

<u>Building</u>	<u>Current use</u>	<u>Proposed use</u>	<u>CGCA comments &amp; questions</u>
1 Mercer Walk - Whole building, basement to 3rd floor.	H&M shop.	Visitor centre with micro-brewery; training hub.	<ul style="list-style-type: none"> <li>- Educational &amp; historical elements are a positive contribution to the area.</li> <li>- Increased capacity of 400 people &amp; increased servicing could cause nuisance. CGCA would like to see this managed via tight conditions, including on queuing, with no activity at antisocial hours.</li> <li>- CGCA would like to see drinking restricted to ticketed visitors.</li> <li>- Will the full vat / vault height be used?</li> <li>- Will fumes be generated by the brewing process?</li> </ul>
28-32 Shelton Street - Whole building, basement to 4th floor. Proposed extension for 5th & 6th floor.	Shop & offices.	Restaurants, bar, kitchens & staff rooms.	<ul style="list-style-type: none"> <li>- Design of roof extension highly unsympathetic to the C19th building &amp; the Seven Dials Conservation Area from which it is seen. Increased height would further shade Shelton Street from its South side. Additional floors overlook people's flats, and seem unnecessary as there is plenty of room for dining on lower floors - the 3rd &amp; 4th are hardly being used.</li> <li>- External air handling should be minimised with any rooftop plant set well back out of view.</li> <li>- Intensified use of this building with increased capacity &amp; far more servicing could cause nuisance. CGCA would like to see this managed via tight conditions, with no activity at antisocial hours and any outside dining ending by 10pm.</li> <li>- How will high footfall be managed, given the narrow pavement on Shelton Street?</li> </ul>
5 Langley Street - large basement; ground floor lobby.	The Langley Bar	Events space.	<ul style="list-style-type: none"> <li>- Late licence (1.30am Fri &amp; Sat) to be surrendered. Core Hours* licence applied for is more appropriate for the area.</li> <li>- CGCA would like to see restriction on the extent of TENS** for extra hours.</li> <li>- Sound insulation may be needed for music and streamed events.</li> <li>- Tight management will be needed to prevent nuisance from large groups leaving late events, queuing, smoking etc. CGCA would like to see planning conditions to cover this.</li> <li>- Capacity will be reduced, which should help for this unit alone.</li> <li>- CGCA would like to see limits on type / frequency of sports streaming events with earlier terminal hours.</li> </ul>
Brewers Yard - ground floor outside space.	Service yard.	Café, dining & events space.	<ul style="list-style-type: none"> <li>- New capacity for 500 people outside, with potential for noise breakout and nuisance from people leaving at night. CGCA would like to see any licence restricted to 10pm.</li> <li>- Residential impact reduced by flats on Shelton Street side being swapped with offices on Drury Lane, but surrounding streets are still very residential.</li> <li>- How will servicing be contained within the yard? Mercer Walk &amp; Slingsby Place fail to comply with this, causing danger &amp; nuisance. CGCA would like to see stricter protocols throughout The Yards.</li> <li>- An attractive gate on Shelton Street may be helpful for noise containment and security.</li> </ul>
7 Langley Street - rear of ground floor.		Bar & service store.	<ul style="list-style-type: none"> <li>- Bar for mainly al fresco service. As for the yard, CGCA would like to see any licence restricted to 10pm.</li> </ul>
15a Neal Street - ground floor.	The Tea House shop.	Entryway through to Brewers Yard & some retail.	<ul style="list-style-type: none"> <li>- More footfall on Neal Street may impact Odhams Walk flats directly opposite. CGCA would like to see proposals to address this, possibly including a limit on hours of use.</li> </ul>

\* Westminster's 'Core Hours' are Monday to Thursday 10am to 11.30pm, Friday & Saturday 10am to Midnight, Sunday Midday to 10.30pm except before bank holidays.

\*\* TENS are 'Temporary Event Notices'. Originally designed for non-licensed venues such as community halls, licensed venues can use them to gain longer hours up to 20 times a year.