

Redchurch Studio, 58 Redchurch Street E2 7DP
SUBMISSION OF LICENCE HOLDER

I act for Soho House UK Limited (SHUK). It is a recognised global brand. I have been instructed to make an application for a new premises licence for premises to be known as Redchurch Studios.

1. Applicant Background

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

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

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

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

2. History of Soho House

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

1995: 40 Greek Street, Soho

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

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

1998: Babington House, and the launch of Cowshed

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

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

2002: Electric House, Notting Hill

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

2003: Soho House New York

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

2004: Cecconi's

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

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

2010: Soho House Berlin

2010 marked the year that Soho House & Co ventured into Europe, starting with their first House in Berlin. A cornerstone of the growing creative community in Mitte, the House has a complicated history. Originally a department store, its Jewish owners were forced out by the Nazis in 1933, and the building was later taken over by the Soviet Communist Party.

2010: Soho House West Hollywood

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

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

2015: Soho Works

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

2015: Soho Farmhouse

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

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

2016: Soho Home

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

The expansion of Soho House in North America also came in 2016, with Ludlow House on New York's Lower East Side, and Little Beach House Malibu on the West Coast. After establishing roots in Berlin and Istanbul, Soho House & Co opened their third European House, this time in Barcelona.

2018: White City House

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

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

2019: Opening in Asia

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

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

2021: European expansion

They opened six new Houses in 2021, including their first House in the Caribbean, on Canouan island, in St Vincent and the Grenadines. In London, they added to their collection of rooftop pools with 180 House, located in a brutalist building on The Strand. Later in the year they opened in Tel Aviv, Jaffa, followed by Paris and Rome. They also opened their first Texan house, Soho House Austin.

2022 and beyond

They continue to open Houses in creative cities across the UK, North America, Europe and Asia with nine openings planned for the year. Following the opening of Soho House Nashville in February, they added to their Los Angeles outposts, with Holloway House in the West Hollywood neighbourhood. Back in the UK they opened their long-awaited House in the seaside resort of Brighton, and in new European cities including Copenhagen and Stockholm.

Since opening 40 Greek Street in 1995, Soho House now includes 33 Houses in 14 countries, with more openings in Europe, Asia, and North America on the horizon.

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

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

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

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

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

SHUK also operate many restaurants/food led venue. They own and operate the Pizza East brand and independent restaurants such as Cecconi's, Café Bohème, Dean Street Townhouse, Electric Brasserie. Each brand has its own personality and atmosphere, offering a range of cuisines from classic Italian to modern British. In all of their kitchens they are committed to using fresh, locally sourced ingredients to produce simple but delicious dishes, as will be the case at Redchurch Studios.

3. The Building/Location

This is a new licence application for a premises to be known as Redchurch Studio. The premises are located next door to Redchurch Townhouse, which is owned and operated by the applicant company as well. SHUK is therefore familiar with the local area and is confident they can support the licensing objectives in its operation.

Upon grant of this new application, the applicant will create a Studio space, as the name of the premises suggests. The premises will operate with alcohol being ancillary to a meal so as a restaurant operation.

The Studios are creative spaces for Soho House and Soho Friends members to visit with up to three guests. This arm of SHUK aims to foster and connect creatives, entrepreneurs, dynamic thinkers and cultural explorers by integrating the creation, display, learning and social functions of culture throughout its spaces.

To provide more detail on Soho Friends membership – this gives access to Soho House bedrooms and studio spaces. Plus, benefits at SHUK's spas, restaurants and SHUK's interiors collection, Soho Home

Soho Friends get access to:

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

Soho Friends do not get access to Soho House members clubs unless staying in a bedroom. Bedroom bookings are subject to occasional blackout periods

General Studio guidelines are:

“Our Studios are private places

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

Keep it casual

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

Guests are welcome

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

First come, first served

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

Pets

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

Illegal substances

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

The Membership Scheme within SHUK premises is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place. To apply for membership, prospective members need to complete an application form. Upon its receipt, the application will then be reviewed by the appropriate club's Membership Committee. Those applicants selected to become members following each meeting are notified via email. Those who are not immediately successful will be added to a waiting list and reviewed at each subsequent meeting.

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

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

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

Indicative menus for the Redchurch Studio is attached to these submissions, by way of reference.

Should members deem it necessary, SHUK are able to offer a further condition that "Alcohol may only be sold for consumption to members of a private club and their bona fide guests". This would re-iterate that the premises is not open to the general public, and further re-iterate the above benefits of membership

4. The Application

The application originally lodged mirrored the licence held for Redchurch Townhouse in terms of hours and conditions, which was granted by the council.

However, given the EH and LA representations further internal controls have been strengthened for this application.

We confirm there shall be no vertical drinking of alcohol at the premises at any time. As you will see from the plans there is seating throughout the premises and no 'bar' area. This is conditioned

Full restaurant conditions have been offered for this premises for all times of the day– “The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal”. Again, this is not a bar operation. It is a food led operation

Restrictions for off sales of alcohol have also been agreed and off sales is only for the external areas of the premises and all these outside tables and chairs shall be rendered unusable by 21:00 hours each day (if not controlled by a pavement licence).

No performance of dance is being sought which will give some indication of the style of operation

Music has been sought although it the usual operation will be background entertainment (non licensable). In the event that recorded music or live music is being played we have agreed a number of additional proposed conditions as suggested by EH

- 1 Loudspeakers shall not be located in the entrance lobby or outside the premise building.
- 2 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.
- 3 A Noise Limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an acoustic consultant who is a member of the Institute of Acoustics so as to ensure that no noise nuisance is caused to local residents or businesses The operation panel of the noise limiter shall then be secured by a key or password to the satisfaction of officers from Environmental Health and access shall only be by persons authorised by the Premises Licence Holder. The limiter shall not be altered without prior agreement with Environmental Health. No alteration or modification to any existing sound system(s) should be effected without prior agreement of an authorised Officer of Environmental Health. No additional sound generating equipment shall be used on the premise without being routed through the sound limiter device shall read

SHUK have applied for retail sale of alcohol to start from 8am Mon-Sun. The earlier start time for this activity is to allow for the breakfast trade- with light alcoholic refreshments being on offer eg champagne and orange juice. The amended conditions make it clear that ALL DAY alcohol must be ancillary to food and this would apply for the breakfast trade as well.

There are no representations lodged against this application by the Police or any residents.

A number of additional conditions have been offered which will ensure that the impact of the premises on the area will not be added to.

5. Crime and Disorder

There are no representations lodged against this application by the Police

The applicant takes the prevention of crime and disorder licensing objectives extremely seriously. Indeed it is anticipated that the premises will make a positive move for the area. The clientele is members and so there will be little if no walk ups to the area

The above is re-iterated by the absence of residential objections to this application. The residents, as Members will know are not shy in voicing their concerns to licensing applications and the absence of objection show the residential confidence in this application/operation.

The following robust conditions relating to the prevention of crime and disorder objective, have been proffered with the application:

1. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - a. all crimes reported to the venue
 - b. all ejections of patrons
 - c. any complaints received concerning crime and disorder
 - d. any incidents of disorder
 - e. all seizures of drugs or offensive weapons
 - f. any faults in the CCTV system, searching equipment or scanning equipment
 - g. any refusal of the sale of alcohol
 - h. any visit by a relevant authority or emergency service.
2. A challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
3. The CCTV system shall incorporate a recording facility and any recordings shall be retained and stored in a suitable and secure manner for a minimum of 31 days.
 - a. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained.
 - b. The system will comply with other essential legislation and all signs as required will be clearly displayed.
 - c. The system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity.
 - d. There shall be a designated member of staff who can download the images and present them on request by a police officer or other responsible authority with minimum delay.
4. Any person permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take drinks or glass containers with them
5. The reception desk on the ground floor shall be staffed at all times the premises is in operation.

6. Waiter/waitress service shall be available throughout the premises at all times it is open to members of the public

6. Dispersal/ Noise and Nuisance

The premises has one entrance/exit for the restaurant on Redchurch Street. The reception desk at the entrance shall be manned at all times during operation, meaning patrons will enter, be greeted by staff, membership checked and directed to where they are to go.

The applicant has proffered numerous conditions to ensure that public nuisance is not caused by the operation or patrons leaving the premises. These conditions include:

1. The reception desks on the ground floor shall be staffed at all times the premises is in operation.
2. Notices will be prominently displayed at ground floor exits requesting the public to respect the local residents and to leave the premises and the area quietly.
3. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
4. No music or amplified sound shall be generated on the premises to give rise to a nuisance to neighbouring residents.
5. The area immediately outside the premises, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
6. Staff will monitor the patrons using any smoking area and ensure that they remain within the curtilage of the premises at all times.
7. The venue is to provide information on local taxi firms and transport links to patrons leaving the venue.

There shall be no more than seven smokers to be allowed to smoke outside the premise at any one time. (The applicant is able to further contain this and offer an additional restriction that 'No more than 2 guests at any one time will be allowed to smoke outside after 9pm')

8. A direct telephone for number for the manager at the premises shall be publicly available, and displayed at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity upon request.
9. A dispersal policy shall be put into effect and shall be available for inspection by the licensing authority and responsible authorities upon request
10. 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

It should also not be forgotten that SHUK own and operate a hotel above the premises. This will also mean that there is a further 'incentive' to my client to operate the premises quietly and efficiently as my client is selling sleep and will not want residents to be disturbed in any way as this will only generate complaints and dissatisfaction amongst hotel residents, not to mention discounts and/or refunds on the expensive room rates.

SHUK already operate beside and above the application premises, and also operate other premises in the nearby area. The licensing authority has confirmed in its representation that SHUK has operated the Redchurch Townhouse (which includes a ground floor public restaurant) without any complaints from residents. SHUK will do so with these subject premises as well.

7. Special Cumulative Impact Policy for the Brick Lane Area

The premises are located in the Special Cumulative Impact Policy for the Brick Lane Area, and I have addressed operational reasons why the premises will not add to cumulative impact in the area above.

In their representation, the Licensing Authority have stated:

“On a balance of probability, this Authority is concerned by the addition of another premises selling alcohol, potentially adding to the existing anti-social issues in the area, particularly through access and egress. The addition of alcohol could cause customers to be in high spirits and therefore potentially undermining the licensing objectives.”

I disagree that the premises, should this application be granted, will add to the existing anti-social issues in the area and add to cumulative impact. The application puts tighter controls on the operation. Access to the premises is via a membership scheme which is a bona fide membership scheme. Anti social behaviour is not tolerated. The premises is seated only. There is no bar shown on the plans. The premises has restaurant conditions.

There are of course no residential representations against the application, which is important to note.

A substantial list of conditions have been proposed on the premises licence

The premises is not an alcohol or dance lead venue. It is a Studio work space that will operate in restaurant style (alcohol only ancillary to food).

There are no drinks promotions at the venue.

The venue is heavily staffed and there has always been good management communication.

Apart from potential seating outside the premises no off sales have been sought, and this will end by 9pm, thereby containing the operation to within the premises, unlike the premises in Brick Lane which were the underlying reason behind the introduction of the Special Cumulative Impact Policy for the Brick Lane Area.

Further, transport is good from this area. There will also be a dedicated taxi service for patrons which will be advertised to members

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

The reason for the cumulative impact policy is not translated into the operations proposed. There is negligible crime and disorder associated with any SHUK premises. There are next to no ambulance call outs and intoxication is not tolerated within the membership scheme. The premises does not operate in a nightclub fashion and the membership scheme is not token as some clubs offer. The applicant has chosen this location for its Studio brand in full knowledge of the area. Attendance by persons to the venues is as a destination venue. It is not a premises which will be part of any 'pub crawl' around Brick Lane.

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

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

In terms of the hours the applicant believes that the terminal hour sought is crucial to the commercial viability of the premises and it is not anticipated that the hours will add to the cumulative impact, given the style of operation and additional conditions proposed.

SHUK is fully aware that their license may be reviewed at any point by either the authorities or the residents should they not operate the premises as promised or responsibly. They fully appreciate a premises licence is a privilege they need to respect.

My client is indisputably an experienced operator and knows that it needs to live in harmony with its neighbours, and, as they do at its other sites, it will work with them so that everyone can enjoy the benefit that the premises the subject of the proposed conditions will bring to London.

Accordingly, having regard to all of the above, including the character of these premises, the proposed conditions, the hours sought and the intended operation of the premises I would submit that this application fits within the Licensing Authority's Licensing Statement.

8. Proposed Conditions

1. The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
2. There shall be no more than seven smokers to be allowed to smoke outside the premise at any one time. No more than 2 guests at any one time will be allowed to smoke outside after 21:00
3. There shall be no “vertical drinking” of alcohol at the premises
4. The CCTV system shall incorporate a recording facility and any recordings shall be retained and stored in a suitable and secure manner for a minimum of 31 days.
 - a. A system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained.
 - b. The system will comply with other essential legislation and all signs as required will be clearly displayed.
 - c. The system will be maintained and fully operational throughout the hours that the premises are open for any licensable activity.
 - d. There shall be a designated member of staff who can download the images and present them on request by a police officer or other responsible authority with minimum delay.
5. Notices shall be prominently displayed at ground floor exits requesting public to respect the local residents and leave the premises and area quietly.
6. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
7. No music or amplified sound shall be generated on the premises to give rise to a nuisance to neighbouring residents.
8. Any person permitted to temporarily leave and then re-enter the premises, eg. to smoke, shall not be permitted to take drinks or glass containers with them
9. The area immediately outside the premises, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
10. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
11. Waiter/waitress service shall be available throughout the premises at all times it is open to members of the public
12. A Noise Limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an acoustic consultant who is a member of the Institute of Acoustics so as to ensure that no noise nuisance is caused to local residents or businesses The operation panel of the noise limiter shall then be secured by a key or password to the satisfaction of officers from Environmental Health and access shall only be by persons authorised by the Premises Licence Holder. The limiter shall not be altered without prior agreement with Environmental Health. No alteration or modification to any existing sound system(s) should be effected without prior agreement of an authorised Officer of Environmental Health. No additional sound generating equipment shall be used on the premise without being routed through the sound limiter device shall read

13. Staff will monitor the patrons using any smoking area and ensure that they remain within the curtilage of the premises at all times.

14. The venue is to provide information on local taxi firms and transport links to patrons leaving the venue.

15. A direct telephone for number for the manager at the premises shall be publicly available, and displayed at all times the premises are open. This telephone number is to be made available to residents and businesses in the vicinity upon request.

16. A dispersal policy shall be put into effect and shall be available for inspection by the licensing authority and responsible authorities upon request

17. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:

- a. all crimes reported to the venue
- b. all ejections of patrons
- c. any complaints received concerning crime and disorder
- d. any incidents of disorder
- e. all seizures of drugs or offensive weapons
- f. any faults in the CCTV system, searching equipment or scanning equipment
- g. any refusal of the sale of alcohol
- h. any visit by a relevant authority or emergency service.

18. The reception desk on the ground floor shall be staffed at all times the premises are in operation.

19 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

20. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification such as a driving licence, passport or proof of age card with the PASS Hologram.

21. Loudspeakers shall not be located in the entrance lobby or outside the premise building

22. Off sales of alcohol shall be for the external areas of the premises only.

23. All outside tables and chairs shall be rendered unusable by 21:00 hours each day (if not controlled by a pavement licence)

REDCHURCH STUDIO

PASTRIES & BAKERY all at 3.5

Croissant v | Pain au chocolat v | Pain aux raisin v |
Blueberry muffin v

LIGHT AND HEALTHY BOWLS

Fruit plate pb	8
Porridge, banana, coconut yoghurt pb	9
Yoghurt, natural v or coconut pb, granola, berries, honey	10

EGGS

Eggs any style, toast v	9
Green eggs, avocado, basil olive oil v	14
Mortadella sandwich, fried eggs, pecorino, smoked aioli	10
Smoked salmon, scrambled eggs, sourdough	14
Half Full English breakfast eggs, sausage, bacon, baked beans, black pudding, roasted tomato, mushroom, toast	10 15
Eggs Florentine v	13
Benedict Royal	14 15

REDCHURCH STUDIO

SMALLS

Zucchini fritti, lemon aioli	8
Meatballs, tomato sauce, basil	11
Avocado dip, crudités pb	11
Calamari fritti, smoked tomato aioli	12
Burrata pugliese D.O.P., cherry tomato	13
Tuna tartare, avocado, chilli	15

MAINS

Penne arrabbiata pb	16
Aubergine parmigiana v	17
Rigatoni, bolognese	18
Chicken paillard, rocket salad parmesan	19
Stone bass, peas, broad beans	24
Beef tagliata, gremolata	26

SALADS

Avocado, butter lettuce, vinaigrette pb	12
Chopped salad, balsamic, lemon oil	12
Castelfranco radicchio, robiola, citrus, fennel, radish v	13

PIZZETTE & PIZZAS

Buffalo mozzarella, tomato, basil v	12 15
Napoli, anchovies, capers	12 15
Spicy salami, mushroom, mozzarella	13 16
Parma ham, rocket, burrata	14 17

SIDES

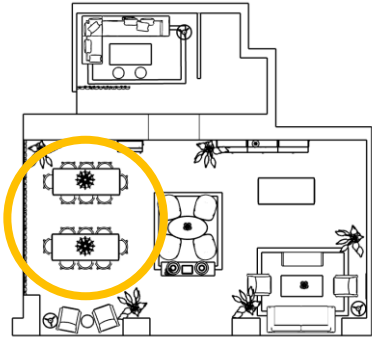
all at 6

Rocket, cherry tomatoes pb	
Broccolini, chilli, parmigiano v	
Tuscan roast potatoes, rosemary v	

DESSERTS

all at 7

Cheesecake, cranberry compote	
Panna cotta, strawberry	
Tiramisu	



1



2No pendant lights to hang over long tables

2



2No wooden tables stained darker with marble top added – 2440mm x 915mm

3



50No Yumi wooden stackable dining chair with seat upholstered (additional for events)

4



Wooden clothes rail to use as a coat rack and to display product for pop-ups

5



Sheer curtain to mask frosted window and serve as a neutral backdrop for photoshoots, life drawing etc

