

**PopplestonAllen**

## **THE GROCER**

4 Crispin Square, London

**APPLICATION FOR A NEW  
PREMISE LICENCE**

**HEARING: 4<sup>th</sup> November 2014  
@ 4pm**

## The Grocer, 4 Crispin Square, London

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7.	Selection of photographs

**Geronimo Inns Limited**  
**The Grocer, 4 Crispin Square, London**

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List of conditions and changes to the application

1. Whenever the premises are open for licensable activities then the following minimum number of seats will be maintained:-
  - i. In the north patio area – 40
  - ii. In the south patio area – 60
2. Waiter/waitress service will always be available in the whole of the premises.
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 system shall be in place to maintain the quality of the recorded image and a complete audit trail maintained. The system will comply with other essential legislation, and all signs as required will be clearly displayed. The system will; be maintained and fully operational throughout the hours that the premises are open for any licensable activity.

There must also be someone on the premises, who can download the images and present them on request by a Police Officer or other Responsible Authority.

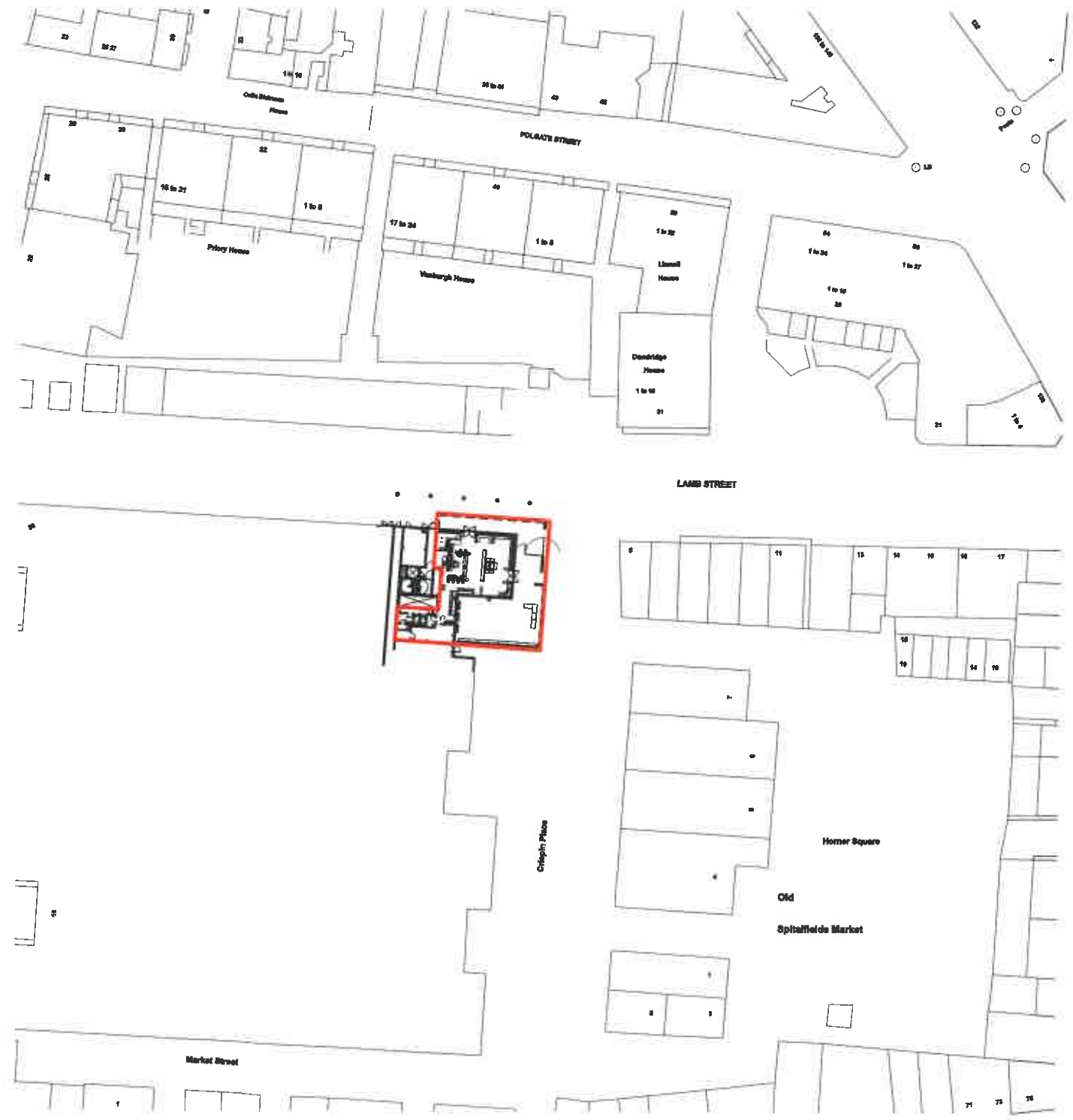
4. An incident log shall be kept at the premises and made available on request to an Authorised Officer of the Local Authority or the Police which will record the following:-
  - i. All crimes reported to the venue.
  - ii. All ejections of patrons from both inside and outside the premises.
  - iii. Any complaints received concerning crime and disorder.
  - iv. Any complaints received from any local residents or Residents' Association in relation to the premises.
  - v. Any faults in the CCTV system.
  - vi. Any refusal of the sale of alcohol.
  - vii. Any visit by a Responsible Authority.
5. There shall be no customer use of the northern terrace after 20:00 hours on any day.
6. Substantial food will always be available whenever the premises are open to the public.
7. The premises will if invited to do so meet with the local Residents' Association promptly to discuss any concerns in relation to the operation of the premises.
8. The Premises Licence Holder and Designated Premises Supervisor will be responsible for training of all staff who have direct dealings with customers on the following:-
  - i. Licensing law and in particular that relating to the sale of alcohol.

- ii. The Challenge 21 Policy.
- iii. The Premises Licence and its conditions.
- iv. The management of the outside areas and how to encourage, if necessary, good and quiet customer behaviour.
- v. Vigilance in relation to security inside the premises and in particular relating to customers' personal possessions.

This training will be recorded and will be refreshed every 6 months and records will be available to the Authorised Officer of the Council and Police.

- 9. The Designated Premises Supervisor, management and staff will be responsible for managing the outside areas and if necessary will encourage customers to be respectful of the presence of local residents.
- 10. Notices reminding customers to be respectful of local residents and to be quiet when leaving the premises will be displayed at the exit of the premises.
- 11. A Challenge 21 Policy will be operated at the premises in relation to the sale of alcohol.
- 12. Any music emanating from the premises must not be audible at the nearest affected facade.
- 13. No music is to be played in the outside area.
- 14. Loading and unloading shall be restricted to:
  - Monday to Friday (08:00 – 18:00);
  - Saturday (08:00 – 13:00);
  - Not at all on Sundays and Public Holidays.
- 15. The area outside and around the immediate vicinity of the premises will be cleared and maintained in a clean and satisfactory state.

**NOTES & REVISIONS :**  
 CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS MUST NOT SCALE FROM THIS DRAWING UNLESS EXPRESS INSTRUCTIONS ARE GIVEN BY SAMPSON ASSOCIATES. THE COPYRIGHT OF THIS DRAWING IS RESERVED. THE DRAWING MUST NOT BE DISCLOSED WITHOUT AUTHORITY.



CLIENT:	GERONIMO INNS	DRAWN BY:	CH	
SITE:	THE GROCER, SPITALFIELDS MARKET	SCALE @ A1:	1:200	
DRAWING TITLE:	PROPOSED SITE PLAN			2022.10.00

**SAMPSON ASSOCIATES**  
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# 4 Crispin Place

## Noise Impact Assessment

15/05/2013

### Client

Planning Potential Ltd

### Consultant

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# 1 Introduction

- 1.1.1 WSP Acoustics has been commissioned to undertake a noise assessment for a proposed A4 use establishment at 4 Crispin Place, Spitalfields Market.
- 1.1.2 4 Crispin Place currently exists as an A3 use restaurant so an application for change of use to A4 is being submitted to the Local Authority, the London Borough of Tower Hamlets (LBTH).
- 1.1.3 Although the nature of the proposed establishment would be very similar in terms of licensing hours, clientele, occupancy etc, the council have requested that a noise survey and assessment be completed in order to support the application, following a number of objections raised during the initial application process.
- 1.1.4 This report therefore covers the potential for noise disturbance arising from the following activities associated with the proposed A4 use of the premises:
- Customer break-out noise via the building fabric
  - Music break-out noise via the building fabric
  - Customer activity noise from external areas
  - Mechanical plant noise
  - Delivery noise
- 1.1.5 To assist the reader, a glossary of technical terms is included in Appendix A.

## 2 Site Description

### 2.1 Existing Site

- 2.1.1 The proposal site is located on the ground floor of the Spitalfields Traders Market, and is bounded to the north by Lamb Street, to the east by Old Spitalfields Market and to the south and west by the remainder of the Traders Market. The proposal site is a corner unit fronting onto Lamb Street and currently trades as the 'Scarlet Dot' restaurant and bar. It is open seven days a week from 9am until 11pm.
- 2.1.2 The surrounding area comprises of a mix of uses. The Spitalfields area has a range of independent retailers, market trading stalls, cafes, bars and restaurants. Although historically a trading area, the area now offers extensive office space and residential dwellings.
- 2.1.3 The site is approximately 200m east of Bishopsgate and 100m west of Commercial Street, both of which are main traffic thoroughfares. There are numerous underground and main line stations in the proximity of the site providing easy access to London's public transport systems, including a number of 24 hour bus services that run along nearby Shoreditch High Street.
- 2.1.4 The existing noise climate in the vicinity of the site is dominated by the Spitalfields Traders Market during the day, including Sundays (it is also understood that plans for Saturday trading are proposed). Traffic noise and general city activity also heavily influence the noise levels through the night-time periods.

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## 2.2 Proposed Development

- 2.2.1 The proposal is for the change of use of the existing A3 (café/restaurant) Scarlet Dot unit on the ground floor of the mixed use Spitalfields Traders Market to provide a drinking establishment (A4). The demise of the proposal site also includes an outdoor seating area which fronts onto Lamb Street and Crispin Place.
- 2.2.2 This proposal is not materially different to the current use of the site, (i.e. the offering food and drink remain constant), and the hours of operation will mirror the existing trading pattern of the current operator.
- 2.2.3 The internal furnishings of the premises will be refurbished but the functionality of the spaces will essentially remain the same (i.e. customer area, toilets, kitchen etc). The external building fabric is a fully glazed system which shall remain for the proposed development.
- 2.2.4 There are currently 3 main points of access into the customer area which are all via double door sets within the glazed façade. It is proposed that the double door set on the north façade will include an internal lobby and will be used primarily as an emergency means of escape only.
- 2.2.5 External seating exists on the terraces to the south, east and north of the main customer area under the current A3 use. The proposed A4 use proposes to utilise the northern and southern terraces only for external seating.
- 2.2.6 The nearest existing A4 uses are The Gun public house, which is 90m away on Brushfield Street; and The Golden Heart which is 120m away on Commercial Street.

## 2.3 Noise Sensitive Receptors

- 2.3.1 Premises immediately adjacent to the proposed development are A3 use (restaurants and cafes) and B1 use (offices) above.
- 2.3.2 The nearest residential property is located above the Teasmith Café on the south side of Lamb Street. This property is approximately 16m from the unit; however, its windows overlook Lamb Street and do not have a direct line of sight to the proposed development.
- 2.3.3 On the north side of Lamb Street, the nearest residential widows with a direct line of sight to the development are 20m away. Based on the clear sight line and relatively small difference in distance, the windows of these properties are considered to be the most noise sensitive.

## 3 Design Requirements

- 3.1.1 The London Borough of Tower Hamlets planning department have requested that a noise assessment be carried out that addresses the following:
- i) *Existing Noise Survey, to including evenings, weekday and weekend. Noise levels outside premises, and at closest residential receptor*
  - ii) *Assessment of ability existing building fabric to contain noise breakout.*
  - iii) *Assessment of proposed likely noise levels. Inc. Noise from outside drinking areas.*
  - iv) *Assessment any required mitigation measures. i.e. Additional insulation / glazing upgrades (difficult given building listed). Restriction on use outside space? Hours of operation.*



4.4.3 The measurement time history was analysed by visual examination to identify periods when significant noise events occurred and subsequently the CCTV images from cameras at the north end of Crispin Place was viewed to see if the source of the noise could be identified in each case.

4.4.4 Significant noise events that could be identified are listed below:

- Thursday 21<sup>st</sup> 0530 hrs – Refrigeration lorry in the vicinity for approximately 10 minutes;
- Thursday 21<sup>st</sup> 1930 hrs – Unidentified source, lasted for approximately 1 hour;
- Saturday 23<sup>rd</sup> 0840 hrs – Scarab street cleaner along Lamb Street for approximately 10 minutes;
- Sunday 24<sup>th</sup> 0740 hrs – Dustcart around north end of Crispin Place for approximately 10 minutes;
- Sunday 24<sup>th</sup> 1555 hrs – Dustcarts around north end of Crispin Place for approximately 20 minutes;
- Monday 25<sup>th</sup> 0130-0400 hrs - Cleaning of the internal market area utilising mechanical cleaning equipment; and
- Friday 29<sup>th</sup> 0630 hrs - Scarab street cleaner along Lamb Street for approximately 5 minutes.

4.4.5 In addition to the event referenced above, the Spitalfields Music Street Party occurred on Saturday 23 June when a stage with live and recorded music events was in use within the Brushfield Street end of the Spitalfields Traders Market between 1230 and 1700 hrs. Noise levels associated with this event did not significantly inflate the noise levels otherwise monitored at the Lamb Street end of Crispin Place.

## 5 Noise Impact Assessments

### 5.1 Internal Customer Noise Break-out

5.1.1 In order to determine the potential levels of noise break-out from customer activity, reference has been made to WSP's database of noise levels measured in establishments similar to the proposed development. It should be noted that many of the establishments that form the WSP database have larger internal areas and can accommodate higher customer numbers. The following noise level, adopted for the predicted internal customer activity, is therefore considered to be a worst case scenario.

**Table 5.1: Typical Customer Activity Source Noise Data**

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k	(A)
Customer Activity Noise (dB Leq)	81	82	73	81	79	76	69	57	83

5.1.2 The external fabric of the customer area comprises a laminated (inner and outer) double glazed walling system which includes a number of double door sets constructed in a similar nature. Although the exact composition of the glazing is not currently known, Table 5.2 represents sound reduction data for a typical double glazed laminated system. Nominal variations in the glazing specification would generally not affect the sound insulation by more than  $\pm 3$  dB.

**Table 5.2: External Building Fabric Sound Insulation Data**

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k
Glazing Sound Reduction (dB)	24	30	33	42	41	42	56	50
Double Doorset Sound Reduction (doors closed)	18	21	27	32	34	36	36	35

5.1.3 Allowing for the reverberant conditions within the proposed development, the sound insulation provided by the existing building fabric and the distance to the nearest residential windows, the sound pressure levels have been calculated for typical customer activity noise from within the A4 use premises.

5.1.4 The calculations for break-out noise from the establishment have been based on the following assumptions:

- Access door in the north façade remains closed save for emergency access.
- Access door in the east façade will be the main customer entrance but shall include a new internal lobby. This door set has been modelled to be fully open for nominally 10% of a typical 5 minute period.
- Access door in the south façade provides access to the external seating area and would typically be open for approximately 30-35% of a typical 5 minute period. This door is visually and acoustically screened from the residential receptor locations.

5.1.5 Table 5.3, below, indicates the predicted noise level at the nearest residential receptor location based on a typical 5 minute period of internal customer activity noise. Also listed in the table is the typical existing ambient noise level spectrum taken from the minimum measured noise level during an evening period (1900-2300hrs).

**Table 5.3: Predicted Customer Activity Noise Levels at Receptor Location,  $L_{Aeq,5mins}$**

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k	(A)
Typical Customer Activity noise at residential receptor *	38	34	24	31	29	26	19	8	33
Minimum Measured Existing Ambient Noise Level	64	57	56	57	53	48	46	47	58

*\*Note: Due to the uncertainty of the exact glazing specification, these figures are subjected to a tolerance of  $\pm 3$  dB*

5.1.6 The results of the break-out noise level predictions indicate that (even under worst case tolerances) typical customer activity noise associated with the proposed A4 use of the premises are sufficiently lower than the existing ambient noise levels such that they will not result in any increase in the overall  $L_{Aeq,5min}$  noise level or the  $L_{eq,5min}$  noise levels in the 63 Hz and 125Hz octave bands.

5.1.7 These levels of customer activity noise are fully compliant with the adopted requirements of the noise from pubs and club guidelines and the specific requirements of LBTH.

## 5.2 Internal Music/Entertainment Noise

5.2.1 The style of the proposed A4 use occupancy is one that includes background music only. No live music events would occur on a regular basis, nor would the establishment feature any 'disco' events.

5.2.2 Accordingly, music levels associated with the proposed A4 use, would not expect to be any higher than typical levels of customer activity.

5.2.3 The results of the customer activity noise break-out have indicated that such levels are already significantly lower than the existing evening ambient noise levels and therefore infer that typical music levels would be the same.

## 5.3 External Customer Noise

5.3.1 In order to determine the potential levels of noise break-out from customer activity, a series of noise surveys have been undertaken by WSP Acoustics at a selection of external seating/terrace areas of similar A4 use establishments.

5.3.2 The level of noise from an external seating area naturally varies according to the size of the area, number of customers present and the immediate environment. However, it is possible to interpolate the results of numerous surveys in order to obtain noise levels for a small localised area of external customer activity. Table 5.4 below indicates the typical source noise level for a small area of busy external customer area with an occupation density of nominally 2 patrons per m<sup>2</sup>.

**Table 5.4: Typical Customer Activity Source Noise Data for nominally 6m<sup>2</sup> busy external seating/terrace**

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k	(A)
Customer Activity Noise (dB Leq) at source	74	71	73	78	77	71	66	56	80

5.3.3 The A4 use development proposes to incorporate two areas of formal external seating along the north and south facades of the premises. The proposed décor of the development will include fixed planters around the boundary that will prevent customers from spilling beyond the confines of the establishment.

5.3.4 The area outside the north façade will cover approximately 70m<sup>2</sup> and comprise of low density tables and bench style seating, accommodating nominally 32 seated customers. Assuming a worst case scenario of a similar number of standing customers (i.e. a density of 1 patron per m<sup>2</sup>), the following corrections shall be applied to the levels detailed in Table 5.4:

- -3 dB correction for the occupation density [10 LOG (1ppm<sup>2</sup>/2ppm<sup>2</sup>)] (Where ppm<sup>2</sup> = patron per m<sup>2</sup>)
- +11 dB correction for source area [10 LOG (70/6)]
- -20 dB correction for conformal area loss over 20m distance to residential receptor
- +3 dB correction for acoustic reflections from 2 adjacent surfaces to source

5.3.5 The area outside the south façade will cover approximately 90m<sup>2</sup> and comprise of higher density tables and a combination of bench, sofa and single chair style seating, accommodating nominally 48 seated customers. Assuming a worst case scenario of a similar number of standing customers (i.e. a density of approximately 1 patron per m<sup>2</sup>), the following corrections shall be applied to the levels detailed in Table 5.4:

- -3 dB correction for the occupation density [10 LOG (1ppm<sup>2</sup>/2ppm<sup>2</sup>)] (Where ppm<sup>2</sup> = patron per m<sup>2</sup>)
- +12 dB correction for source area [10 LOG (90/6)]
- -23 dB correction for conformal area loss over 35m distance to residential receptor
- +3 dB correction for acoustic reflections from 2 adjacent surfaces to source
- -7 dB correction for acoustic screening due to no line of sight to residential receptor

5.3.6 The area outside the east façade and main entrance to the premises does not include any formal external seating area and would therefore not naturally attract significant numbers of customers. However; during peak trading and clement weather conditions, groups of customers could potentially gather in this area and it would form the normal ingress and egress to the premises. Based on a comparable occupation density to the rest of the proposed terraces (i.e. 1 patron per m<sup>2</sup>) and a nominal occupiable area of 24m<sup>2</sup>, the following corrections shall be applied to the levels detailed in Table 5.4:

- -3 dB correction for the occupation density [10 LOG (1ppm<sup>2</sup>/2ppm<sup>2</sup>)] (Where ppm<sup>2</sup> = patron per m<sup>2</sup>)
- +6 dB correction for source area [10 LOG (30/6)]
- -25 dB correction for conformal area loss over 25m distance to residential receptor
- +3 dB correction for acoustic reflections from 2 adjacent surfaces to source

5.3.7 Accordingly, Table 5.5 below lists the worst case 5 minute  $L_{eq,5min}$  noise levels for customer activity predicted at the nearest residential receptor from each of the external areas.

**Table 5.5: Predicted peak noise levels from external customer area activity,  $L_{eq,5mins}$**

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k	(A)
North Terrace	65	62	64	69	67	62	56	47	<b>71</b>
South Terrace	58	54	55	60	58	52	46	37	<b>62</b>
East Terrace	55	52	54	59	57	52	46	36	<b>61</b>

5.3.8 Analysis of the predicted noise levels and any associated mitigation measures are discussed below for each of the areas in turn.

#### **North Terrace**

5.3.9 The north terrace is the closest and most exposed external area to the nearest residential receptors and, as may be expected, the calculations have indicated that peak customer activity noise levels have the potential to increase the existing ambient noise levels at the residential windows.

5.3.10 Following meetings and discussions with the local residents association, the client has offered to clear this external area of customers and furniture at 8pm on a daily basis.

5.3.11 Subsequently, there would be no noise impact associated with this area into the evening period.

5.3.12 Noise levels during the day and leading up to the clearance of the terrace would potentially be audible at the residential façades but would not be significantly different from the existing noise characteristics from the existing A3 use of the premises and of the adjacent A3 uses and general market customers in the vicinity.

#### **South Terrace**

5.3.13 Predicted peak external customer activity noise from the South terrace have the potential to give rise to the following increases in the existing ambient noise levels:

- Up to +2.5 dB increase to the  $L_{Aeq,5mins}$  through the afternoon and up to 8pm in the evening;
- Approximately +3.5 dB increase to the  $L_{Aeq,5mins}$  between 8pm and 10pm;
- Approximately +4.1 dB increase to the  $L_{Aeq,5mins}$  after 10pm; and
- Less than +3 dB increase to the  $L_{eq,5mins}$  noise at 63 Hz and 125 Hz octave bands at all times.

5.3.14 The potential increases in ambient noise levels are only very slightly in excess of the adopted criteria, i.e. no more than 1.1 dB. Furthermore, it is generally considered that inner city pubs tend to experience peak customer levels during the early evening in the week and similarly could expect peak activity at the weekend linked to the Market trading hours.

5.3.15 It is therefore a reasonable assumption to consider that customer activity noise levels in external areas would gradually reduce as the evening period progresses. On this basis, customer numbers would only need to reduce by nominally 5% per hour after 8pm in order for the resultant increase in ambient noise level to remain below 3 dB.

5.3.16 It is therefore considered that under typical circumstances, the noise impact from external customer activity on the south seating terrace will be within acceptable limits based at the nearby residential properties.

## East Terrace

- 5.3.17 Predicted peak external customer activity noise levels from the external area to the east of the premises have the potential to give rise to the following increases in the existing ambient noise levels:
- Up to +2 dB increase to the  $L_{Aeq,5mins}$  through the afternoon and up to 8pm in the evening;
  - Approximately +3 dB increase to the  $L_{Aeq,5mins}$  between 8pm and 10pm;
  - Approximately +3.5 dB increase to the  $L_{Aeq,5mins}$  after 10pm; and
  - No significant increase to the  $L_{eq,5mins}$  noise at 63 Hz and 125 Hz octave bands at any time.
- 5.3.18 The predicted noise levels are on the margins of the adopted criteria, however, as discussed for the south terrace above, such peak levels of activity are not expected to occur later in the evening.
- 5.3.19 It is therefore considered that customer noise from this area will not significantly impact the existing ambient noise levels at the nearby residential properties.

## General External Noise Mitigation

- 5.3.20 Notwithstanding the observations and comments made above the client and management of the proposed A4 establishment would naturally not want to allow excessive noise levels to emanate from their demise.
- 5.3.21 It is therefore recommended that a general policy of pro-active measures is adopted to ensure that customer noise levels in external areas are regulated wherever possible. Such measures could include:
- continual monitoring of customer behaviour;
  - re-arranging furniture to focus and direct larger, potentially noisier groups of customers into less exposed areas of the premises;
  - ensuring customers remain within the confines of the premises and do not spill out into common areas; and
  - ensuring (by means of appropriate signage) that customers are aware of the residential neighbourhood when outside and when leaving the premises.
- 5.3.22 By adopting good management procedures, noise levels associated with customers in the external areas are less likely to reach the levels predicted within the assessments above and would therefore further mitigate the potential for noise impact at the nearby residential properties.

## 5.4 Fixed Mechanical Plant Noise

- 5.4.1 The existing A3 use premises has mechanical ventilation equipment installed within the confines of the demise and terminating at high level on the north façade, approximately 30m from the nearest residential receptor.
- 5.4.2 The termination point of the ducting is immediately adjacent to terminations from three other A3 use premises that utilise similar plant. Noise levels from the specific existing plant therefore only contribute to a fraction of the general plant noise levels in the immediate vicinity.
- 5.4.3 It is assumed that such plant was originally designed and installed in accordance with the appropriate planning requirements at the time and is not currently subject to any noise objections.
- 5.4.4 The proposed A4 use development will utilise the existing mechanical ventilation system and is not proposing to install any additional services.

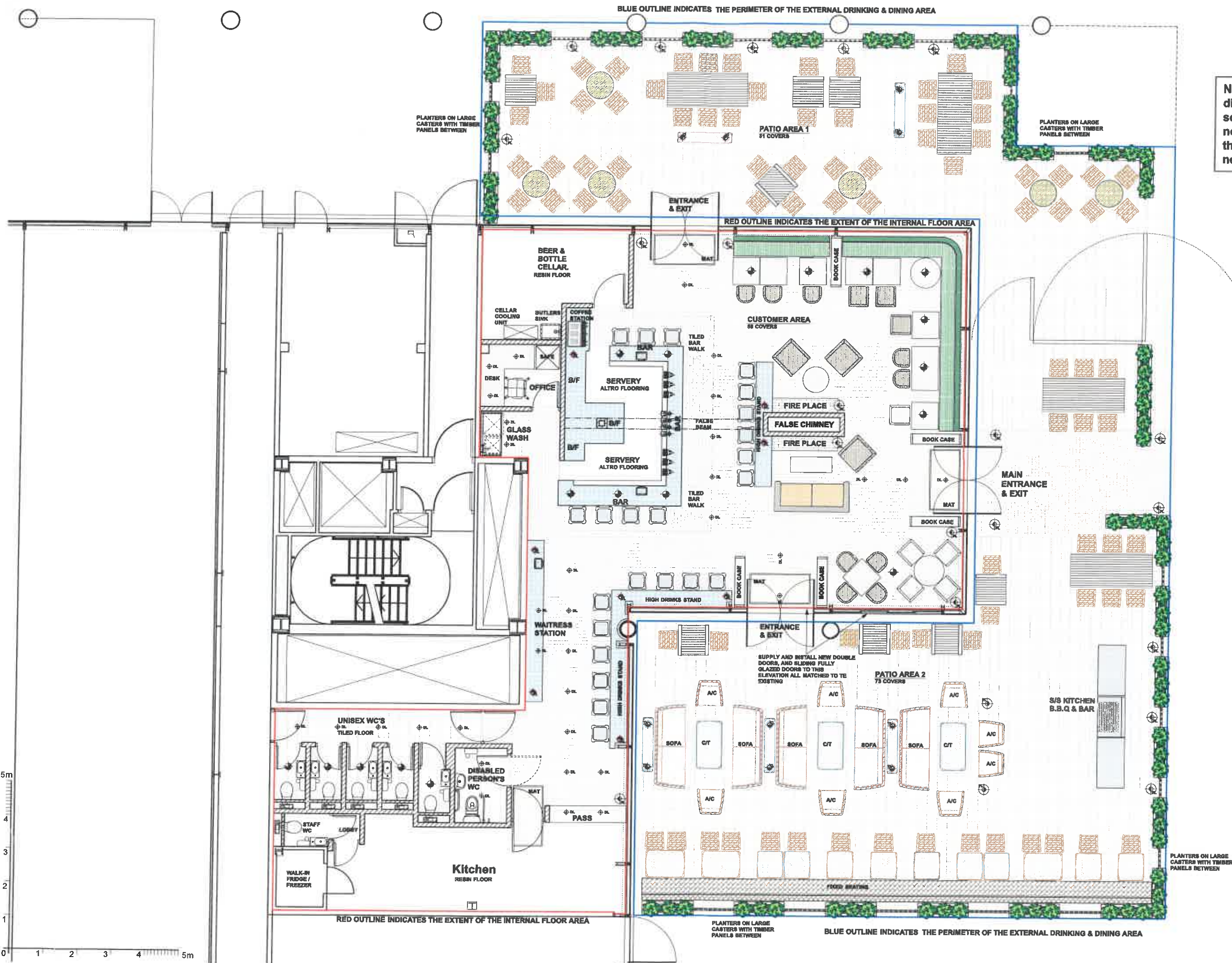
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## 6 Conclusions

- 6.1.1 WSP Acoustics has carried out a long-term environmental noise survey at a location representative of the nearest noise sensitive receptor in order to establish existing ambient noise levels in the vicinity of a proposed change of use application from A3 to A4.
- 6.1.2 Existing ambient noise levels have been found not to significantly vary over typical day, evening and night-time periods or from weekday to weekend periods. This is in the main due to the proximity of the Spitalfields Traders Market, and general exposure and location of the area within central London.
- 6.1.3 A detailed assessment of potential internal customer activity has determined that the existing building fabrication is adequate to contain related noise levels such that they will not typically be audible at the nearest residential dwellings.
- 6.1.4 No live music or entertainment events would normally take place within the proposed A4 use of the premises. Subsequently, any music noise would be at background level, i.e. lower than the internal customer activity levels and hence, not typically audible at the nearest residential dwellings.
- 6.1.5 Detailed assessments have been carried out for the potential noise levels that may arise from the use of external seating areas associated with the A4 use of the premises. Where applicable, measures to pro-actively control customer noise have been discussed and the resultant impact has been deemed to be within acceptable tolerances of the existing ambient noise levels in the vicinity.
- 6.1.6 Noise associated with the use of mechanical ventilation equipment will not change from the current A3 use of the premises. Any future plans to install additional mechanical plant will be assessed as a stand-alone application in accordance with the standard planning requirements of LBTH.
- 6.1.7 Deliveries to the proposed A4 use premises will not change from the existing delivery patterns of the A3 use. Subsequently, noise levels associated with deliveries would represent no change over the current levels measured during the environmental noise survey. Furthermore, Spitalfields Market Management have adopted training and control measures in place to ensure deliveries do not give rise to noise and other potential nuisances at the surrounding residential premises.
- 6.1.8 It is further understood that despite the objections raised by some of the local residents, there is considerable commercial support for an A4 use premises within the Spitalfields Market environs and is one of the main objectives of the Market Management.
- 6.1.9 Having been involved in numerous A4 developments, WSP Acoustics considers that the current proposals for the premises represent a very good acoustic standard and are typically at the lower end of the range of noise levels associated with A4 use premises.
- 6.1.10 Based on the results of the assessments, in the context of the proposed location of the A4 premises and the mitigation measures offered to control external customer noise levels, it is considered that there would not be a significant noise impact arising from the change in use from A3 to A4.

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**NOTE - existing plan dimensions have been scaled from pdf copy and not accurately survey and therefore are not necessarily to scale**



CLIENT:	GERONIMO INNS
DRAWN BY:	JS
SITE:	4 CRISPIN PLACE SPITALFIELDS MARKET
SCALE @ A1:	1:50
DRAWING TITLE:	PROPOSED GROUND FLOOR PLAN
	SK1.01

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# The Grocer

## Small plates

Basket of breads butter, oils, and dips  
Salad of smoked trout, green bean and soft boiled egg  
Chicken liver pate, apple chutney  
Salad of shaved Berkswell cheese, pickled walnuts and beetroot  
Scottish smoked salmon, capers, egg, brown bread and butter  
Iceberg lettuce, blue cheese and crisp bacon  
Stithians fondue winter vegetables  
Twice baked goats cheese soufflé, micro herb salad  
Scottish mussels, cider, leeks and bacon

## On baked bread

Pig sandwich, sage and onion stuffing  
Portobello mushroom and Wensleydale on toast  
Coronation chicken, iceberg and toasted almonds

## The main meal

Shallot tatin little wallop and garlic roast onions  
Whole roast pheasant, bread sauce and wild pickled blackberries (for 2)  
Fish and chips  
Braised breast of lamb butter beans and roast garlic  
Fillet of hake braised lentils garlic butter  
Burger, chips and pickles  
Add bacon, onion rings and cheese  
Duck breast, artichoke and caramelised oranges  
Cornish fish soup, bread aioli and parsley  
Steak frites  
Roast winter marrow, summerset brie, toasted almonds

## To go with it

Broccoli chilli and garlic  
Gratin dauphinoise  
Braised red cabbage  
Winter leaves house dressing  
Mums chips

## Something sweet

Polenta chocolate cake honey comb ice cream  
Baked apple, rum n raisin ice cream  
Crème brulee  
Poached pear, cider sabayon  
Stithians cheese biscuits and chutney

## Bits and bobs

Pork belly, English mustard  
Fish fingers, bloody mary sauce  
Prawn popcorn  
Cheese straws  
Crispy tomato risotto, balsamic mayonnaise  
The Butchers board – charcuterie



## The Grocer Drinks List

### By the pint (schooner or half)

Camden Hells lager	4.6%	Camden	£4.80
Carlsberg Lager	3.8%	Copenhagen	£3.90
Becks Vier	4.0%	Bremen	£4.20
Lowenbrau	5.2%	Munich	£4.40
Meantime Wheat	5.0%	Greenwich	£4.80
Stella Artois	4.8%	Leuven	£4.30
Aspalls Suffolk Cyder	5.5%	Debenham	£4.30
Harry Sparrows Cyder	4.6%	Aspall Hall	£4.20
London Fields Hackney Hopster	4.2%	Hackney	£4.00
Young's PA	3.6%	Bedford	£3.80
Sharp's Doombar	4.0%	Rock	£3.80
By The Horns Diamond Geezer	4.8%	Earlsfield	£4.20
Guinness	4.2%	Dublin	£4.30

### By the bottle

Meantime London Porter	6.5%	Greenwich	£7.50
Peroni	5.1%	Vigevano	£4.20
Sol	4.5%	Monterrey	£4.20
Camden pale Ale	4.0%	Camden	£4.40
Einstock Icelandic White Ale	5.6%	Akureyri	£4.50
Magners	4.5%	Clonmel	£5.00
Rekorderlig Stawberry/ Lime	4.0%	Vimmerby	£5.20
Crabbies Ginger	4.0%	Leith	£4.90
Meantime Raspberry	6.3%	Greenwich	£4.90

### By the Ounce

Chelsea Mix nuts	£0.80
Pistaccios	£0.90
Artichoke hearts	£1.00
Wine gums	£0.50
Chocolate peanuts	£0.50

### By the Jug

Pimms No1 or No6 Cup	£18.00
Absolut Peppar Bloody Mary	£20.00
St Germain sparkling Elderflower cocktail	£30.00
Godminster Rhubarb and Crabbies Ginger	£23.00
Belini	£25.00

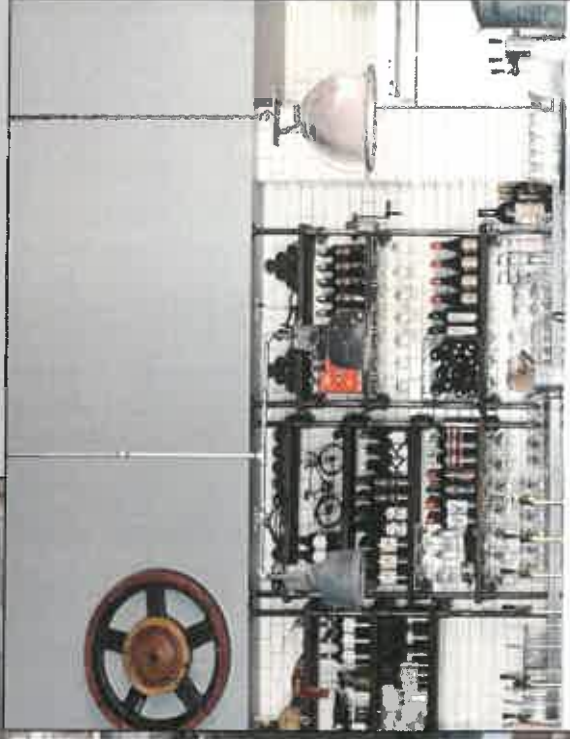
### By the Bottle

All our wines of course	
Beefeater/ Absolut/ Havana 3YO with all the mixers and nibbles	£100
Bombay Sapphire/ Finlandia/ The Kraken Black Spiced Rum	£120

### By the By

Geronimo Inns keeps none of the tips you may kindly give to thank our team  
We recycle all of our glass (and paper, and food waste BTW)  
We have plenty of Private Club Rooms in London for that exclusive party  
Follow us on Twitter, Facebook, our Blog and at [www.geronimo-inns.co.uk](http://www.geronimo-inns.co.uk) (we take the lead)

THE GROCER,  
SPITALFIELDS



Reclaimed wood front bar and back bar  
White tile with grey grout back drop with  
Simple shelving on top - wood and metal  
Zinc bar top with large overhang



Reclaimed wood and tiled flooring with painted stencilled graphics



Furniture ideas - rustic and industrial metal with pops of colour



Central feature double sided fireplace with sofas and arm chairs  
Fabrics throughout - worn leathers, hessian/linens and warm velvets



Industrial black metal pendants, caged  
bulb pendants and large linen hanging  
lamps



External area - surrounded by solid reclaimed wood planters on wheels filled with scented herbs and flowers





External area seating to include pallet dining tables/benches on wheels on north terrace with lounge style furniture on south terrace - bringing the inside out - laid back and comfortable



Outdoor BBQ/Kitchen and bar unit on wheels - modular units that can be locked together





MÖVENPICK

PIAMM'S

indian & thai cuisine

Leila







PIZZA

Grilled Chicken Wraps & Honey Salad \$8.95

Lamb Shanks Skewer & Rice or Bread \$8.95

Prime Rib & Rice or Bread \$8.95

LEON







MC

**Pilsener Beer**  
100% Distilled Malt  
with 40 Percent Pilsner



**\$7.00**



**Large portion of Chicken,  
Lamb or Pork - add \$2.50**

**Wings only - Chicken,  
Lamb or Pork - \$8.99**

**Wine \$1.50**

**House \$1.50**

**Salsa \$1.50**

**Cheesed Drinks \$1.00**

**Delicious  
Lamb**



**\$7.99**



**\$8.99**

**PIMM'S**

scarlato

indian & thai cuisines

