

## Appendix E.1

### Soho House Submissions

a) Soho House, Units 6-8, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

b) The Kiosk, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho House UK Limited

c) Soho Works, Units 2-5, The Terraces, Madeira Drive, Brighton, BN2 1AY- Soho Works Limited

### 1. General

I act for Soho House UK Limited (SHUK) and Soho Works Limited (SW), within the umbrella of the Soho House & Co Group. It is a recognised global brand.

Soho House UK Limited operates the Houses, cinemas and restaurants  
Soho Works Limited operates the work spaces.

I have been instructed to make applications for three new licences

Soho House and Co holds long leases for all sites.

The 3 premises are adjacent to each other and applications are made in accordance with the planning permissions granted by Brighton and Hove City Council for the redevelopment of the 3 adjacent premises.

Planning permission (**BH2015/02443**) was granted for the following terminal hour:

*3. The Private members club(units 6-8) hereby permitted shall not be open to customers between the hours of 02.00 and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

*4 The A3 restaurants (units 2-5) shall not be open to customers between the hours of 00.00 (midnight) and 07.00. Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

We are aware planning and licensing are separate regimes with different considerations, however the planning permission has taken into account the local amenity issues and we would rely on this determination.

In terms of traffic the planning permission states: There is not considered to be any significant impact on residential amenity. The traffic impact of the development is acceptable. The building would meet BREEAM 'very good'.

In respect of the Soho House private members Club and Soho Works space there is no objection to imposing a condition that “*Only Soho House UK Limited/Soho Works Limited can carry out licensable activities*”. This would mean that should the premises be sold to a different operator, the licences would lapse unless a variation was applied for to remove the condition/meaning that the premises would come back to Members to reconsider if representations are received. The applicant has no intention to sell on the premises in any event. Other licensing authorities across the

country, where the premises are located in cumulative impact areas, have accepted this condition to ensure the Members are granting the licence for the use and operator they have been presented with and the licence will not be able to be sold or transferred without going back to Members.

Soho House plan to open the 3 premises in March/April 2022.

The project has a £18 million budget.

The design has been carefully considered to ensure the conservation area is enhanced through the refurbishment of this dilapidated building in turn enhancing and preserving the character of the Conservation Area.

These applications are ideally placed to support the City's arts and media economy but moreover they breathe new life into a tired part of the seafront with a style of architecture far more complementary of its setting than the current building. In addition it brings back into use the vacant units 2 to 5 in modern restaurant use complimentary to the seafront location and with a great view of the Pier, the sea and The Brighton Wheel

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## 2 Site and Proposed Development

The Terraces form a multi-storey mixed development on Brighton seafront. Having been built on the side of a small escarpment, it fronts Madeira Drive to the south at the lower level and Marine Parade to the north at the higher level.



The Terraces has a southerly aspect and is mainly of modern design but includes some older parts. Retail units are contained within the older lower level, as is the Sea-Life Centre which is immediately adjacent to the west. All of the units the subject of these applications are currently vacant and it is considered an appropriate time to repair and sensitively redevelop the site requiring significant levels of investment at a time when further dilapidation of the ironwork to the east has become a considerable problem for the City Council.

On the upper levels, formerly The Terraces Bar and Grill Restaurant, is of modern design and was constructed in 2000, and further to the west are a range of retail

outlets formerly in use as an amusement arcade and on the western edge of the site is a Harvester which are also of modern design however are currently vacant.

The Terraces are located on Madeira Drive and opposite the site is the beach, the Volk's Railway terminus, the Brighton Wheel, a crazy golf course and linked fish and chip shop. Opposite and to the west is The Palace Pier which incorporates buildings of a variety of styles and has a number of fairground rides with associated signage and lighting.

The whole of The Terraces area has been the subject of alteration and development over the years and whilst the original part would appear to have been constructed around 1929. Below is a photo of the wider site prior to building the terraces believed to date back to the 1970s.

There have been many changes since that time, including the Terraces restaurant circa 2000 and the wider redevelopment of retail units to the west. The lower facade is Grade II listed by virtue of the fact that it forms a continuation of The Aquarium development which is itself Grade II listed includes 'all attached walls railings and lamps'.



Access to the terraces and the central tier is via steps at either end of the site from the Marine Parade above and steps to the easts and steps and ramps to the west from Madeira Drive below. There is also stepped and ramped access from the central terrace level, up to the colonnade terrace walkway.

The buildings are generally in a dilapidated state and the building has not been in use for a number of years.

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### 3. Access

Access to the site will be via the lower tier of the development. The existing access will be filled through the reinstatement of the railings along Madeira Place, whilst the

pedestrian access will be retained through the centre of the site and towards the east along the lower tier of the terrace.

The private members club will occupy a certain section of the lower tier which will no longer be accessible to the general public. This will not however have a detrimental impact on access to and from the seafront and Madeira Drive due to the retention and refurbishment of existing main routes down to the seafront.

The private members club will be accessed through two new gates which will be either end of the lower terrace and stretch between the east and west of the building. The refurbishment of the areas that will remain publicly accessible will lead to a significantly enhanced public realm with occupied new café and restaurant uses spilling into the public domain creating a pleasant environment for visitors.

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#### **4. 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.

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#### **5. 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

##### **5.1 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.

## **5.2 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.

## **5.3 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.

## **5.4 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.

## **5.5 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.

## **5.6 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.

### **5.7 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.

### **5.8 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.

### **5.9 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.

### **5.10 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.

### **5.11 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.

### **5.12 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.

Since opening 40 Greek Street in 1995, Soho House now includes 27 Houses in 10 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](http://www.sohohouse.com). Members are encouraged to view this website as it shows the style of operation.

As mentioned above Soho Works Limited forms part of Soho House and Co and offers a campus style office style environment to support the diverse and varied business and employee needs for the creative industry in London. Soho Works already operate in Soho London, Shoreditch, Redchurch Street London, 180 Strand London and White City London. White City was recently licensed and has 24 hours opening and a 2am licence Mon-Sat and midnight Sunday. There are other Soho Works sites worldwide as well. Being for the creative industry there are often link ins by members between the sites, which is one of the reasons later hours are required. All sites in the UK are licensed under the Licensing Act 2003 for regulated entertainment and alcohol sales.

Soho Works is creating a new way of working to support the creative community. Creative companies require fit-for-purpose space that is able to elevate them on a global platform. Larger companies such as Apple, Google etc are able to offer a campus style environment to support their diverse and varied business and employee needs. This is why the phrase ‘campus style’ is used -the applicant is offering a space which offers all aspects required for running businesses- food and

beverages, meeting rooms, event space (for the businesses) networking and business support.

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.

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## **6. Membership @ Soho House Brighton**

For clarity, this premises will be a genuine members club and membership conditions have been offered. The Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods. To apply for membership, prospective members need to complete an application form for the House closest to where they live or work. Each applicant must be nominated by two existing members who can belong to any of the Houses. Upon its receipt, the application will then be reviewed by the appropriate club's Membership Committee, who meet approximately every three months. 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.

The applicants for membership for Brighton have been on the list for 12 months, and typically the waiting list for consideration is 6 months minimum. This emphasises the operation is a genuine membership club.

The Group offers 2 types of membership:

**LOCAL HOUSE:** Access to the Members local House only eg Brighton.

**EVERY HOUSE:** Every House membership gives you access to Soho Houses around the world. The only exception is Little Beach House Malibu, which needs an additional Malibu Plus membership

There is a further Under 27 Membership, both Local and Every House, which extends a discounted rate until the member's 30th birthday. Any House with a pool also offers a Child Membership for members' children wishing to use the pool.

Membership fees are currently (per year):



Local House- Local house membership gives you access to Soho House Brighton facilities only.- £1400 (different Houses have different prices) (with a one off registration fee of £500)

Every House- Every House membership gives you access to Soho House Brighton and all its sister clubs within Soho House Group- £2000 (with a one off registration fee of £500)

To apply for Membership:

- all sections of the application form must be completed in order for the application to be submitted to the committee. Any application missing information will be deemed incomplete and not considered. The application forms includes contact details, details of proposers, work details and also a need to write a submission as to why you should be accepted as a member which will be scrutinised by the Membership Committee
- A clear recent headshot must be included.
- The application must include the name and email address of two proposers who are existing members. These people are contacted and details are verified.
- Applicants must apply to the House closest to their primary residence.
- The application form will take around ten minutes to complete.

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 standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Membership Rules are accepted by Members and include matters such as:

- All Membership Cards (whether physical or virtual from the Soho House app) must be handed to the Reception to gain entry
- Any member who allows his or her card to be used by a non-member will be expelled from the House
- A member's guests may not enter the club without that member present
- Member's may not be separated from their guests within the House or allow their guests to remain in the House when they leave
- Members are responsible for ensuring their guests follow all club rules and policies, and can face suspension or termination of membership if their guests violate these rules.

- Members and their guests must not approach, disturb or solicit others with whom they are not personally acquainted. Doing so may lead to suspension or termination of membership.
- Members may not take or make phone calls whilst in the club, in order to protect the relaxed environment
- Movies, videos, songs, internet calls and presentations must only be played through headphones and should not be audible to any other member or guest
- Members will be held accountable if they or their guests disclose or identify any other members or guests who are in the House in any press or social media
- All members and their guests are asked to respect our nearby residents by being quiet when leaving the house premises or while they are in the surrounding area

The Disciplinary Procedure for members can be summarised as follows: Conduct that is prejudicial to the reputation and character of Soho House 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 Soho House. 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.

## 7. Soho Friends

Soho Friends membership gives access to Soho House bedrooms, studio spaces and events. Plus, benefits at their spas, restaurants and our interiors collection, SohoHome

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.*

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## **8. Soho Works and Studio Space**

Workspaces designed for businesses and creative thinkers to come together and share ideas. Soho Works is available to Soho House and Soho Friends members only. Soho Works has locations across London, New York, and Los Angeles

a) *Studio Spaces*

The Studios are creative spaces for Soho House and Soho Friends members to visit with up to three guests.

Members can eat and drink, attend events, screenings and pop-ups, as well as host their own events

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

b) *Soho Works*

Overall, it offers co-working offices and meeting rooms/ event spaces related to office space/tenants.

This arm of Soho House and Co 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.

There are three types of memberships on offer at Soho Works – these are :

- a) **Lounge-** Hot-desk membership that offers adaptable working and complete flexibility
- b) **Desk-** Your own desk to suit your style of working with lockable storage
- c) **Office-** Private spaces where teams can work and collaborate

Soho Works Brighton will offer all 3 membership options.

These 3 types of membership include access to all Soho Works locations around the world. Membership includes:

- Curated calendar of events and workshops
- Private phone booths, photo studios, workshops and 3D printing
- Podcast equipment
- Space for private events
- Screening rooms
- Meeting rooms
- Wireless connectivity and video conferencing
- Kitchens with storage areas

Application for membership is, like the Houses, subject to an application process to ensure that the tenant/member is in keeping with the creative industries servicing of the brand.

Attached is a marketing brochure for Soho Works offices for your reference.

This brochure explains examples of events that will take place in the Soho Works and Studio spaces. Events will be of 2 types a) members events/meetings- arranged by Soho Works for the tenants/members (networking/guest speakers for example) and b) events/meetings by tenants of Soho Works for their business. In terms of b) we confirm that these will be notified to the applicant in advance so they can be risk assessed as required and these will typically be in space/s hired out by the business. Looking at the plans you will see that the premises has a break outspace in the centre and conference rooms around the edge. The layout cannot be changed as the rooms are permanent so the premises therefore cannot be made into one large open space.

The provision of licensable activities for events/functions/meetings shall at all times also be ancillary to the use of the premises as office space, and alcohol may only be

sold for consumption to members of the office space and their bona fide guests. This confirms the events are office related and will not be open to the general public.

Soho Works/Studio Spaces will be staffed at all times

The applicant is happy to add 3 further conditions to the application to tighten the operation

1. "The licence holder shall be notified in advance by tenants and/or members prior to any area being booked or used as an events space"
2. "A Soho Works Manager responsible for the premises shall ensure that the areas of the premises where alcohol is supplied or consumed under this licence shall be regularly patrolled by community management and housekeeping teams during the hours that the supply of alcohol is permitted to ensure compliance with the Licensing Act 2003 and the Soho Works Responsible Alcohol Management Plan"
3. "Persons attending any private pre-booked event/meeting, organised by either the licence holder or a member shall be recorded on a guest/visitors list which will be retained for a period of 31 days following the event/meeting and shall be made available for inspection by the relevant authorities."

The layout at Brighton is split in 2 essentially- for Soho Works and Studio space. Both are work spaces as the layout plans suggest

Venues do not get busy or overcrowded as booking is encouraged

As mentioned above, Soho House Membership Scheme is not a token process. It is well established and it is notoriously difficult to obtain membership, with waiting lists in place for long periods (18 months typically). The same membership process will be implemented at Brighton when approving members/tenants.

Like other Soho House membership, renewal of a space at Brighton is NOT automatic and is reviewed by the Renewal Committee on an annual basis. This process ensures that its tenants/members conduct are constantly reviewed- and tenants/Members, in order to be renewed, must adhere to the House standards and codes of conduct throughout the year. This is a further check on the conduct of members and promotion of the licensing objectives.

Reception will be fully manned whilst licensable activities are being provided.

In terms of the commencement hours sought in the application lodged (7am)- the businesses will be linked to creative industries worldwide so with time zones and some events happening by podcasts, virtual links etc the applicant wanted to be able to cater to those work hours overseas as well.

The applicant can however reduce the commencement hours for the retail sale of alcohol and other licensable activities to 10am for Soho Works/Studio.

In terms of regulated entertainment, my client has regulated entertainment at all other sites and it was requested for the small number of occasions each calendar year these were required for a specific event held at the premises. It may be that a tenant was having a ticketed launch for a product, which may be the subject of a charge made with a view to profit. Given the nature of the creative industry the applicant wanted to be certain to cater for all eventualities in terms of events for its members/tenants. There have been no issues with the events held at other Soho Works/Studio spaces. There have been no issue with the nature of the events held at other Soho Works/Studio spaces as not being works related. Further, the overriding condition on the Soho Works/Studio spaces that "The provision of licensable activities shall at all times be ancillary to the primary use of the premises as office space" will ensure the nature of the events are work related.

There will be no dance floors at the premises

There will be no advertisement of events to the public.

There will also be limits on the number of guests of tenants/members able to attend any events/meetings and functions- all member events will have a guest list and each tenant/member can bring 1 guest. For any events/meetings by a member/tenant for their business they will be subject to the event space/meeting room they are using, but again there will be a function sheet and this will be arranged through the applicant. Alcohol for functions will be pre-ordered in advance so it can be catered for.

The events will be private so if there is a members event this will be sent to members. If a member has an event it will be sent to the invitees.

There is a café area also in the Studio space. This will be staffed at all times and members will be able to go the service area and order drinks, non alcoholic or alcoholic and buy food

There is a refreshment area serving coffee, snacks (eg cereals for breakfast). Water and coffee is self service and in busier times there will be a barrista in this area. Alcohol will also be available in this space but will be served by a member of staff if requested- so there will be no self service of alcohol from the fridges etc. Alcohol will not be on display in the refreshment station. There will be a menu on display within the ground floor refreshment room but the alcohol bottles will not be displayed like a usual bar set up.

In terms of alcohol on offer, there will be a reduced selection of beers, wines and spirits. The premises are not operating as a typical bar so there will not be the full complement of alcohol on offer as a bar or restaurant would have. There will be a high end and low end offer of the core spirits, and a small selection of wine and beers. This will be the same for alcohol on offer for events.

There will be waiter/waitress service available.

There will be no advertising of alcohol or meeting spaces at all outside the premises.

Off sales are not being sought away from the premises (outside) but consumption can occur within the premises

The capacities are based on the fire risk assessment for the venue.

In terms of deliveries and collections- these will be co-ordinated with Soho House Club and the Kiosk

Food for any events/functions will be catered and brought into the premises from the kitchen in Soho House Club.

From the conditions proposed it is clear this is not a premises that primarily serves alcohol throughout. There are no off sales away from the premises. The premises is membership based and it remains primarily as an office space.

Alcohol will be able to be consumed throughout the premises. The applicant has sought the retail sale of alcohol so alcohol will be paid for. If there is an event for a tenant and alcohol is part of this (many events/seminars will not involve alcohol sales) then an invoice will be sent to the tenant and paid for at that point- depending on the style of the event a deposit may be paid, or the alcohol paid for prior to the event in the usual way for events. It is logical that if a tenant orders a drink from a refreshment station he can consume it in his office if he wishes. Alcohol is an ancillary function in this office space and no tenants have taken advantage of this ability in any of the other Soho Works sites operating.

The applicants are happy to offer a further condition that 'The licensable activities authorised by this licence can only be carried on at this premises by Soho Works Limited.' The applicant has no objection to this being imposed but will leave it to Members to decide if they feel the condition is necessary.

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## **9. Soho House**

Comments have been made in respect of the pool space at the Soho House club. Pools can currently be found in the UK at Farmhouse, Shoreditch House, 180House, Babington House, White City House. Full safety provisions are provided, with lifeguards and there have not been any incidents of safety concerns in respect of members using pool spaces. The disciplinary procedure ensures this.

Each House has a monthly events programme featuring everything from masterclasses and chef takeovers, to workshops and comedy nights

Inside the Houses there are club spaces for eating, drinking and relaxing. You'll find simple dishes on the menus, made using seasonal and locally sourced ingredients

In terms of events, the applicant has a range of spaces for any event, from creative workshops and small dinners, to castings and weddings

In relation to entertainment, for day to day operation, it is either low or non-existent. Members events are however held as it has done since 1996. All of the Soho House houses have a full complement of regulated entertainment, and this is really used for the member's events. Soho House is not a nightclub environment and does not promote crowded areas, but as with all Soho House houses the requirement for alcohol to be ancillary to food is unable to be agreed as Members can come in for a drink if they wish. This is for the entire premises. Soho House have a proven track record of being able to regulate the consumption of alcohol internally with its members and does not have a history or reputation for drunkenness or irresponsible behaviour

There is waiter/waitress service throughout though members can also order food and drinks at the bar. Food is available in all areas of the premises Attached is an indicative menu showing the style of food offered

There are strict rules even for members, as set out above, in relation to disturbing other members and so the applicant does not expect any noise issues with the premises.

In addition full insulation has been built into the premises and the acoustic report is attached. The specs for the windows and doors are below:

**Description: Doors and fixed screens**

**Specification: Windows Aluprof MB 86ST**

*The units will be constructed from the Aluprof MB 86ST range of high performance thermally insulated frame profiles.*

**Specification: Doors Aluprof MB 86ST**

*The door units will be constructed from thermally insulated frame profiles from the Aluprof MB 86ST range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.*

*We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device.*

*The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles*

*Passive leaf will have concealed flush bolts top and bottom*

*Active leaf will be fitted with 2no key operated horizontal dead locks which lock into the leading edge of passive leaf*

**Description: Door, sliding doors and fixed screens to Pavilion**

**Specification: Door, window and sliding door Schueco Jansen**

*The door, sliding doors and window units will be constructed from thermally insulated frame profiles from the Schueco Jansen steel profiles range, and fixed and sealed to the building structure using zinc plate passivated steel fixing straps or similar.*

*We have made allowance for concealed overhead door closer devices (GEZE Boxster) Non hold open, with slide arm and channel incorporating door selector device. The doors will be hinged with rear edge security bolts (as outward opening) and fitted with stainless steel back to back pull handles*



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## 9. The DPS

The DPS nominated on the applications is Tom Collins. Tom Collins is the Managing Director of Soho House & Co, dealing with all aspects of the operations. He will not be the final DPS and the GM will be nominated DPS prior to each venue trading.

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## 10. Non Seasonal extensions

The 3 applications lodged include a request for permission for NYE and Oscars. The applicant has previously had these extensions granted as part of their regular operation. We understand the Police wish for any such extensions to be handled under TEN's so they can be individually assessed. The applicant has no objection to this and removes such request for non seasonal extensions

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## 11, Gap between the terraces

The Planning Consent, BH2015/02443, for the development of units 6-8 on the Terraces, has a condition attached:

Condition 16

*"A visual gap of 10 metres shall be permanently maintained between the two permitted built structures on the upper tier level (units 6 to 8) as shown on drawing no.12076/MBA/101 Rev P1 dated 10/11/15. The gap to remain permanently free of any visual obstruction.*

We would submit that it is not appropriate to add this as a condition on the premises licence as it relates to planning considerations in their entirety and not the licensing objectives.

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## 12. Cumulative Impact Area

My client appreciates and acknowledges the premises are located in Brighton's Cumulative Impact Area. My client acknowledges the responsibility that comes with operating within cumulative impact areas. As the licensing authority's representation states *"It is also located in the electoral ward of Queen's Park, which according to our Public Health Framework for Assessing Alcohol Licensing (5th edition- January 2019) is ranked the second worst out of 21 wards for Crime and Disorder data for Criminal Damage and third worst for All violence against the person, All injury violence, Sexual Offences, Non-injury assault and Police recorded alcohol related incidents. Under the Health data Queen's Park ward ranks the worst of all wards for A&E attendances with a record of alcohol, second worst for Increasing risk or higher risk drinking and Clients in alcohol treatment. It also ranks 3rd worst for Alcohol suspected ambulance call outs."*

However it is also 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. There 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 Soho House or Soho Works 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 the Brighton location in full knowledge of the area and spent years developing the site at substantial cost. 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 Brighton.

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. 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. 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.

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### **13 Amendments to Soho Works/Studio Application**

The applicant has considered the representations and advises of the following amendments

1. Amendment to plans to reduce the areas for the sale of alcohol (to area highlighted in green)
2. Amend conditions to those attached
3. Reduce commencement time for all licensable activities to commence at 10am
4. Remove non standard timings

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#### **14. Amendments to Soho House Application**

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 8am (alcohol between 8am and 10am shall be ancillary to a seated meal)
3. Remove non standard timings

I also clarify that the proposed condition “Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area” refers to the external area which is within the red lined area, but physically outside the premises. We appreciate that the red line shows the licensable area but this condition was just to clarify the point and we would be happy to leave this to Members to consider further.

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#### **15. Amendments to Kiosk Application**

The applicant has considered the representations and advises of the following amendments

1. Amend conditions to those attached
2. Reduce commencement time for all licensable activities to commence at 9am
3. Remove non standard timings
4. Reduce terminal hour for live music to 11pm as agreed with EH

SOHO **WORKS**

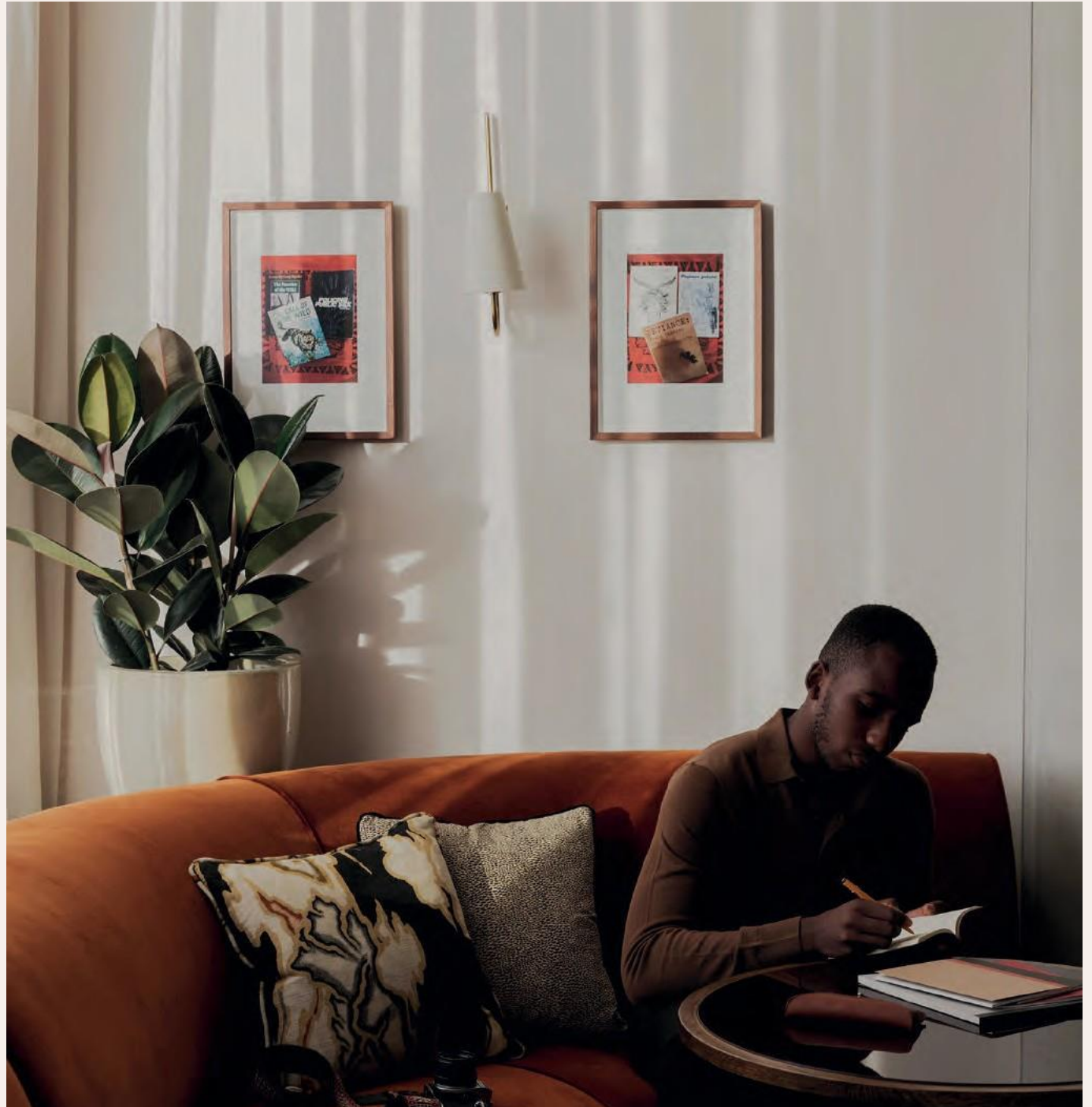
# SOHO WORKS

## INTRODUCTION

Soho Works is an international network of workspaces by Soho House, designed and equipped to help creative thinkers and businesses connect, collaborate and grow.

Our spaces combine the home-from-home feeling of our Houses with all the tools, technology and equipment to help you do your best work.

Each workspace has meeting rooms, studios, flexible private hire options and a curated programme of member events to help you and your business grow.



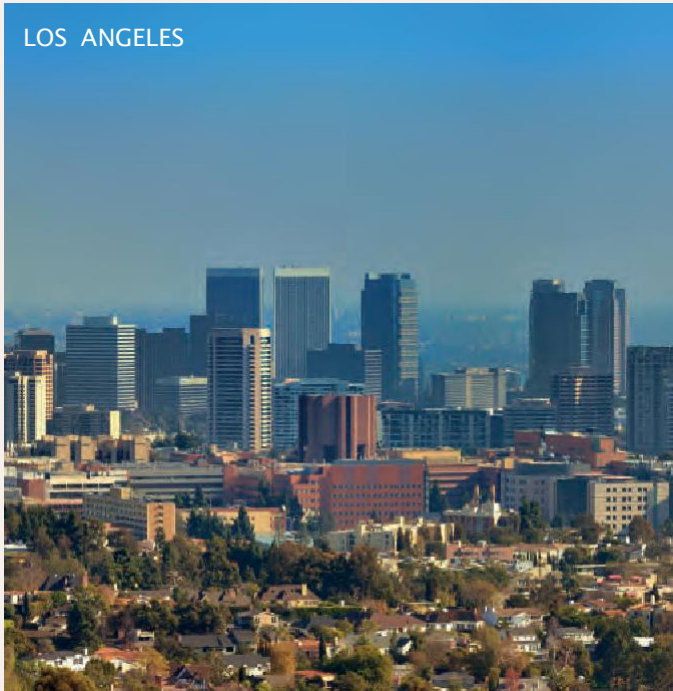
LONDON



NEW YORK



LOS ANGELES



HONG KONG



## LOCATIONS

Soho Works is a global community and membership of workspaces based in cities all over the world, in locations close to or within Soho House clubs.

Membership at any of our spaces entitles you to worldwide access.

Open now in Shoreditch and White City with New York, LA and Hong Kong coming soon.

## MEMBERSHIP TYPES

### Lounge

Hot-desk membership that offers adaptable working and complete flexibility.

### Desk

Your own desk to suit your style of working.

### Office

Private spaces for teams to work and collaborate.





## SOHO WORKS

Our workspace has multiple meeting rooms, podcast recording equipment, phone booths and a fully equipped kitchen.

There is also lounge space for catch-ups and break-out meetings with other members.





## EVENTS

Soho Works' curated calendar of professional, social and wellbeing events are a platform for creative members to meet, connect and collaborate.

Available for private hire, the Loft is a large apartment-style space with a separate library, lounge, board room, meeting room and reception room. Each area can be hired individually or as combined spaces, from morning through to night.

## WHAT'S INCLUDED

- Access to meeting rooms
- 200 pages of free printing per month
- Fully equipped kitchens with food storage areas
- Complimentary tea and coffee all day
- Permanent address for post
- Private phone booths
- Access to a curated calendar of complimentary member events
- Addison Lee courier services

## OPTIONAL ADD-ONS

- Bookable private event space
- Lockable storage
- Courier delivery service

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For more information, please contact Noelle Nikkhah  
[noelle.nikkhah@sohohouse.com](mailto:noelle.nikkhah@sohohouse.com)

\*Inclusive of VAT

# SOHO WORKS

## 180 HOUSE REGULARS

### SMALLS

<b>SHISHITO PEPPERS</b> miso glaze, sesame seed pb	8
<b>MEATBALLS</b> tomato sauce, Parmesan	8
<b>TFC FRIED CHICKEN OR CAULIFLOWER</b> pb hot sauce	8/6
<b>GUACAMOLE</b> crudites, taro crisps pb	9

### STARTERS

<b>GREEN VEGETABLE SOUP</b> cannellini beans, tarragon pb	6
<b>CALAMARI FRITTI</b> chilli, lemon aioli	9
<b>TACO, FRIED COD OR MUSHROOM</b> pb cabbage slaw, chipotle aioli	9/7
<b>BURRATA</b> cherry tomatoes, basil v	10

### SALADS AND BOWLS

<b>BUTTER LETTUCE</b> tomato, sherry vinaigrette pb	8
<b>CHOPPED SALAD</b> chicken, cheddar, bacon, beetroot, egg, baby gem, avocado	16
<b>AHI TUNA POKE</b> avocado, cucumber, fresno, brown jasmine rice	16

add on: seeded avocado 4 | burrata 6 | chicken 5 | salmon 5

### SANDWICHES

<b>AVOCADO ON TOAST</b> chilli, sourdough pb (add poached eggs +2)	9
<b>DIRTY BURGER</b> cheddar, mustard, iceberg, tomato, pickle, fries	14
<b>CLUB SANDWICH</b> chicken, bacon, lettuce, tomato, egg, mayo, fries	15

### GRILL AND MAINS

<b>MAC AND CHEESE</b> Scamorza, Parmesan	13
<b>RIGATONI</b> beef bolognese	16
<b>CHICKEN PAILLARD</b> rocket, cherry tomatoes, olives, aged balsamic	17
<b>SALMON</b> spinach, aioli	18
<b>LAMB CHOP</b> pickles, zhoug, radish	21
<b>CLUB STEAK/FILET MIGNON</b> bearnaise, fries	14/26

### WOOD-FIRED PIZZA

<b>BUFFALO MOZZARELLA</b> tomato, oregano v	12
<b>ZUCCHINI</b> zucchini flowers, thyme, tomato	14
<b>BLACK TRUFFLE</b> tallegio, mozzarella, cream	14
<b>SPICY SALAMI</b> tomato, mozzarella, mushroom	15

### SIDES

<b>SWEET POTATO FRIES   CHILLI KALE   GREEN SALAD HISPI CABBAGE   FRENCH FRIES</b>	5
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There is a discretionary 12.5% service charge added to your bill. All above prices are inclusive of VAT.  
Please inform your server if you have any allergies or require information on ingredients used in our dishes.  
v = vegetarian | pb = plant based

## SMALLS

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	STARTER		MAIN	
WEEKLY MENU	XXXXX xxxxx	0	XXXXX xxxxx	0
	XXXXX xxxxx	0	XXXXX xxxxx	0
	XXXXX xxxxx	0	XXXXX xxxxx	0
	XXXXX xxxxx	0	XXXXX xxxxx	0
	XXXXX xxxxx	0	XXXXX xxxxx	0
	DESSERT			
	XXXXX xxxxx	0		
	XXXXX xxxxx	0		

## SIDES

<b>SWEET POTATO FRIES   CHILLI KALE   GREEN SALAD</b>	5
<b>HISPI CABBAGE   FRENCH FRIES</b>	

## SOHO HOUSE MEMBERSHIP

- Hybrid physical & digital memberships based in cities
- Digital-only memberships based anywhere
- All have same criteria & calibre of member, same approval process

**EVERY HOUSE:** Access to all Houses, plus content and member-to-member connection via the SH.APP

**LOCAL HOUSE:** Access to one House, plus content and member-to-member connection via the SH.APP

**CITIES WITHOUT HOUSES:** Access to all Houses when travelling, events in local city, content and connection via the SH.APP

**UNDER 27:** Lower rates for members who are accepted before their 27<sup>th</sup> birthday, applicable until their 30<sup>th</sup> birthday. Applicable across Every House, Local House and Cities Without Houses memberships

**PLUS:** Additional access to small, discreet Houses with limited capacity

**COMING SOON: DIGITAL MEMBERSHIP:** Digital-only membership connecting a global network of creatives. Access to content and member-to-member connection via the SH.APP. Access to Houses when staying in a bedroom.

## SOHO FRIENDS MEMBERSHIP

- For friends & family of existing members, those who regularly spend time in our spaces and restaurants, or shop at Soho Home or Cowshed
- Recommended by our members, or our team members
- Access to Soho House bedrooms, Studio spaces, events and screenings
- Benefits at Soho House restaurants, Soho Home & Cowshed

## SOHO WORKS MEMBERSHIP

- A bolt-on membership for Soho House and Soho Friends members
- Lounge or Dedicated Desk membership for individuals, plus Offices for groups and small businesses
- For members to connect, collaborate and grow in a work environment
- Preserves the social experience within Houses and supports trends towards flexible working / less traditional office space
- 9 sites across London, NYC, LA

