and passers-by
- Planned events:
 - 20/6/14. Nuala from the Haggerston Tearoom is running a little stand-up comedy night for her class at stand-up comedy school. If all goes well we can be a basis for this kind of thing to keep on happening and spread the feel outwards to other tearooms.

- 29/6/14. Paulina Mikolajzyk playing a Sunday afternoon classical music set. Paulina is a local and upcoming cellist who lives round the corner from the Tearoom
- 12/7/14. Art print sale and spoken word poetry
- 13/7/14 Lieutenant Leek looking to start a monthly Sunday afternoon residency
- 18/7/14. "Voices in the Vault" – a planned monthly themed poetry night with local and famous poets
- 24/7/14 Locally based florist Larissa Hrstic running a monthly flower workshop in the Vault – "The Vaulted Flower Workshop".
- 22/8/14. Afternoon and evening of collaborative music by local musicians
- 27/9/14 and 22/10/14- Carlos Reyes-Manzo, another local and poet will be running a charity event for Poets for Change to raise money
- local singer songwriter Ellie Hall for another Sunday afternoon gig
- Vintage clothing pop-up shop

Environment

- 240 Brick Lane is a corner property. The ground floor is 562 sq ft and the basement is 403sq ft. There is no parking, but a small outside area which can fit 2 or 3 small tables/ 4 or 6 chairs. We have comfortable space for 35 customers
- There is a high level of physical property security – shutters, bars, security locks – as the premises was used in the past as a high-quality leather workshop
- We opened on 18th April 2014 with initial equipment sufficient to serve our initial range of tea, coffee, soft drinks and limited pastries and cakes
- We have ensured we open with appropriate compliance and risk management at all levels:
 - We have full business insurance including public and employers liability
 - Our refurbishment has ensured we comply with all local council, fire, health and safety regulations, including those required for an alcohol licence (e.g., emergency lighting, smoke and heat detectors, signage, etc)
 - Theo and James are experienced hosts and caterers with appropriate food safety, and security, health and safety compliance knowledge.

The Hawkhurst Vault is primarily a community-based tearoom. We offer local residents a place to meet, socialise, and enjoy a friendly and family-friendly atmosphere that is not pub- and alcohol based. However we recognise that many customers would like the choice to buy locally-sourced beer and other alcoholic beverages.

Our opening hours, pricing, range of drinks and food, and environment all clearly distinguish us as NOT a pub, bar or nightclub. People will not want to buy excessive amounts of alcohol from us at our prices – small bottles of premium beer or glasses of wine at £4.50/ £5.00 or more. Attached is the East London Brewery trade price list which shows that we need to sell at minimum £4.50 per bottle to make sufficient margin. Chapel Down Vinyards wine trade price is £8.99 per bottle – thus requiring similar £4.50/ £5.00 price per glass. Excessive drinkers will not buy from us, nor will they be welcomed.

Our communications with residents

We have consistently been open and comprehensive in our communications with nearby residents. The attached (separate) file contains:

- First written communique to residents on 10 March 2014 (6 days after we acquired the premises)
- Second written communique to residents on 20 March 2014, inviting them to talk with us and come to an "open house" on 29 March
- Third written communique to residents on 3 April, thanking them for their feedback and explaining how and why we modified our licence application
- Our communique at the beginning of June flagging upcoming events.

We have a (literally) open-door policy and approach, engaging whenever possible with residents passing by, without any pressure or expectation on residents, and constantly seeking their opinions and feedback on the tearoom and how it can be improved.

We also post openly and comprehensively on our facebook link, which is directly accessible through our website address www.hawkhurstvault.com . We have encouraged all residents and customers to access this site.

Residents' objections – and our response

A number of the objections appear very similar, many are identically worded. It has been suggested verbally by several of our customers that there has been aggressive canvassing of local residents by a very small minority (one or two people), aggressively against the very presence of the Tearoom, and that several signatories have subsequently been surprised at the inaccuracies portrayed by the lead petitioners in their efforts to canvass against us. Below we have attempted to summarise our response avoiding unnecessary duplication

1. The residents' petition: this took as its starting point our original licence application, and, we have been told, petition canvassers made significant (and exaggerated) verbal references to the original application which was changed. After listening to residents' feedback, and taking advice from officials from Tower Hamlets, police, and environmental protection, we substantially revised the application to clarify our intent, and communicated this to local residents verbally, by mailshot, and by revised notices. We have been informed by several residents that the lead petitioners did not clarify to them our revised licence application, and in fact actively misrepresented our intent by stating we were applying for a late night refreshment licence and were planning a late-night bar, which as we have clearly stated we are not. However it is clear from representations received prior to opening that this misunderstanding was not clarified by the lead petitioners as many mention a late night 'bar' or club, some suggesting until 3.00 a.m. Not surprisingly, residents generally do not wish to get involved in local residents' conflicts and differences of opinion so we only have a few references confirming this.
2. We have been informed that our original request for live performance licence for non-amplified music is redundant, as this licence is no longer a legal requirement, and our stated and planned closing times minimise the disruption to local residents
3. Disruption of routine access: this will be minimal. We plan a maximum of 2 small tables and four chairs to the front of the premises, and possibly one small table and two chairs to the side, all physically placed on our own property

4. We do not have a separate or rear courtyard, nor rear access to any such area, so there will be no space or opportunity for further seating or outside activity
5. We completely refute the suggestion that our presence will lead to further degradation of the surrounding environment. From before we acquired the premises, long before opening, we noticed the green and surrounding streets being used by a range of people, including down-and-outs, drunks, hard drug users and dealers, and petty criminals. Unfortunately many of these individuals do contribute to litter, vomit and other mess – but this situation long predates our presence, and we sincerely believe that the clientele we attract serve to improve the area and drive away the "low-life" who, it appears, prefer to operate in the half-light and away from activity. See references from local residents. Our presence, if anything, has had a noticeably positive impact on the area and acts as a deterrent to criminal activity.
6. From the start we have been very conscientious in ensuring that any of the waste that we produce is removed timely and thoroughly. We have a commercial waste collection agreement with Veolia Environmental Services, a Tower Hamlets partner. (Attached) This compares very favourably with the piles of uncollected domestic waste on pavements in the area – about which we frequently progress-chase Tower Hamlets to ensure its timely clearance. We also make a conscious effort to regularly sweep the exterior of the shop front to ensure minimal cigarette butts and litter
7. Many of the objections to our licence are frankly contradictory as well as inaccurate, for example – the suggestion that the area is wholly residential ignores our adjacent business neighbours, and is contradicted by the acknowledgement that our location is on a busy pedestrian through-route from Brick Lane to Columbia Road. Representations at first reference how there are enough 'bars' in the area, but then state how the area at this current time had no 'bars'
8. There is little or no noise "spilling" from the tea room. Our basement area by its location provides significant sound insulation, and as noted, our maximum capacity as determined by the authorities means there will never be large crowds attracted to the tearooms milling in the area unless special events occur, when a TEN will be applied for
9. Many of the representations are based on assumptions of what effect we will have on the area and what trouble will be caused, for example the assertion that there will be an escalation of 'tampons, syringes, glass phials, condoms'. However as can be seen from the attached references from residents who have visited our establishment, both regularly and for events, these assumptions and assertions have no factual evidence to support them and are incorrect. In fact these assertions are offensive
10. Representations reference an application in 2007 for a change of use from A1 to A4 and cite this as a reason for the Hawkhurst Vault not to be granted a licence. The 2007 application significantly pre-dates our business and is nothing to do with the Hawkhurst Vault. We are operating on an A3 licence on a temporary change of use from A1. Our application is completely different from the 2007 application, and we are aware that any licence granted would be specific to the business and current business owners, and not be transferable or changeable without a completely new application. We see this objection as completely irrelevant to our application.

Positive references and reviews

We thought it would be important to show council both positive references from residents and other Londoners, and a selection of reviews. This documentation is attached (separate file), although links to the online reviews are here:

<http://theskullsisters.com/2014/05/27/hawkhurstvault/>

http://vintage-fashion.com/2014/05/the-hawkhurst-vault/?utm_content=buffer2487f&utm_medium=social&utm_source=twitter.com&utm_campaign=buffer#.U5iRmZRdU00

<http://thephodiaries.com/hawkhurst-vault/>

<http://www.yelp.co.uk/biz/the-hawkhurst-vault-london>

http://www.tripadvisor.co.uk/Restaurant_Review-g186338-d6624336-Reviews-Hawkhurst_Vault-London_England.html

The reviews generally confirm our market positioning – we are a tea rooms, not a bar, and our marketing focus represents us exactly thus.

The references generally refute the concerns and fears expressed by objectors.

We have also attached a file with three video clips of some of our live events. We believe these clips show the friendly, family-friendly civilised nature of our events, whether with or without alcohol served.

In conclusion

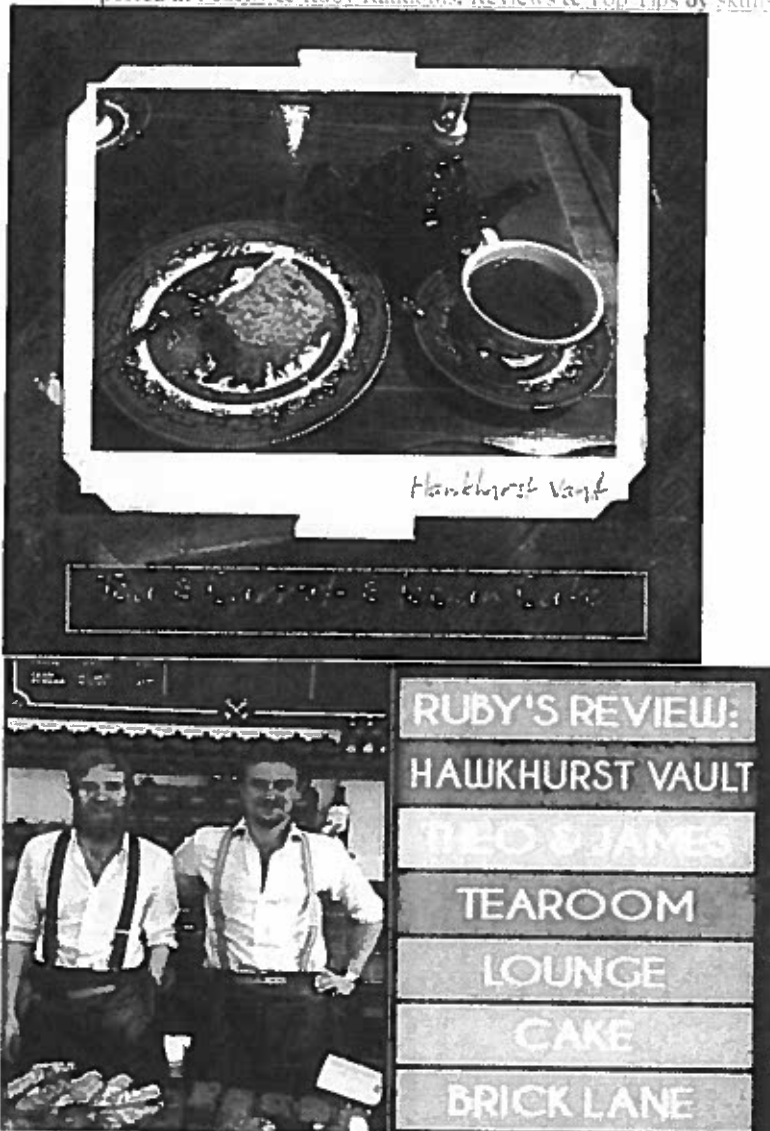
We do acknowledge that there is some genuine, although entirely unfounded, fear of our new, different venture, which does attract some different people to the top end of Brick Lane. The east end/ E2 postcode, is constantly changing – with different communities and ethnic groups living and working in close proximity, peacefully and cooperatively.

We shall continue to positively listen to feedback from our neighbours, and address their concerns appropriately. As a matter of principle, we shall not be drawn in to a "vendetta", with neighbours being encouraged to "take sides", which, we confess, it sometimes sadly feels is the approach of one or two of our neighbours.

The Hawkhurst Vault is just one dimension of our constantly changing community, and, we believe, adds to the diversity of local life. We are responsible, mature individuals who will ensure that our business complements the area – it is in our interests to ensure we live harmoniously with our neighbours and play our part in maintaining the many positive aspects of living and working in Tower Hamlets.

Hawkhurst Vault, Brick Lane

posted in Peachy & Ruby Randoms, Reviews & Top Tips by [skull-sisters](#)

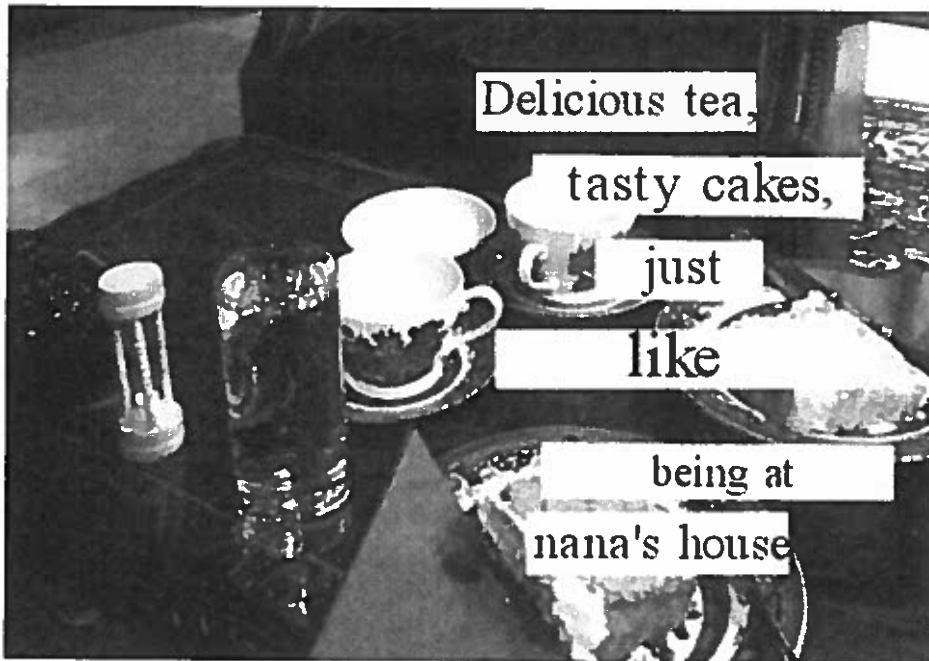


One of the many things that Peachy and I have in common is a fondness for all things tea, tearoom and cake-related, so I jumped at the chance to visit the Hawkhurst Vault boys, Theo and James; – tucked just a hop, skip and a jump from the Truman Brewery and spiralling queues leading in to the Beigel Bake of Brick Lane.

A former hairdressing salon, Theo explained that it was “all hands on deck” to transform the space in to the amazing treasure that it has become. Family and friends helped to make this beautiful tearoom and lounge the eclectic mix of blue and white china, art nouveau mirrors, books, vinyl and chesterfield-style sofas.

Upon entering the ‘Vault, a warm welcome was given by the boys who hook you in to ‘tea talk’ straight away! Theo took us on a tour of the space: the downstairs is very much a relaxed lounge feel, while upstairs is light and airy. The lounge area downstairs appealed to me and once I’d been given a fun and informative look and smell of the amazing aromas of the loose leaf teas on offer (from peppermint to dragon well green tea); I opted for a raspberry and hibiscus tea and a slice of carrot and pecan cake.

While James catered to the customers upstairs, Theo brought my order down to the lounge, along with a teeny 3 minute timer to ensure that I'd give my tea the minimum brewing time. We talked about the 'labour of love' that the Hawkhurst Vault had become to the boys and how in a short space of time, word was beginning to spread... "If you pour it, they will come"



As Theo sat across from me it was quite easy to forget that we had just met. The atmosphere of the lounge triggered a feeling of comfort, friendliness and calm. With an invitation to browse the vinyl and flick through the pages of the books on offer (old and new), it felt like being in the home of a family member or dear friend and I think that's exactly the feel that the boys wanted to create.



I could quite easily spend an afternoon, tucked away here, drinking vast and varied amounts of tea and delicious homemade cake. I half debated keeping the Hawkhurst Vault my little secret. The only child in me didn't want to share... but fair's fair. Theo and James have worked their socks off to create a space for ladies and gents like you and I... so I'll meet you there... Don't be late.

<http://www.facebook.com/hawkhurstvault>
<http://twitter.com/hawkhurstvault>
<http://instagram.com/hawkhurstvault>

Ruby Bakewell

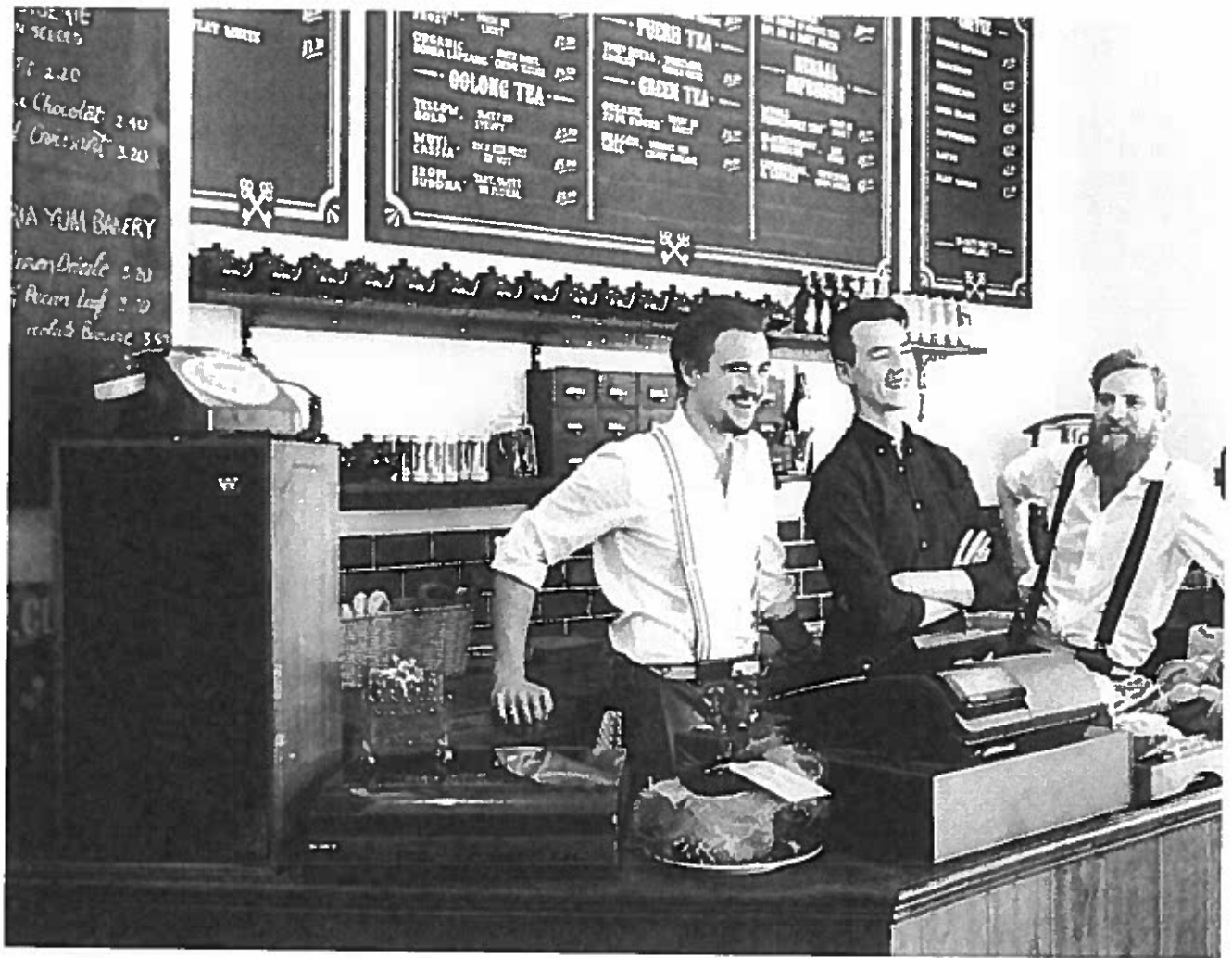
The Hawkhurst Vault

By: Rhiannon Alexander
 15-05-2014

Without sounding like an 80 year old granny, sometimes all you want is a good cup of tea, a comfy seat & some handsome young men to observe. Hawkhurst Vault, conveniently situated on Brick Lane, half way between the good vintage shops & Columbia Flower market, its the perfect retreat for lady hangs, or a solitary rest from the busy world. Ran by equally charming & handsome Theo & James, Hawkhurst Vault offers the largest range of loose tea in london (boasting huh?), plus the most delicious cakes around. It has many on-the-right-side-of-quirky charms, such as antique spoons, a record player,

enough Chesterfields to fill a small mansion and even its own gallery space showcasing artists. Plus a cosy basement space for snoozing/chilling/being important. Basically its amazing and everyone should go and check it out. Plus, they have Bruce Willis on vinyl.

Follow Hawkhurst Vault on twitter & instagram for pretty pictures of cakes & tea @hawkhurstvault – 240 Brick Lane, E2 7EB



• OOLONG TEA •

YELLOW GOLD • SWEET SYRUPY £3.00

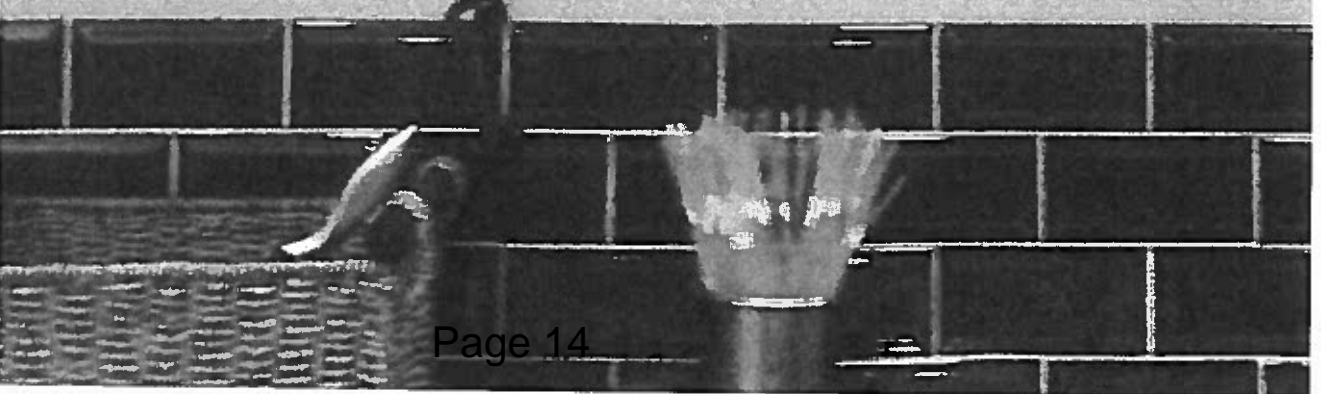
WUYI CASSIA • RICH FRUIT NUT £5.00

IRON BUDDHA • TART, SWEET FLORAL £8.00

ORGANIC JADE SWORD • BRIGHT GRASSY

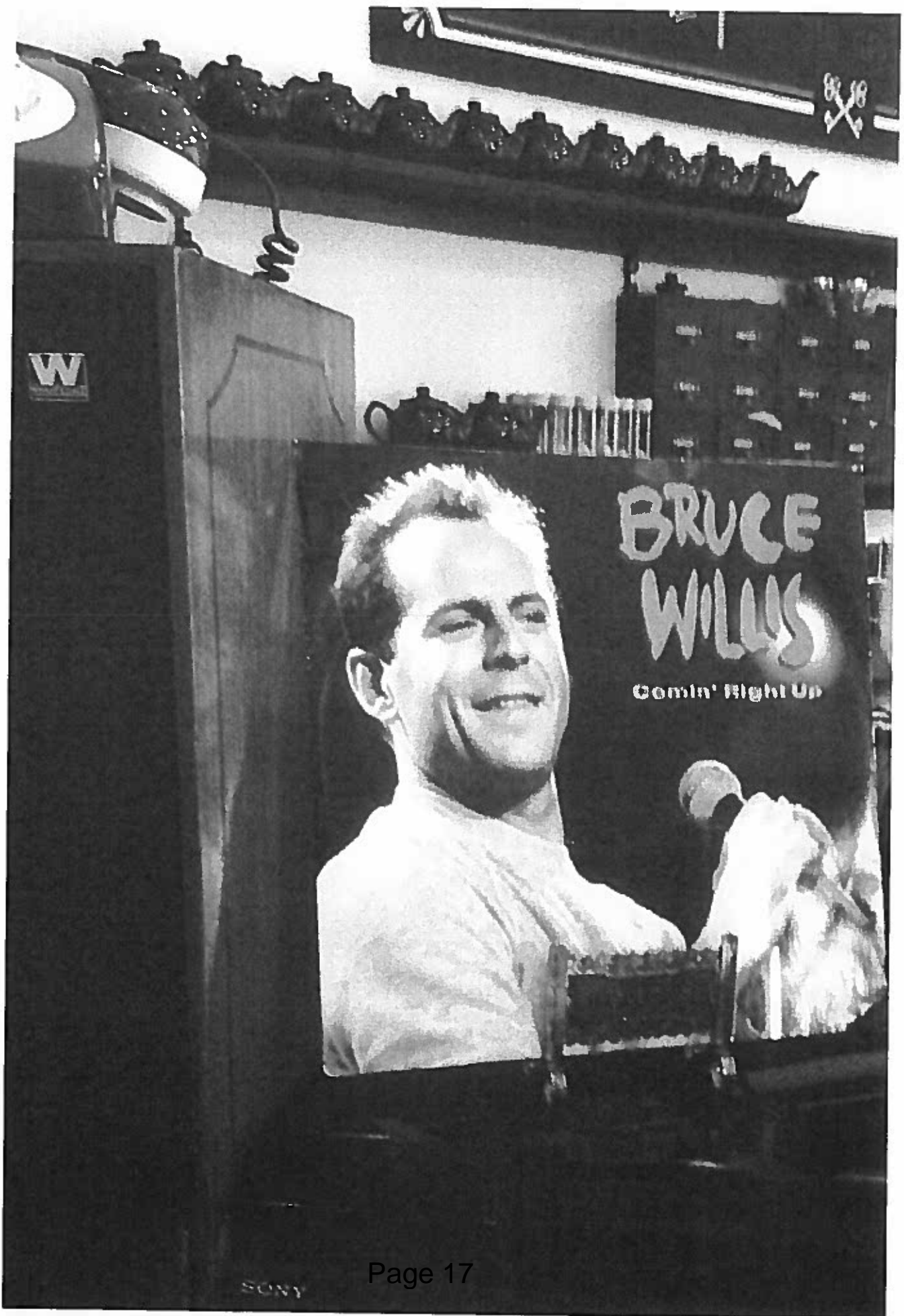
DRAGON WELL • VIBRANT CREAMY HAZELNUT

ALL TEAPOTS
TWO CUPS









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Rhiannon

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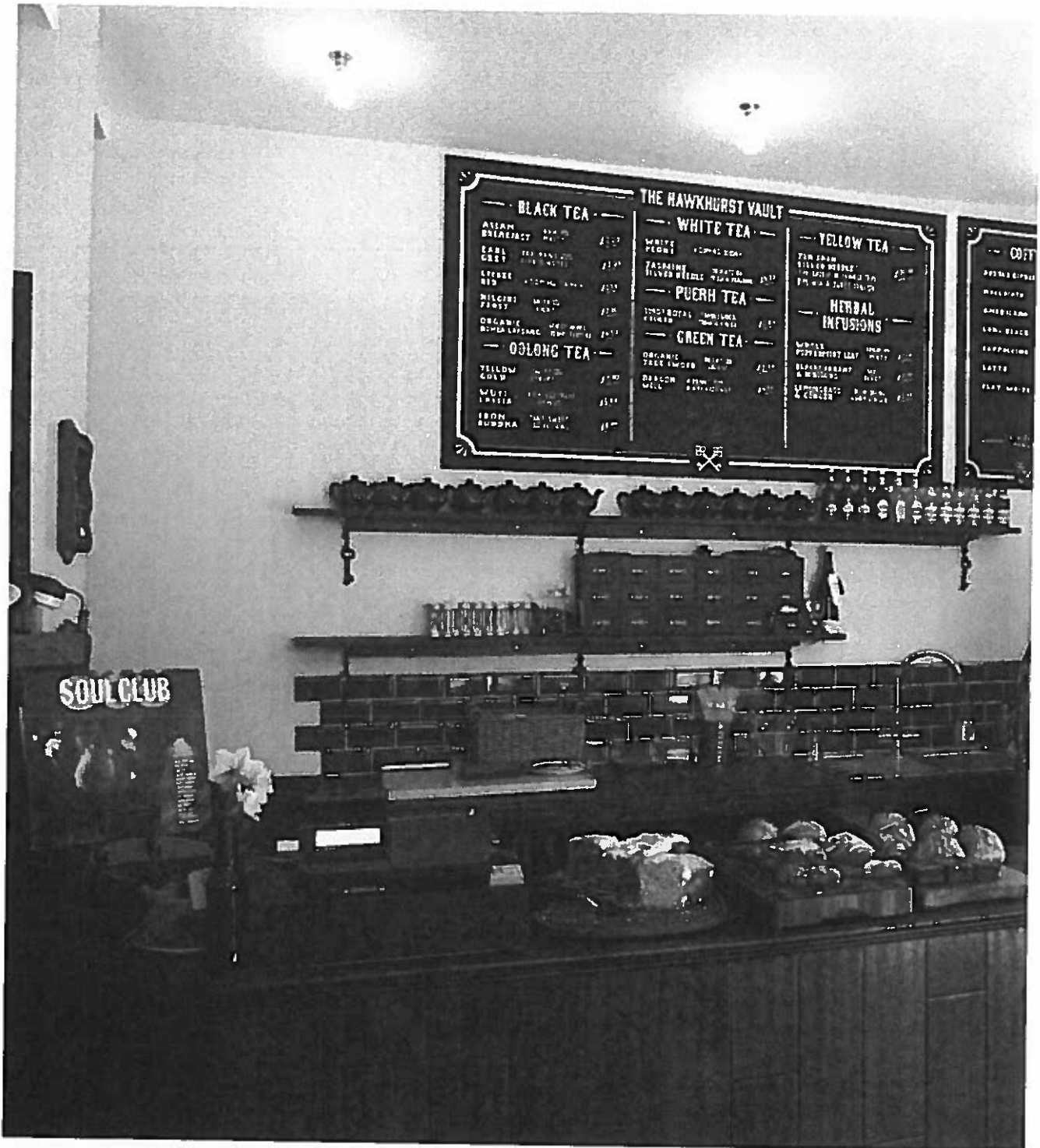
Rhiannon, owner of Vintage Style Me online boutique, part time blogger, puppy lover & dip dye fanatic.

The Hawkhurst Vault

Posted by Paula | On 23 April 2014 | Afternoon Tea, Day, Food Pervert, London Lifestyle, Sweets & Treats

On Saturday I ventured down to the Brick Lane area for nothing other than a spot of tea and cake at brand new tearoom *The Hawkhurst Vault*, which had just opened its doors for the first time the previous day. Earlier that week I had an email drop into my inbox telling me all about the new tearoom from the people behind it, aka Theodore and James, who left their previous jobs as a landlord and accountant to set up their dream. I loved their vision and so headed down to check it out!

The Hawkhurst Vault name comes from an 18th century tea smuggling gang and so the guys have recreated that inside with a whole host of old furniture, you sort of feel like you're in your granny's living room. Upstairs is nice and bright with tables and chairs and a chalkboard menu and downstairs is the vault with quirky teapots, a Moët & Chandon mirror which actually came from the guys mum's home who was throwing it out and various books and antique lamps to create a really nice lounging atmosphere perfect to drink tea in!



The Hawkhurst Vault

- 240 Brick Lane
London E2 7EB
Shoreditch, Bethnal Green

- Phone number 020 3222 0088



- The Hawkurst Vault is a wonderful tea room at the Shoreditch end of Brick lane. We came across it by dint of the fact our youngest was going to a sale at the nearby jewellery store. We needed to find somewhere to have a drink and rest from our long journey. This very inviting façade greeted us, and we went inside. The list of teas and infusions was impressive, as was the knowledge of our hosts. My fiancé wanted a strong tea and was presented with a Lapsang Souchong and a Phuer tea to smell from which she chose the latter. Our eldest daughter wanted something milder and sweeter and was recommended a yellow oolong. For my grandson a blackcurrant and hibiscus infusion was selected and I had the dragon well tea. A chocolate croissant, butter croissant and a slice of courgette cake completed the order.

The teas were beautifully served in teapots along with a bottle of water between us. Each teapot was at the correct temperature for the specific tea and an egg timer indicating the ideal steeping time was also provided. The owner, Theodore, recommended that my fiancé keep the Phuer steeping just a little longer, and he was right. The courgette cake was absolutely amazing and the other pastries flaky and delicious. The service was so friendly, enthusiastic and expert from the staff, it made for a very pleasant treat. The staff play old vinyl records from Manfred Mann to the Rolling Stones, by way of Hawkwind and Jimi Hendrix which just adds to the atmosphere. And the delightful china teacups and original tea spoons add to the magic. Downstairs is a room with amazing ambiance, decorated with old early 20th century furniture and reminiscent of days not long past with sofas, tables and chairs. An ideal place to spend chatting with friends over a civilised cup of tea.

Make no mistake, this is tea done well and is a little more expensive than you would usually expect but this is very good value.

This is a new venture and with the enthusiasm, skill, attentiveness and friendliness of the staff, it deserves to do well. I will return

From the business

Specialties

The Hawkurst Vault is a speciality Tearoom selling 17 varieties of loose-leaf tea from Assam Breakfast to the rarest of yellow teas. Also serving locally sourced coffee, cakes and pastries to give a taste of the East-end it operates in a charming saloon bar setting. The Vault also specialises in

vinyl music with a very large and eclectic selection celebrating all things musical. Operating a bring-your-own vinyl and a book swap comprising over 300 books it aims for a personal and living room-esque atmosphere to be enjoyed by all ages.

History

Established in 2014.

The Hawkhurst Vault was set up early this year by two friends, Theodore and James. Set up through a love of all things tea and music it was converted from a hair saloon to a speciality tearoom over the course of 6 very stressful weeks. Set over 2 levels the aim of the Vault is to create a comfortable surroundings for the customer and the tearoom was set up by the guys to be just such as well as a perfect place to learn a little about loose-leaf tea!

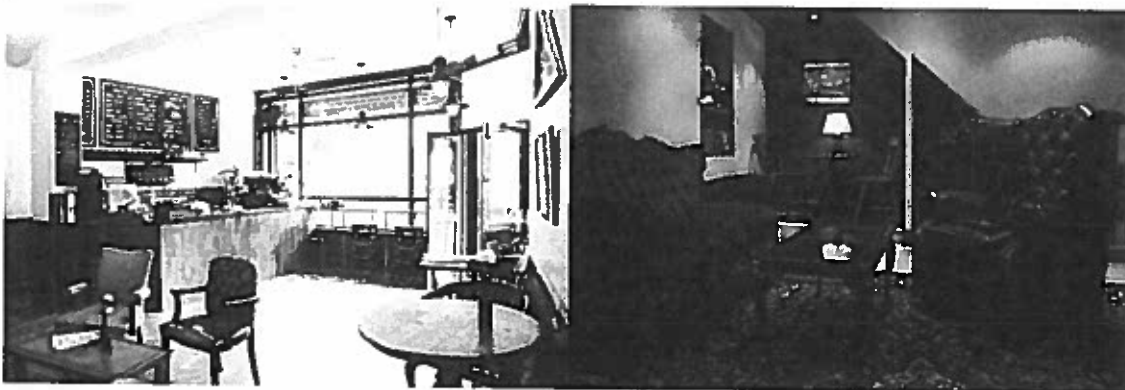
Meet the Business Owner: Theodore and James

Great friends Theodore and James set up the Vault based on a mutual love for Tea and Music. At 24 years old, the young business owners have a penchant for all things old. Whether it Fleetwood Mac vinyl's from the 1960's to Orson Welles Theodore's Ancient History background and James' musical geekity are evident through decor and furnishings. Theodore is an ex-pub landlord with a degree in History, James an ex accountant and bar manager with a degree in Economics. As a duo their aim is to offer personal service and impart their joint loves to anyone who enters the Vault!

Hawkhurst Vault

[Add to list](#)

240 Brick Lane, London E2 7EB, England
+44 20 3222 0088



Cuisines: Bakery, British, Café, Tea Room

Good for: Child-friendly, Outdoor seating

Description: The Hawkhurst Vault is a speciality Tearoom selling 17 varieties of loose-leaf tea from Assam Breakfast to the rarest of yellow teas. Also serving locally sourced coffee, cakes and pastries to give a taste of the East-end it operates in a charming saloon bar setting. The Vault also specialises in vinyl music with a very large and eclectic selection celebrating all things musical. Operating a bring-your-own vinyl and a book swap comprising over 300 books it aims for a personal and living room-esque atmosphere to be enjoyed by all ages.

English first

“Really love this new Tea room which serves beautiful coffee.”

Reviewed 10 June 2014 **NEW**

Really love this new Tea room which serves beautiful coffee and cakes and feels really friendly and safe. Was knocked out hear music actually played direct from Vinyl. Noted that they now have live music on Sunday afternoons from 3.00pm which seems just the right time on Brick lane/ Columbia Rd as the street markets wind down....More

Was this review helpful? Yes

Theodore H, Owner at Hawkhurst Vault, responded to this review

Hi Bernadette. I could not be more glad you enjoyed your visit, especially when it comes to the vinyls, we really pride ourself on them. O and the drinks of course...see you again soon. More

RRamanan
London, United Kingdom
Senior Contributor

★ 22 reviews

🍴 16 restaurant reviews

👤 10 helpful votes

“Fine coffee and tea - bring your own vinyl”

Reviewed 27 May 2014

This is a favourite tranquil spot during a break from work at the quieter end of Brick Lane. Carefully selected, locally roasted coffee is served and made with attention to detail as well as an excellent range of speciality teas. The two guys who run it are true gents with a penchant for vinyl records; it's fun to discuss music... More

Was this review helpful? Yes

Theodore H, Owner at Hawkhurst Vault, responded to this review

Thanks for the very kind review. Hope to see you in again this week for a bit more vinyl swapping and white americano's! More

1-2 of 2 reviews

**East End Explorations: The Discovery of *The Hawkhurst Vault*
A Review by Laura C. Nicholson**

Tucked away down a quiet side-street that is nestled within the rest of Brick Lane's bustle, lies *The Hawkhurst Vault*; a quaint and cosy independent café, specializing in a vast collection of fine teas sourced from across the world. The building itself has a rather sordid history: rumour has it that it previously functioned as a brothel, playing host to a fair share of 'less-than-salubrious' clients. Thankfully the vault now stands testament to the restoration of the local area: what was previously a neighbourhood black-spot now has the potential to become a focal point of the East end community.

Stepping through the shop's mahogany threshold, I am quickly greeted by the cheerful smiles of two affable young men, each sporting meticulously trimmed moustaches (one with an impressively lengthy beard) and jaunty suspenders to complete their look. "What can I get you?" the bearded man (who I soon learn is Theo; co-owner of the café) eagerly asks. I stop for a few moments to examine the endless wonders the menu has to offer: countless loose leaf teas, each with their own signature scent and taste; soft hints of syrupy sweetness, refreshing mint brews and the connoisseur's take on the bog-standard favourites, Earl-greys, Greens and English Breakfasts. When my mind is finally made up, I settle on an Oolong: a soft and subtle traditional Chinese tea that incidentally compliments the sugary pleasantries of the tasty almond croissant I picked out almost immediately. Sat comfortably and snug in my seat, I begin to peruse the front page of the newspaper as I sip slowly on my warm and soothing beverage, from the intricately decorated, china cup. Taking in the rest of the vault's surroundings, I spot a pile of vinyl records stacked next to the till: *The Beatles*, *The Stones* and an ancient *Top of the Pops* are but a few that Theo, keen to satisfy my curiosity, delights in showing me. I enquire as to whether the owners could slide on some Hendrix to earn them a bit of extra praise in their review; before I know it the mellow tones of *The Wind Cries Mary* wash over me, while I sink serenely into my chair.

I cannot recommend an experience at *The Hawkhurst Vault* enough. The café offers a cool and calming environment for anyone wishing to escape the ubiquity of corporate chains. Perhaps even more exciting is the communal network that the tea room is developing with other independent businesses in the local area, hosting frequent afternoon music events and pop-up shops. What is especially endearing is the creative passion of the two young owners, Theodore and James, who quit their jobs in order to pursue the unique vision of this unassuming cafe. Alive and kicking with 'good vibes, funk and soul', *The Hawkhurst Vault* is open to anyone looking for a good, refreshing brew. So, what are you waiting for?

- THE - HAWKHURST VAULT

Original mailshot 10 March 2014

One lump or two?

So you may have noticed a group of young pretenders taking residence at 240 Brick Lane.

Just a little note to say we will be here all day, every day until we 'hopefully' open before easter.

We would love for you all to pop down, have a chat with us down at the Vault and find out what's going on.

Your local tea-smiths,

Theodore and James

Feel free to give us a call - 07540 566 761

[Resident's letter 20 March 2014]

The Hawkhurst Vault
240 Brick Lane
London E2 7EB

Dear neighbours,

As many of you have heard, we're planning to open a tearoom in the old Molly Sugden premises.

We would like to be able to offer community events like poetry readings, featured music evenings, and the facility for groups to meet and socialise.

We're planning to open early morning to serve you your tea (or coffee), locally sourced pastries, sandwiches and cakes, and to stay open 'til mid-evening.

We've been attempting to get appropriate advice on licensing from Tower Hamlets council, and we're afraid we've been getting some conflicting guidance on how to apply, so our initial application (on Tower Hamlets' advice) was for every possible eventuality.

Subsequently different advice suggested a different approach! We've been advised to make the licence application closely reflect our plans, so before we modify our application we'd like to meet with as many of you as possible to discuss those plans, taking in to account any desires or concerns you have.

On Saturday 29th March at 11.30 to 1.30 we're inviting all neighbours to meet us at the tearooms so we can share our plans and get your views.

We're planning to open the tearooms before Easter, so hopefully we'll be close to completion on our renovation and you'll get a preview of the premises.

We look forward to meeting you all a week on Saturday, but happily if you're passing by and see us working, stop for a chat.

Theodore and James,
Tea-smiths.

Residents' letter 4 April

The Hawkhurst Vault
Tea Rooms
240 Brick Lane
London E2 7EB

4th April 2014

Dear neighbours,

Thank you to all who have called in. We appreciate your encouragement, and your concerns.

Last week we met with officials from Tower Hamlets licensing and the police, and, having taken on board your feedback and their advice, we've now modified our licence application.

Let's clarify, we are NOT opening a bar, wine bar or late night drinking establishment. We've both worked in catering and hospitality long enough to know that we want a nice tearoom, opening early (ish) in the morning, and closed by mid-evening.

The revised licence application is now appropriately posted.

Please still feel free to call in and see how preparations are going. We'll answer any questions you may still have.

We're still hopeful to open before Easter.

Theodore and James,
Tea-smiths.

7 June mailshot
Hey Neighbours,

Sorry for the late notice on this one we have had bit of band scheduling issue for the weekend. However we are running event number 2 tomorrow. From 3pm we are having a folk afternoon with music from Matt Pound and Lt. Leek followed by King Eider fresh from recording at the BBC. Would be great to see you guys down to enjoy an afternoon of music, craft beer and of course Tea!

As we begin scheduling more events we will be sure to keep you posted with monthly updates and event calendar so hopefully more of you can come and get involved.

Friday 13th- Tea and Jazz evening. From 8pm we are having a tea and jazz evening with a Jazz flutist and cellist to accompany an evening of tea drinking.

Saturday 14th- The following morning we will be hosting a Teapot and Bowtie party from 10am until 5pm. Amsterdam bow tie brand Wool & Water are hosting a pop-up event for the day. If you need anything for Father's day their product is really great.

Wednesday 18th and Wednesdays thereafter- From the 18th onwards there will be a constant life drawing class downstairs. It will run from 5pm for tea & chatter. With Tony from the Life Drawing Society running lessons.

Theo and James

Update mailshot 13 June

Hi Neighbours,

As you may be aware we recently opened a Tearoom round the corner at 240 Brick Lane, The Hawkhurst Vault and I would like all you guys to come say hi when you can! We have started and will continue to host events that I hope you

can all come too. As we do start scheduling more events I will post monthly updates and an event calendar so more of you can come and get involved.

Friday 13th- Tea and Jazz evening. From 8pm we are having a tea and jazz evening with a Jazz flutist and cellist to accompany an evening of tea drinking.

Saturday 14th- The following morning we will be hosting a Teapot and Bowtie party from 10am until 5pm. Amsterdam bow tie brand Wool & Water are hosting a pop-up event for the day. If you need anything for Father's day this is the one.

Wednesday 18th and Wednesdays thereafter- From the 18th onwards there will be a constant life drawing class downstairs. It will run from 5pm for tea & chatter. With Tony from the Life Drawing Society running lessons.

Friday 20th- Comedy at the Vault. We will be hosting a comedy evening courtesy of our friends at the Haggerston Tearoom, from 7-9pm. If all goes well we will try and make it a constant down here.

Theo and James



hooksmith.com

RUSSELL FROST OF HOOKSMITH PRESS

PICK UP A PRINT
& MEET THE ARTIST

The Vault's first artist in residence, Russell Frost, will be at the tearoom to open his selection of letterpress prints inspired by the Hawkhurst Gang and the English Tea Trade with China. All work is hand printed with antique woodtype and recovered picture blocks on two proofing presses. A collection of unique prints for sale at a range of prices.

3PM

BLAIR JOLLANDS

ACOUSTIC LIVE SET

Compelling singer-songwriter, Blair Jollands, plays The Vault's first ever live musical performance. His compositions are cinematic in scope and call to mind aspects of Nick Cave's songwriting, Bowie and Beck at their heartbroken best. He has previously collaborated with Boy George and The Strokes producer Gordon Raphael, and released albums under his alter ego El Hula.



★★★★★
"Pure magic" The Guardian

★★★★★
"Big soul stuff" UNCUT

blairjollands.com



30 SECOND WALK
FROM BEIGEL BAKE
ON BRICK LANE

Just cross over Bethnal Green
Road and keep walking.

THE HAWKHURST VAULT is just
beyond Tatty Devine



Consolidated file of references PRO Hawkhurst Vault

I.

05. June 2014

Dear Sir/Madam

This is Ayako Yamada, and I represent the residents of [REDACTED] Brick Lane. The house is located opposite the Hawkhurst Vault ('the Café' hereafter), which, in my view, is a much-welcomed addition to the area. I have had the pleasure of personally acquainting Theodore and James and I gladly submit this reference for your consideration.

The Café opened about a month ago. In the area densely populated by many similar institutions, one could very easily tell that this café had a difference. The difference, I believe, comes from the very personal, sincere touch with which they run the place. Every time I walk pass the café, I am met with friendly greetings which made my day on countless occasions. I am sure other residents in the area have had a similar encounter, based on which the café has successfully established its presence in the short space of a month.

It is also through them that I befriended many other residents in the locality whom I had never spoken to. In the age where one often does not know the names of next-door neighbours, I cannot stress enough the positive difference the café has made in the community.

In this community setting, I have witnessed many episodes that illuminate how responsible and reliable both Theodore and James are. I was pleasantly surprised to find them clearing broken glass from a near-by road and relocating rubbish bags that over-flooded a pavement. It is very clear to my mind that they have fully taken on the responsibility of running a community-based business.

It is my understanding that some voiced their concerns regarding live music and the sales of alcohol. I would like to offer my personal assurance, substantiated by an example from the success of a recent event at the café.

The event centred around live music performance, for which the café was given a temporal permission to sell alcohol and open till late. Theodore and James maintained perfect control of the event, ensuring the level of noise emanating from the café was kept minimal in the evening. After everyone had left, Theodore and James tidied up so that no rubbish was left on the street. I have since heard only the positive remarks about the event from other residents in the area. I strongly believe that I join a long list of local residents who await for another great event at the café.

It is my sincere hope that the above fully conveyed the positive impact the café has made in the locality. Despite living directly across the café, I have no reservation whatsoever about the café acquiring the alcohol license. Rather, by granting the license, I believe you help facilitate a place where the community could come together in the comfort of a shared "living room."

Faithfully yours,

Ayako Joséphine Yamada
[REDACTED]

2.

- Forwarded message -----
From: Flinder Boyd [REDACTED]
Date: Thu, Jun 12, 2014 at 11:29 AM
Subject: Hawkhurst Vault
To: [REDACTED]

Dear Sir or Madam,

I'm writing in regards to the newly opened Hawkhurst Vault. I'm resident directly across the street at 225 Brick Lane and Hawkhurst Vault has been a welcome addition to the neighbourhood. I stop by often for the great tea and cozy atmosphere, and have really enjoyed it. Also last Sunday, their new live music day was quite a treat and I think it adds significantly to the lively weekend atmosphere of the neighbourhood, and would greatly look forward to more days such as this.

Best Regards,

Flinder Boyd

3.

From: Emm [REDACTED]
Date: Mon, Jun 9, 2014 at 5:38 PM
Subject: [REDACTED]
To: [REDACTED]

Dear Sir/Madam,

I am writing to you in regards to the alcohol license that The Hawkhurst Vault, located on 240 Brick Lane E2 7EB, is currently trying to attain.

As local residents we would like to validate their business, and express to you that we have no issues in them receiving an alcohol permit. It is a lovely place for us locals, we highly welcome their existence in our neighborhood and Theo, James and the other people working there have been nothing but professional and agreeable to us neighbors.

The Hawkhurst Vault is a great addition to the sparkling area that Shoreditch is, and adds a unique place to our streets - with their knowledge of tea and friendly atmosphere. Them being allowed to serve alcohol allows their business to survive, and giving us the opportunity to continue to sit outside with our dog, sharing a tea or a glass of wine.

If you need to contact us further in regards to this, please do not hesitate to contact us.

Kind regards,

Anna, Emma and Richard

[REDACTED]

4.

From: Miklos Espak [REDACTED]
Date: Fri, Jun 13, 2014 at 1:39 PM
Subject: tearoom
To: [REDACTED]
Cc: Gergely Zombori [REDACTED], Balazs Izso [REDACTED]

Hi Theo,

hope you'll find these words useful.

We visited the Hawkhurst Vault tearoom and lounge a couple of times since it has opened a few weeks ago. It offers a quiet place to meet or relax while having a good tea or coffee. It has a pleasant, chilled out atmosphere, stylish interior design, which fits harmoniously into the neighbourhood. As close neighbours, we can confirm that we did not experience any disturbances coming from either the tearoom or caused by its visitors.

Best wishes,
Miklos Espak
Balazs Izso
Gergely Zombori

[REDACTED]

5

Isobel Chillman

[REDACTED]

Dear Sir or Madam,

I'd like to provide my support for The Hawkhurst Vault in their application for permanent licenses to serve alcohol and stage live music.

James and Theodore are both intelligent, friendly guys, and have really tried their upmost to involve the local community in what they're doing. They're very aware that their business is in a residential area, and have always been very accommodating to all their neighbours, myself included.

I moved onto the street about the same time as they opened, into a house less than 20 yards from the tearoom, and have never been disrupted by any noise coming from The Hawkhurst or their customers, even when it's been busy.

Brick Lane is a hectic street anyway, both day and night, due to the high numbers of late night bars and clubs in the local area. Even on the 'unknown' section of Brick Lane that we live on there are still regular late night noises from drunken revellers on their way home. By choosing to live in an area such as this you have to be willing to put up with a bit of disruption, but I can honestly say The Hawkhurst has never added to that. Their opening hours mean that they close at a reasonable time, plus the basement space means that any potential evening chatter could be kept underground and out of the way.

The chaps have started a great little business that is obviously of huge interest to people due to how busy they've been recently, and should be commended as young businessmen. I think they deserve all the support they can get to improve The Hawkhurst and provide somewhere in Shoreditch with a bit more of a relaxed environment to have a couple of drinks on an evening or sunny Saturday afternoon.

Please feel free to contact me if you require any more information.

Yours Sincerely,



Isobel Chillman

Programme Delivery Manager, Engerati

Clarion Events Ltd. | Fulham Green 

6.

Carlos Reyes-Manzo



17 June 2014

To whom it may concern

For a number of years businesses have opened and closed after short periods of time at 240 Brick Lane, I am therefore very pleased to see that a community based tearoom has now opened.

Since February when Theodore Holder and his colleagues arrived to work on the refurbishment they have shown sensitivity and understanding of community concerns over the opening of the tearoom and have been keen to engage with the local community. They are keeping residents

and businesses in the area informed of cultural events taking place at the Hawkhurst Vault through leaflets and word of mouth.

I am sure that the surrounding community will benefit from the presence of the Hawkhurst Vault tearoom.

Yours faithfully,

Carlos Reyes-Manzo

7.

To whom it may concern,

My name is Anja Mujic and I am a resident of [REDACTED]

Since the opening of the Hawkhurst Vault, I have found the establishment to have nothing but a positive effect on the neighbourhood and community, and have not been in any way bothered or disturbed by the customers, noise levels, or events (including evening live music) held at the venue.

I have no objections, and fully support their intentions of expanding into a licensed venue.

Regards,
Anja Mujic

8.

From: Adam Arnot [REDACTED]
Date: Wed, Jun 11, 2014 at 1:20 PM
Subject: Reference for Council
[REDACTED]

Hi Theo,

Sorry for the delay, please see below for my reference:

To whom it may concern,

I am absolutely happy to provide a reference for the Hawkhurst Vault. Since opening, the friendly staff have been extremely courteous, responsive, professional and very friendly. As a local to the area (Chambord St), I have been going there regularly since they opened and have always regarded their tea room as a particularly interesting, relaxed and enjoyable venue for a drink or bite to eat.

Having spoken in depth to the owners, it seems clear their intentions to respect and serve the local community whilst providing a forward-thinking tea room for their customers. I'm quite excited to see the

Hawkhurst Vault become a prominent local amenity and look forward to seeing how their business grows.

For a more detailed reference, please feel free to contact me at:

Mr [REDACTED]

Kind regards,
Adam

9

The Hawkhurst Vault - Tea Room and Lounge

240 Brick Lane E2 7EB

Having recently moved back to the area I grew up in after 6 years away I was pleased to hear of a new establishment taking over what I used to know as a sweet shop when I was a child. There were various rumours being spread by some local residents that the venue was to have a 24 hour drinking license or that it would have a cinema screen. Much to my delight I found out that it was going to be a tearoom and lounge.

Not only am I happy to have a tremendously friendly local place I feel free to drop into before or after work for a delicious tea, pastry and some interesting conversation, I was also very grateful as it has brought an element of safety and community to the area which has been lacking for quite a while.

I recently dropped in on a couple of events which Theo and James had organised 'A Sunday afternoon of folk' and 'A weekend pop-up bowtie shop' and was pleasantly surprised at how well organised and fun they were.

It has been a great help to make me feel back at home in the area and I look forward to visiting them regularly.

Carrie Proctor
[REDACTED]

[REDACTED]
[REDACTED]

10.

The Hawkhurst Vault

I have lived in Swanfield Street for 34 years so have seen many changes in the area in that time. When I initially moved to the area there was a strong community spirit built around families with small children. As the children grew up and moved on the area began to change and is now quite different with lots of properties owned by property developers and because of the transient tenants the sense of community has suffered.

Whenever a new business opens in the area it invariably has an influence on the people that live near it so when rumours of a 'nightclub' opening on the site previously occupied by a hairdressing salon started to circulate many local residents became worried. There is an ongoing problem on the grass area between Brick Lane/Rhoda Street/Swanfield Street involving alcohol/drugs so the worry was that a nightclub opening would exacerbate the problem and I understand a local resident began collecting signatures on a petition to prevent the opening of the venue and/or obtaining a drinking license.

I have been told that the venue - The Hawkhurst Vault - would be applying for a 24 hour drinking license and would create further problems e.g. crowds drinking on the pavement from early morning and throughout the day then moving onto the grass area adding to the problem of noise, mess and antisocial behaviour.

I have not added my signature to the petition preferring to visit the venue and see for myself what it offers. Imagine my surprise to find a wonderful tea room run by Theo & James! They immediately made myself and my daughter feel welcome, came and chatted to us and we very quickly realised that the information we had been given about the venue was completely erroneous and that the tea room was actually a wonderful asset to the neighbourhood.

I have since visited several times and will continue to do so to lend my support to Theo & James. My worry is that some residents may have added their signature to a petition without having access to the correct information and this may have a detrimental effect on their license application.

As a local resident I give my full support to the license application for The Hawkhurst Vault and welcome the venue as a safe environment for residents and visitors alike to spend time sampling the teas, taking part in the events, visiting the pop ups or just

relaxing with a book and a coffee in the downstairs lounge.....heaven, and exactly what this area needs!!

Jan Proctor

[REDACTED]

11.



Neil Armstrong-Plews

HOME

[REDACTED]

To whom it may concern,

I have been visiting the Hawk Hurst Vault since it 1st open. It has added something that has been missing from the area for a long time.

All too often big business move in to an area and then try to change it to meet that companies needs.

I was so nice to see an independent coffee/tea shop open in the area. this has been an asset to the area.

When I am passing on a day to day basis you can always see that the owners care about the area as the outside area of the shop is spotless.

I am yet to go to one of the special events but as I was passing on Sunday evening after they had the jazz day, I saw that the outside was again spotless and was no glasses outside.

I would not object to the business having a full alcohol permit, I am sure that as the business in independent that the care that they have for the area will continue to the same level as it

is now if not increase with the extra responsibility.

Sincerely yours,
Neil Armstrong-Plews

12

Miss Louise Wang



10th June 2014

Dear Sir/Madam,

I am writing to recommend The Hawkhurst Vault on Brick Lane as an exceptional venue for live music in the community. Recently I have been fundraising for the charity, Raleigh International. The downstairs area of the Hawkhurst Vault was ideal for holding a tea party fundraiser. People could come and enjoy their tea, listen to vintage records and have a great time. The owners of the Hawkhurst Vault were professional at every stage and the event was very successful. After the event, the Hawkhurst Vault kindly agreed to sell my French macarons and donate 50% of the marked price to charity. Not only have they been a key force for charity, I can see it really is a great place for the community in general. The owners are extremely hardworking and pay great attention to detail in everything they do. To be able to play live music at the Hawkhurst Vault would be an extremely popular decision for the community and the tearoom's already avid following. I am happy to support the application with this reference to the committee in question.

Kind regards,

Louise Wang

13.

Dear Sir/Madame,

I have known Theo and James since they opened The Hawkhurst Vault, after a personal invitation to come to their new Tearoom because of my lifestyle and fashion blog. They have asked me to write a personal and private reference for their license application.

Firstly both Theo and James are personable and great company. They have always made me feel welcome and also have a great knowledge of tea that has made me keep returning to the tearoom, for both personal time as well as business meetings. They have begun to run events that I have attended, from art viewings to folk days. The atmosphere is always calm and with a friendly atmosphere. The tearooms has a homely feel with large sofas and a few seats outside. It's lovely to be able to sit outside on Brick Lane away from the bustle of the busy pubs and quietly watch the world go by. Its also refreshing to be able to sit outside in the summer evenings without having to go to a pub, as is often the case within the city.

I am also working closely with Theo and James to organize a pop up shop for my fashion brand, as a day event selling my handmade clothing alongside a few other crafty sellers, as they have a wonderful space downstairs, which lends itself perfectly for small

independent events; another valuable point for small business owners, as it can often be hard to find affordable space within London which lends itself to these kind of events, especially in such a prime location.

The Hawkhurst Vault is in my opinion a great addition to east London life, promoting small business. I do not feel that a license will impact the area in a negative way but in a positive one. I would have no problem in supporting their application as a whole.

Feel free to contact me with any further questions.

Yours sincerely,

Rhiannon Alexander

[REDACTED]
Telephone no. [REDACTED]

[REDACTED]

14.

From: POUND, Matthew [REDACTED]
Date: Thu, Jun 12, 2014 at 11:35 AM
Subject: Reference
To: [REDACTED]

Dear Sir/Madam

I've been asked to write a reference for the Hawkhurst Vault on Brick Lane by Theo Holder the Co-owner. I'm in a band called Matt Pound & Lieutenant Leek and Theo asked us to play at his event on the 8th June 2014.

The band is often reduced to a duo to play smaller venues like the Hawkhurst Vault; we have been doing this for about 4 years and are happy to just plug in and play in order – usually – to sell a few CDs after the show. This is often a good way of promoting the music to those who want to listen and the venue tend to be grateful for a bit of background music at the weekends.

However, nothing could have prepared us for what was in store last Sunday. We arrived a little late, set up, and before we'd even started playing people were pouring into the room. The audience were unbelievably quiet and respectful of our playing; listening to each song in almost absolute silence (whereas normally there are at least a few chattering away in the corner). The atmosphere/vibe in the room was fantastic and you could really tell that people had come to the event to hear something a bit different and were actually interested in the entertainment.

The way the performance area was set up really seemed to draw people into the venue, as a couple of people I sold CDs to claimed they had simply been wandering past when they heard the music and decided to come in. Having been blessed by the weather also, there was a really friendly of chatty atmosphere of music lovers at every turn. It was great also to see people of all ages including young kids enjoying the sun or popping inside to listen to some live music.

The other band who played after us received exactly the same respectful silence during the songs and also really seemed to be enjoying themselves. My only criticism might be that they seemed to run out of beer fairly early. Nevertheless, I would be incredibly excited if this were to become a regular event and will be volunteering my own band to play at it on every available occasion.

Yours sincerely,

Matt Pound



Unto This Last



Re: 240 Brick Lane Licence Application

Since opening the tea shop the boys have been very hospitable and friendly, the shop seems to be very popular with the locals and is frequented very often by the staff here at Unto This Last even though there are many local coffee shops nearby.

We fully support the licence application and believe this will only add to their service and the area in general. We also believe they have been unfairly victimised and we cannot understand the motives of the appeal as they have shown no evidence of abusing or disturbing the neighbourhood and seem like they would cause no future problems.

I have personally attended an event held at their premises and the atmosphere was calm and controlled.

If you require further information please contact Unto This Last on 02076130882

Kind regards,

Emily Ackner
James Garis



Agreement No 64173

COMMERCIAL WASTE CONTRACT AND DUTY OF CARE AGREEMENT/CONTROLLED WASTE TRANSFER NOTE

Company Name			
Collection Address		Invoice Address	
Post Code		Post Code	
Tel No.	Fax No.	Tel No.	Fax No.

Waste Type	Specified Equipment	Total Weekly No	Collection	No Per Day
Paper/Cardboard 20 01 01	Sack Collection		Monday	
Mixed Commercial 20 03 01	Cardboard		Tuesday	
Municipal Waste	Bin Rental		Wednesday	
Mixed Recycling 20 03 01	660 Litre Bin		Thursday	
Other BARCLAYS BANK. Acc NO [REDACTED] SORT [REDACTED]	240 Litre Wheeled Bin		Friday	
	360 Litre Wheeled Bin		Saturday	
	Euro		Sunday	
	Other Please Specify			

Charges for Period 10/12/14 to 10/12/15 £ [REDACTED] + VAT

13 week charge commencing 10/12/14 £ [REDACTED] + VAT

CUSTOMER DECLARATION
I certify that the above details are correct, and that I will abide by the terms and conditions overleaf.

Name: _____ Position: _____

Type of Business: _____

Signed: _____ Date: _____

Veolia ES (UK) Limited, GLAUCUS STREET, BOW, LONDON E3 3RE
Tel No. 020 7510 0010 Fax No. 020 7364 5142 For and on Behalf of Veolia ES (UK) Limited

Name: _____ Position: _____

Signed: _____ Date: _____

Account No. _____ Receipt/Cheque No. _____ Round No. _____

Waste Carrier - Veolia ES (UK) Limited, Veolia House, 154A Pentonville Road, London N1 9PE No. GTL361469/CB
Waste Broker - London Borough of Tower Hamlets, Street Management Division, Mulberry Place, 5 Clove Crescent, E14 2BG

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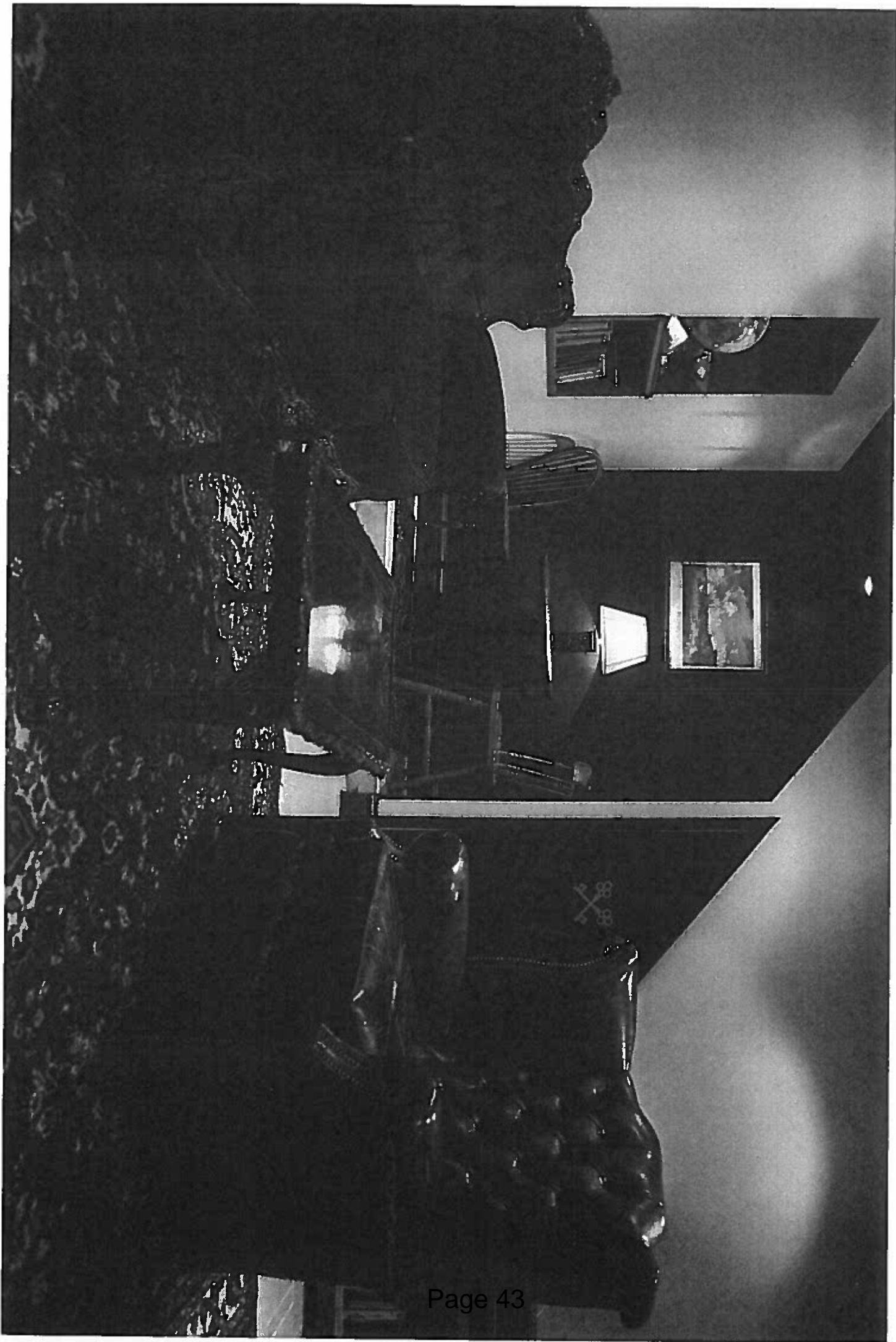
ELB Trade Prices:

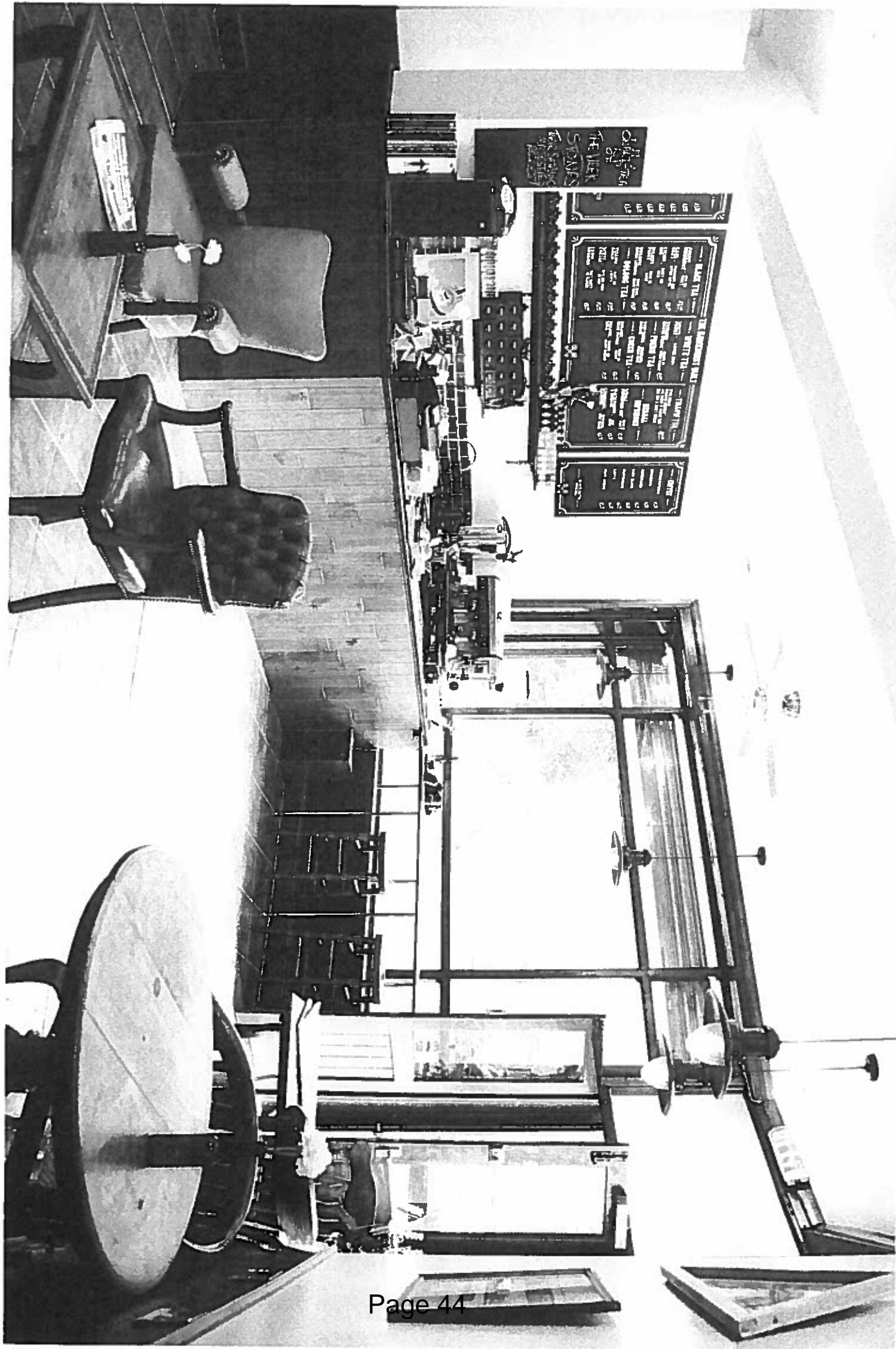
ELB Ales:	Orchid	ELB Pale Ale	Foundation Bitter	Nightwatchman	Jamboree	Quadrant Oatmeal Stout
<i>Strength:</i>	3.6% ABV	4.0% ABV	4.2% ABV	4.5% ABV	4.8% ABV	5.8% ABV
9 gallon cask	£66.00	£69.00	£70.00	£72.00	£75.00	£85.00
20 litre bag-in-box	£44.00	£45.00	£45.50	£47.00	£48.50	£60.00
Case of 12 500ml bottles	£16.80	£16.80	n/a	£16.80	n/a	£18.30
500ml bottle	£1.40	£1.40	n/a	£1.40	n/a	£1.55

All prices exclude VAT

Ale Descriptions:

Orchid: 3.6% ABV – a dark mild, lightly spiced with vanilla
 ELB Pale Ale: 4.0% ABV -- a lighter ale, with subtle bitterness and perfumed aroma
 Foundation Bitter: 4.2% ABV – an amber best bitter, good balance of maltiness with crisp bitter finish
 Nightwatchman: 4.5% ABV – a darker premium bitter, well-hopped but with smooth mouthfeel
 Jamboree: 4.8% – a golden ale using English hops; blend of lager, pale and wheat malt gives a smooth but refreshing mouthfeel
 Quadrant: 5.8% ABV -- a dark, chocolatey oatmeal stout





Dear MrLisowski,

Thank you for forwarding Ms Jane Miller's e-mail and photographs last week.

We acknowledge that Ms Miller and some other local residents have some concerns about the impact of the Tearoom on the community, but we do not accept many of their assertions and assumptions.

We have heard significant verbal feedback from other residents that Ms Miller has consistently misrepresented our intentions, with exaggerated, fanciful and unfounded scaremongering. For example, claims of a growth in "glass phials, condoms, etc" as a consequence of the tearoom are frankly nonsense. The clientele we attract are patently not "street low-life" and we cannot imagine any of our customers indulging in the practices she suggests. It does feel like a "hate" campaign, without any foundation except she appears to have taken a personal dislike to Theodore.

To respond to Ms Miller's e-mail point by point:

1. On the night in question we had a late TENS for the event until 10pm and as per her email the premises was empty before 10pm.
2. The 13th of June was an unamplified jazz event whereby the music was finished by 10pm. It was marketed as Tea and Jazz and no alcohol was provided. This is in line with the Music Act 2012 whereby unamplified music is allowed 'in all venues between 8am and 11pm'.
3. Ms Miller seems to be objecting to Theodore doing his job on a number of occasions. Upon noticing a man with glass, Theodore retrieved the glass and made the gentlemen re-enter the Vault. Then, as is his responsibility, Theodore checked the adjacent green and the area outside the front of the tearoom. Theodore was made aware of Ms Miller across the road by customers who mentioned that a lady was taking pictures of them opposite. It seems not only bizarre but also affects business when customers feel threatened by this unauthorised photographing of them.
4. The event on the May Bank Holiday only occurred on the Saturday with a 2 hour long set from acoustic local musician Blair and a relaxed art sale from a local artist. Attached is a video of Blair playing his gig downstairs. Once again the Vault was closed before 11pm. We did not and have not had any direct complaints from either event.
5. The pictures attached.
 1. We sold tea, beer and wine as per a late TEN. We let the residents know of events as an invitation and also out of courtesy.
 - 2,3,4 & 6,7,8 Ms Millers pictures show a nice event with no evident street drinking causing problems and in actual fact shows friendly people and a friendly community atmosphere. There were no complaints from residents, many of whom attended the event

We cannot accept the implication that there was such a problem with the event from the pictures, which show people happily passing by,

popping their head in to the tearoom, and no one feeling threatened. This is well illustrated by Ms Miller's pictures.

9. A picture of Theodore checking off-site drinking on the Green opposite. This shows awareness of potential problems that may arise and a conscious effort to fix them, as per his job.

5. A picture of alcohol and a few people on the Green also seems far-fetched and unrelated. The man with the wine glass was moved on and the area was checked for bottles. Theodore found no other debris from The Hawkhurst Vault on the Green.

The problem of people drinking from cans on the park has nothing to do with an event at The Hawkhurst Vault. This behaviour pre-dated the opening of the tearoom, and any potential risk of problems emanating from our establishment is regulated and will continue to be regulated by Theodore and James.

Actually, we would like to use Ms Miller's photographs on our website to promote our business.

We are happy for you to share this e-mail with Ms Miller, and will willingly engage in direct dialogue with her. Please note however that previously when Ms Miller has engaged with Theodore, she has audio-recorded their conversations, without asking Theodore's permission. In future if Ms Miller insists on recording our conversations, we shall require her to share the unedited recordings with us, as we are sure that they will show us to be consistently polite, open and reasonable. We do not believe they would show Ms Miller to be similarly polite, open and reasonable.

We do understand that Ms Miller will want to present her photographs and assertions at next week's hearing. We will want to respond to her, and refer to this e-mail correspondence.

Please note, by end of business tomorrow we shall have completed our dossier of evidence to support our licence application, which we shall e-mail to you and request that you share with the council attendees at the licence hearing next week.

We look forward to hearing from you.

Simmi Yesmin

From: Theodore Holder [REDACTED]
Sent: 23 June 2014 11:51
To: Simmi Yesmin
Subject: Fwd: In support of The Hawkhurst Vault

Dear Simmi,

Got this reference this morning is it still possible to attach it to the pack please, I think it's quite important.

Thanks

----- Forwarded message -----

From: Michael Solomon [REDACTED]
Date: Mon, Jun 23, 2014 at 10:10 AM
Subject: In support of The Hawkhurst Vault
To: [REDACTED]

To whom it may concern

I am writing in support of The Hawkhurst Vault as a very local resident to the business. I live [REDACTED] almost opposite.

Theo and James are fine young gents. They, and their new business, need the backing and support of the local government and local community, as they in turn back and support us.

Previously the site was used as a hair dressing salon which meant those only with a very specific need entered the establishment. As a tea lounge, The Hawkhurst Vault has almost universal function and appeal to those living near, as well as those walking past. As such, it has become a lively hub. Local people congregate, meet and get to know each other because now they have a place in which to do so. The mood in the shop is invariably convivial and friendly. This is a well run establishment and, in the matter of six or seven weeks, has become a centre point and amenity for the local community.

Theo and James have worked very hard and conscientiously since taking over the site and starting the refurbishment. They have at all times considered the local residents and the public in general in how they have conducted the refurbishment, and themselves and their staff in running the business. I am extremely glad that they are there and have been able to use their business, get to know them, and watch the positive impact they have had on the locality.

I have never before thought to leave keys for our house for workmen and appliance engineers to collect, now I can and have done so. I have not attended life drawing classes for 25 years, I am now able to again thanks to the class they run on a Wednesday evening.

Businesses like Tatty Divine and Unto This Last alongside are all well and good, but they are shops for people to browse and make purchases in. They are not able to fulfil the role of community centre as Hawkhurst can and does.

The biggest and gravest concern for local residents is the use of the small grassed park space diagonally opposite Hawkhurst for drunks and junkies 24/7, especially over the summer months and

at weekends. These are not Hawkhurst tea drinkers and cake eaters, they are hardcore hedonists without any concern for the noise, disturbance and resentment they create.

I urge the authorities to empower the Hawkhurst to the fullest extent in terms of opening hours, licensing privileges etc because they have earned our trust and deserve it. And also as a means of demonstrating to the hedonist and street drinker groups that plague the area that there are other ways of enjoying the local community and amenities, other people do so, and manage to do so peacefully and with consideration and respect for others. The Hawkhurst represents decent and considerate living and co-existence in the local community and fills the gaping vacuum created by those who party noisily, deprive locals of peace and sleep, and leave their filth behind for others to clear up.

The Hawkhurst Vault serves and represents the community at the north end of Brick Lane in ways that I have not witnessed in the six years that I have lived there and I would like to see them continue to do so and for the business to flourish. For the various reasons stated I suggested the business is fully supported in doing this.

Michael Solomon [REDACTED]

Michael Solomon
Director, Responsible 100

[REDACTED]
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Responsible 100 is delivered by Profit Through Ethics Ltd, registered in England with company number 4769798.

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Regards
Theodore Holder



THE HAWKHURST VAULT

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