

Hi Chris,

Understood and am frantically working to have a plan showing proposal imminently and hopefully in time for you to consider as part of this application.

Best wishes,
Alan

Sent from my iPhone

On 20 Jun 2017, at 15:00, Pearce, Chris <Chris.Pearce@brent.gov.uk> wrote:

Good Afternoon Alan

I have spoken to The licensing team and the hearing has been set for the 13th July and I do not believe that this date is movable. I think the Public Safety Team would leave the conditions as they stand so set at 60. It is hoped that we would come to an agreement before the hearing and capacities can be recalculated. If this is not the case then you will need to either accept the conditions or continue to hearing.

If you accept the current conditions you will then need to apply for a variation to those conditions to increase the capacity.

As to the fire curtains providing a fire protected route, until I have the complete proposal it would be hard to comment. I would ask the following though

- Can the curtain withstand 1 or a number of people falling against it and maintain its shape?
- How is the curtain deployed?

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

From: Compliance UK [<mailto:complianceuk@live.com>]

Sent: 14 June 2017 08:21

To: Pearce, Chris <Chris.Pearce@brent.gov.uk>; Jack Spiegler

Cc: Legister, Linda <Linda.Legister@brent.gov.uk>; Business Licence <business.licence@brent.gov.uk>; Patel, Yogini <Yogini.Patel@brent.gov.uk>; Exeter, Pollen <Pollen.Exeter@brent.gov.uk>; Amy Catlin, French, Colin <Colin.French@brent.gov.uk>

Subject: Re: 53 Lonsdale Road, London, NW6 6RA

Morning Chris,

I just wanted to update you following our email exchange last week.

We are considering the option of creating a protected route from the first floor potentially by way of a drop down fire curtain to operate on activation of the fire alarm and detection system. There is a natural path for this from the base of the stair to the existing proposed exit door. We would then need to create another door for the ground floor occupants. This would in effect a protected route from each floor and allow 60 per floor.

The only issues are it undermines the original open plan design and adds cost but both of these points are now being looked at by the designers. When we have a firm proposal I will come back to you. Would we be able to leave the capacity "to be confirmed" via a works style condition on the licence? This would mean we could move forward knowing the capacity condition could only be agreed and signed off with yourselves but would allow us the required time to work up a feasible design etc?

Any thoughts appreciated and hopefully be in touch shortly with an updated plan.

Best wishes,
Alan

From: "Pearce, Chris" <Chris.Pearce@brent.gov.uk>
Date: Friday, 9 June 2017 at 15:01
To: Alan Lynagh <complianceuk@live.com>, Jack Spiegler
Cc: "Legister, Linda" <Linda.Legister@brent.gov.uk>, Business Licence <business.licence@brent.gov.uk>, "Patel, Yogini" <Yogini.Patel@brent.gov.uk>, "Exeter, Pollen" <Pollen.Exeter@brent.gov.uk>, Amy Catlin "French, Colin" <Colin.French@brent.gov.uk>
Subject: RE: 53 Lonsdale Road, London, NW6 6RA

Dear Alan

Thank you for your email yesterday. I have had time to review your comments and I would state as beforehand that in its present incarnation the capacity will be set at 60. This would be the maximum escape capacity allowed for a premises 2 floor premises with a single outward facing escape door.

I also note that the building does not meet the requirements to be considered to have a mezzanine level as laid down in BS5588 and as such I feel that a single exit at 1100mm would give an escape capacity of up to 100 as it would not be considered ground floor only.

The door is still open for discussion but as initially stated I feel that this may not be the best premises for the considered use given the size and configuration..

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

From: Compliance UK [<mailto:complianceuk@live.com>]
Sent: 08 June 2017 17:51
To: Jack Spiegler <>; Pearce, Chris <Chris.Pearce@brent.gov.uk>
Cc: Legister, Linda <Linda.Legister@brent.gov.uk>; Business Licence <business.licence@brent.gov.uk>; Patel, Yogini <Yogini.Patel@brent.gov.uk>; Exeter, Pollen <Pollen.Exeter@brent.gov.uk>; Amy Catlin <>; French, Colin <Colin.French@brent.gov.uk>
Subject: Re: 53 Lonsdale Road, London, NW6 6RA

Hello Chris,

Following on from Jack's email I just wanted to check you had received my earlier email to yourself and Colin regarding the desire to try and increase the capacity a little higher than the currently prescribed 60.

To assist I will just detail the approach again below which is now slightly edited as i have also managed to assess the floor space calculations. I would look to produce a fire risk assessment detailing all of this formally along with any other required works.

I have assessed the floor space using the following principles:

- Banquette/sofas taken at one person per 0.45m
- Standing areas taken at 0.5msq per person
- Area within 2m of bar taken at 0.3msq per person
- Any additional loose seats shown on plan counted.

Following these principles the maximum achievable capacities are: 65 on the ground floor and 60 on the first floor. If all the seating was removed for a standing style function the maximum achievable capacities would be 67 on the ground floor and 65 on the first floor. So an overall premises capacity of 125 or 132 dependent on the type of event.

Given this the operator is very keen to get up to at least 100 to make the operation economically viable and I am trying to devise a strategy where this would be acceptable to you and Colin French (Cc) under building control. My feeling is the ground floor and first floor are one compartment and each floor is 62 sqm so is a relatively small premises. If we looked to increase the width the front exit door at ground floor level to 1100mm open it outwards in the direction of escape we could then look to apply the Tech Standard guidance within Table 7 for ground floor premises direct to street where a single exit at 1100mm would give you up to 100. Am aware this is specifically for ground floor premises but as the unit is small and one compartment and the travel distance from the worst point on the first floor to exit at ground floor is bang on the 18m I feel treating it in the same way would not present any additional risk given the mitigating features detailed below, which would be in place and form part of the fire risk assessment recommendations:

- Installation of an L1 fire detection and alarm system to maximise early warning. If necessary this could have a voice alarm also to activate at first stage of any alarm and again assist with readily initiating any evacuation.
- Main kitchen risk is located at first floor level and will be separated by 30 minute construction.
- Premises are open plan on both ground and first floor allowing early notification of any incident.
- Ceiling heights will be maintained as high as possible on ground floor and believe these are over 3m to again allow additional escape time prior to smoke layer descending.
- Fire risk on ground floor will be very limited with the rear bar fridge units being the main risk.
- An 1100mm door would normally give a flow rate of 220 in the prescribed 2.5 minutes that underpins general capacity calculations so with the level of early warning described and early movement to the exit we feel we would be able to evacuate the desired 100 people in well under this prescribed 2.5 minutes.
- Premises will be highly managed with robust evacuation procedures in place.

The premises are a bar and not as such an full on entertainment venue with some of the added physical risks that includes so feel this approach is reasonable and obviously the Technical Standards is only guidance and highlights that other approaches may be possible. However I always like to pin to back to the Technical Standards as good practice and feel utilising the max 100 figure it details but stretching that to the overall premises is viable in this instance and is something I have done before to the satisfaction of the brigade and regulatory authorities in other areas if that gives you some comfort but clearly that does not set any precedent for your decision.

The only other potential mitigating feature would be a water mist system for the ground floor risk areas to give added protection to those exiting from the first floor but given the points listed above, the minimal size of premises, risks presents at ground floor level and relatively small capacity proposed I do feel this may be slightly over the top in the circumstances.

I am looking to draft my report along these lines next week but clearly it would be really helpful to have yours and Colin's thoughts at this stage.

Many thanks for your time and look forward to hearing from you.

Best wishes,

Alan

From: Jack Spiegler <>
Date: Tuesday, 6 June 2017 at 17:12
To: "Pearce, Chris" <Chris.Pearce@brent.gov.uk>, Alan Lynagh <complianceuk@live.com>
Cc: "Legister, Linda" <Linda.Legister@brent.gov.uk>, Business Licence <business.licence@brent.gov.uk>, "Patel, Yogini" <Yogini.Patel@brent.gov.uk>, "Exeter, Pollen" <Pollen.Exeter@brent.gov.uk>, Amy Catlin <>
Subject: Re: 53 Lonsdale Road, London, NW6 6RA

Dear Chris

Please accept my apologies for the delay.

Our client is on holiday now that the rugby season has finished. I am hopeful I will have instructions to agree the first 5 of your conditions soon.

In the meantime, Alan Lynagh (copied) will be in touch about the capacity limit soon.

Thanks and kind regards

Jack

Jack Spiegler
Associate

Thomas & Thomas Partners LLP
38a Monmouth Street
London WC2H 9EP

From: "Pearce, Chris" <Chris.Pearce@brent.gov.uk>
Date: Tuesday, 6 June 2017 at 12:28
To: Jack Spiegler <>
Cc: "Legister, Linda" <Linda.Legister@brent.gov.uk>, business licence <business.licence@brent.gov.uk>, "Patel, Yogini" <Yogini.Patel@brent.gov.uk>, "Exeter, Pollen" <Pollen.Exeter@brent.gov.uk>
Subject: RE: 53 Lonsdale Road, London, NW6 6RA

Dear Jack

I have yet to receive a reply from my last email and our telephone conversation. Please note that as it stands the Public Safety Team will be recommending the following conditions are placed on the licence and that the licensing consultation period ends on the 19th of June. I first contacted your company over a month ago and have yet to receive any alternative to the conditions below. I would also remind you that this team is very busy at present dealing with the event season and that a timely response would be most beneficial.

- Exits are not obstructed (including by curtains, hangings or temporary decorations), and accessible via non-slippery and even surfaces, free of trip hazards and clearly identified.
- The locks and flush latches on the exit doors and gates shall be unlocked and kept free from fastenings other than push bars or pads whilst the public are on the premises.
- The socket outlets (or other power supplies used for DJ equipment, band equipment and other portable equipment) that are accessible to performers, staff or the public shall be suitably protected by a residual current device (RCD having a rated residual operating current not exceeding 30 milliamps).
- Where chairs and tables are provided, internal gangways are kept unobstructed

- Temporary electrical wiring and distribution systems are not provided without notification to the licensing authority at least ten days before commencement of the work and/or prior inspection by a suitable qualified electrician.
- Subject to risk assessment, the maximum number of persons permitted on the Premises (not including staff) shall be: 60

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

www.brent.gov.uk
[@Brent_Council](https://twitter.com/Brent_Council)

From: Pearce, Chris
Sent: 26 May 2017 11:40
To: 'Jack Spiegler' <JSpiegler@tandtp.com>
Cc: Legister, Linda <Linda.Legister@brent.gov.uk>; Business Licence <business.licence@brent.gov.uk>; Patel, Yogini <Yogini.Patel@brent.gov.uk>; Exeter, Pollen <Pollen.Exeter@brent.gov.uk>
Subject: RE: 53 Lonsdale Road, London, NW6 6RA

My apologies

The last condition should read

- Subject to risk assessment, the maximum number of persons permitted on the Premises (not including staff) shall be: **60**

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

www.brent.gov.uk
[@Brent_Council](https://twitter.com/Brent_Council)

From: Pearce, Chris
Sent: 26 May 2017 11:37
To: 'Jack Spiegler' <JSpiegler@tandtp.com>
Cc: Legister, Linda <Linda.Legister@brent.gov.uk>; Business Licence <business.licence@brent.gov.uk>; Patel, Yogini <Yogini.Patel@brent.gov.uk>; Exeter, Pollen <Pollen.Exeter@brent.gov.uk>
Subject: RE: 53 Lonsdale Road, London, NW6 6RA

Dear Jack

I have yet to receive a reply from my last email but I do note that consultation had restarted on the 23 May. Please note that as it stands the Public Safety Team will be recommending the following conditions are placed on the licence.

- Exits are not obstructed (including by curtains, hangings or temporary decorations), and accessible via non-slippery and even surfaces, free of trip hazards and clearly identified.
- The locks and flush latches on the exit doors and gates shall be unlocked and kept free from fastenings other than push bars or pads whilst the public are on the premises.
- The socket outlets (or other power supplies used for DJ equipment, band equipment and other portable equipment) that are accessible to performers, staff or the public shall be suitably protected by a residual current device (RCD having a rated residual operating current not exceeding 30 milliamps).
- Where chairs and tables are provided, internal gangways are kept unobstructed
- Temporary electrical wiring and distribution systems are not provided without notification to the licensing authority at least ten days before commencement of the work and/or prior inspection by a suitable qualified electrician.
- Subject to risk assessment, the maximum number of persons permitted on the Premises (not including staff) shall be: 67

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

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[@Brent_Council](#)

From: Pearce, Chris

Sent: 12 May 2017 14:11

To: 'Jack Spiegler' <JSpiegler@tandtp.com>

Cc: Legister, Linda <Linda.Legister@brent.gov.uk>; Business Licence <business.licence@brent.gov.uk>; Patel, Yogini <Yogini.Patel@brent.gov.uk>; Exeter, Pollen <Pollen.Exeter@brent.gov.uk>

Subject: FW: 53 Lonsdale Road, London, NW6 6RA

Dear Jack,

Following on from our conversation I can confirm that using guidance in the “*Technical Standards for **Places of Entertainment** (2015)*” the occupancy capacity of the premises is 67. However, the exit capacity is 60 people. The reason for this figure is as follows:

- Where there is only 1 exit to a place of safety, the maximum number of people who may occupy the premises, irrespective of floor size, exit width or hall use is 60. This figure is reduced if the occupancy capacity (based on the floor area) is lower than 60.

I do not believe that it would be possible to increase the capacity from this point as the guidance states the following and as discussed the only extra exit points would be place on the front elevation

- Designated fire exits should be as widely spaced as possible so as to allow occupants to turn their backs on the fire and to proceed in the opposite direction to a place of safety.

- Fire exit separation is generally defined by the 45-degree rule. If from any point in a room, two exits cannot be included within a 45-degree angle, then they may be viewed as being well separated. If from any point in a room, two exits can be included within a 45-degree angle, then they are not well separated. In other words the two exits must be far enough apart so that a fire could not make them both unusable.

Further to our discussion you wished to know if the capacity could be exceeded with a suitable fire risk assessment and fire detection system? I would expect that the answer would be no as the building would still not meet the above requirements but in any case the maximum capacity would still be 67.

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

From: Jack Spiegler [<mailto:JSpiegler@tandtp.com>]
Sent: 10 May 2017 06:38
To: Pearce, Chris <Chris.Pearce@brent.gov.uk>
Subject: Re: 53 Lonsdale Road, London, NW6 6RA

Hi Chris

Thanks for the email. Th designer has sent over the comments below, which I hope assists. Please let me know if you'd like to meet him or be put in touch direct.

"The width of ground floor is approx 8600mm and a depth of approx 7000mm and the furthest travel distance from the corner of the first floor to the entrance door is just over 16 metres, It may help if the licensing officer had a site visit if there is an issue as a second stair would take up much needed space and its only possible to exit onto Lonsdale Road at ground floor level , There is no possibility of a rear exit.

A second exit onto Lonsdale road could only be reasonably some 6 metres away from the first exit on the same elevation,
This seems excessive , although I understand their are rules to venue capacities.

Happy to talk through the current thinking with the EHO"

Best wishes

Jack

Jack Spiegler
Thomas & Thomas Partners LLP
M: 07720975272
T: 02070420413

On 9 May 2017, at 14:50, Pearce, Chris <Chris.Pearce@brent.gov.uk> wrote:

Dear Jack,

Thank you for your swift reply, just to note that the Public Health team will be calculating escape capacities from the yellow guide "*Technical Standards for **Places of Entertainment** (2015)*" and as such your capacity maybe reduced due to having only 1 escape door. I have yet to measure the plans, do you know your intended maximum capacity?

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

From: Jack Spiegler []
Sent: 09 May 2017 14:46
To: Pearce, Chris <Chris.Pearce@brent.gov.uk>
Cc: Amy Catlin <>
Subject: Re: 53 Lonsdale Road, London, NW6 6RA

Dear Chris

Thank you for your email to my colleague Amy. Our client's design team have confirmed the following:

- one principal route for the means of escape from the first floor to the ground floor entrance,
- the staircase will be 1200mm wide and 1000mm wide between handrails.
- The ' up ' notes on the ground and first floor plans indicate the direction of the staircase from the ground floor.
- Smoke detectors will be placed within the general areas of the ground and first floor as well as the toilets and the kitchen area
- at first floor level, heat detection subject to contractor consultation will be in the first floor kitchen.
- Fire escape signage will be placed at the head of the stairs at first floor level and above the exit area from the main ground floor entrance, all will be visible from the open areas at ground and first floors,

Thanks and kind regards

Jack

Jack Spiegler

Associate

From: Pearce, Chris [<mailto:Chris.Pearce@brent.gov.uk>]

Sent: 04 May 2017 15:35

To: Amy Catlin <ACatlin@tandtp.com>

Cc: Business Licence <business.licence@brent.gov.uk>; Legister, Linda <Linda.Legister@brent.gov.uk>

Subject: 53 Lonsdale Road, London, NW6 6RA

Ms Catlin,

Thank you for taking the time to talk to me this afternoon. I am a little confused as to where the actual final fire exits doors are on the plan provided. My assumption is that there are two, one acting as the entrance on the ground floor. One on the first floor, what is the final place of safety on the first floor? Will it be the roof.

On the plan the stairs to the first floor leads to the first floor, is this a typo.

When would be a suitable time to visit this premises.

Kind regards

Mr Chris Pearce
Public Safety Officer
Community Protection
Regeneration & Environmental Services
Brent Council
020 8937 1031

www.brent.gov.uk
[@Brent_Council](#)