



# **LICENSING (HEARING) SUB COMMITTEE**

---

**Date: TUESDAY, 9 FEBRUARY 2016**

**Time: 11.00 am**

**Venue: COMMITTEE ROOMS, 2ND  
FLOOR, WEST WING, GUILDHALL**

**APPLICANT:  
W W MOOR PLACE LIMITED**

**PREMISES:  
WEWORK, 1 FORE STREET, EC2Y 5EJ**

# CONTENTS

Hearing Procedure	(Pages 1 - 2)
Report of the Director of Markets & Consumer Protection	(Pages 3 - 10)
Appendix 1: Copy of Application	(Pages 11 - 28)
i) Amendment to Application	(Pages 29 - 30)
Appendix 2: Conditions Consistent with the Operating Schedule	(Pages 31 - 32)
Appendix 3: Representations from responsible authorities	
i) Environmental Health	(Pages 33 - 34)
Appendix 4: Representations from Other Persons	
i) Residents	(Pages 35 - 130)
Appendix 5: Map of subject premises together with other licensed premises in the area and their latest terminal time for alcohol sales	(Pages 131 - 132)
Appendix 6: Plan of Premises	(Pages 133 - 140)

## LICENSING (HEARING) SUB COMMITTEE PROCEDURE FOR PUBLIC HEARINGS

1. This procedure shall apply to all public hearings conducted under the provisions of the Licensing Act 2003.
2. Public hearings conducted under the provisions of the Licensing Act 2003 shall take the form of a discussion led by the licensing authority. Cross-examination will be permitted when the Sub Committee considers it to be required. The conduct of hearings shall be broadly based, subject to the discretion of the Sub Committee, on the points set out below.
3. At the start of the hearing the Chairman of the Sub Committee will introduce him/herself and other Members of the Sub Committee as well as the City Corporation officers present. Anyone making representations will then be asked to introduce themselves and anyone accompanying them. The applicant will then do likewise.<sup>1</sup>
4. The Chairman will then explain the purpose of the hearing and the procedure to be followed at the hearing. The Sub Committee will then make any rulings necessary in respect of requests for witnesses to be heard in support of any of the parties making representations or the applicant.
5. Those making representations will then be invited to present their case. Repetition will not be permitted. Equal time will be offered to the applicant and those making representations. Where there is more than one party making representations and/or calling witnesses in support, consideration should be given to having one spokesman on behalf of all parties so as to avoid repetition. Although the use of a spokesman will be encouraged by the Sub Committee, the decision rests with those parties making representations.
6. In the event of disorder or persistent disregard of the authority of the Chair, the Chairman may suspend or adjourn the hearing, or require that the person(s) causing disorder or showing disregard leave the hearing.
7. In the event that the Sub Committee has decided that cross-examination will be permitted, the applicant will be invited to ask questions of the party(s) making representations and their witnesses (if any). The party(s) making representations and any witnesses giving evidence in support will then answer any questions put to them by members of the Sub Committee.
8. The applicant will then be invited to present their case and call any witnesses in support of their application. The applicant will be entitled to the same period of time to present his case as those making representations were afforded.

---

<sup>1</sup> In hearings where a licence is being reviewed, references in this procedure to ‘applicant’ should be read as references to the licence holder and references to ‘those making representations’ should be read as references to those applying for the review.

9. In the event that the Sub Committee has decided that cross-examination will be permitted, those making representations will be invited to ask questions of the applicant and their witnesses (if any). The applicant and any witnesses giving evidence in support will then answer any questions put to them by members of the Sub Committee.
10. The Chairman will ask all parties if there is anything else they would like to add in support of their respective cases.
11. Those making representations will then be invited to make closing submissions followed by the applicant.
12. The Sub Committee will then retire to consider their decision. They may call for assistance by the representatives of the Town Clerk and/or the Comptroller & City Solicitor but those persons will play no part in the decision-making process.
13. In due course, the Sub Committee will return to announce their decision or to inform those present when the decision will be given.



<b>Committee(s):</b> <b>Licensing Sub-Committee</b>	<b>Hearing Date(s):</b> <b>9 Feb 2015</b>	<b>Item no.</b>
<b>Subject:</b> <b>Licensing Act 2003 - Application for a new premises license</b>		
<b>Name of premises:</b> <b>WeWork</b> <b>Address of premises:</b> <b>1 Fore Street Avenue, EC2Y 5EJ</b>		
<b>Report of:</b> <b>Director of Markets and Consumer Protection</b>	<b>Public / <del>Non-Public</del></b>	
<b>Ward (if appropriate):</b> <b>Coleman Street</b>		

## **1 Introduction**

- 1.1 To consider and determine, by public hearing, the application for a new premises license under the Licensing Act 2003, taking into account the representations of other persons detailed in paragraph 5 and the policy considerations detailed in paragraph 6 of this report.
- 1.2 The decision of the Sub-Committee must be made with a view to promoting one or more of the four licensing objectives, namely:
  - the prevention of crime and disorder
  - public safety
  - the prevention of public nuisance
  - the protection of children from harm

## **2 Summary of Application**

- 2.1 An application made by:

**W W Moor Place Ltd**  
**c/o Legalinx Ltd**  
**1 Fetter Lane**  
**EC4A 1BR**

was received by the City of London Licensing Authority on 21 December 2015 for a new premises licence in respect of the premises at:

**1 Fore Street Avenue  
EC2Y 5EJ**

2.2 Full details of the application are contained in the copy of the Application Form at Appendix 1.

2.4 The application is to provide the following activities:

<u>Activity</u>	<u>Current Licence</u>	<u>Proposed</u>
Supply of Alcohol	N/A	Mon - Sun 14:00 – 23:00

2.5 The supply of alcohol is for ‘on’ sales only. The premises are not open to the general public.

2.6 On 27 January, following a meeting with Barbican residents, the applicant submitted an amendment to the application as follows:

- No consumption of alcohol on the external terraces
- Supply of alcohol to be limited to 14:00 to 20:00

The application has been amended so that the terminal hour for the supply of alcohol, stated in the table above, is now 20:00. The amendment can be seen as Appendix 1a.

2.7 The Operating Schedule submitted by the applicant suggests a number of steps intended to be taken in order to promote the four licensing objectives. Those conditions which are consistent with the operating schedule and could be included on the licence are attached as Appendix 2. The amendment stating ‘No consumption of alcohol on the external terraces’ is now considered to be a condition that can be added to the licence as being consistent with the operating schedule.

2.8 The mandatory licence conditions can be found in the Licensing Act 2003, sections 19-21. Also, in the Schedules to The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010 (as amended) and The Licensing Act 2003 (Mandatory Conditions) Order 2014.

### **3 Licensing History of Premises**

- 3.1 Our records show that the premises has never been licensed before.
- 3.2 The premises is to be used as office space over eight floors (Ground floor plus levels one to seven). Levels six and seven have an external terrace but they are contained within the proposed licensed area. Each floor has provision for refreshment facilities, including alcohol, limited to designated office users and their bona fide guests.
- 3.3 Although planning permission is a completely separate entity, a condition was placed on the premises' planning consent limiting the use of the terraces as ancillary to the use of the premises and not to be used at all between 22:00 and 07:00. Reference is made here to that condition as it was made on the basis of safeguarding the amenity of adjoining residential premises and the area generally.

### **4 Representations from Responsible Authorities**

- 4.1 There is one representation from the City of London Environmental Health pollution team against the granting of the licence on the basis that there are a significant number of premises in close proximity to the two terraces the use of which, carry a significant risk of noise disturbance.
- 4.2 It is their contention that the licence Application contains insufficient information to demonstrate how the Applicant will promote the 'prevention of public nuisance' licensing objective.
- 4.3 The representation can be seen in full as appendix 3.

### **5 Representations From Other Persons**

- 5.1 There are sixty nine representations from other persons. All of these are against the granting of a licence to these premises on the terms laid out in the operating schedule on the basis that they believe one or more of the licensing objectives will be undermined.

- 5.2 The majority of the representations are from residents of Willoughby House. The remainder from residents of Andrewes House, Speed House and Lauderdale Tower.
- 5.3 The majority of the representations feel that the licensing objectives relating to the prevention of public nuisance will be undermined. One or more of the representations also feel that at least one of the other licensing objectives, the prevention of crime and disorder, the protection of children from harm and public safety, will be undermined.
- 5.4 The greatest concern with those making representations is the use of the terraces and the possible noise nuisance. Although some feel that they will be disturbed even if the terraces were not to be used,
- 5.5 The representations can be seen in full as appendices 4(1) to 4(69).

## **6 Policy Considerations**

- 6.1 In carrying out its licensing functions, the Licensing Authority must have regard to its Statement of Licensing policy and statutory guidance issued under s 182 of the Licensing Act 2003.

### **City of London Corporation's Statement of Licensing Policy**

- 6.2 The following sections/paragraphs of the City of London Corporation's Statement of Licensing Policy are particularly applicable to this application.

Paragraph 29 states that in completing the operating schedule, applicants should set out in some detail how they intend to run the premises in order to promote the four licensing objectives.

Paragraph 50 states an overriding policy principle namely, that each application will be decided on its individual merits, with the process complying with the regulations made under the Licensing Act 2003.

Paragraphs 51-54 state the Corporation's policy on setting conditions which may be applicable dependant on the step(s) taken by members as stated in paragraph nine of this report.

Paragraph 59 addresses the need to strike a fair balance between the desires and expectations of operators and the benefits to the community of licensed venues with the reasonable expectations of local residents and workers not to be disturbed during night time hours.

Paragraph 66 introduces a number of relevant matters to be considered by the City Corporation when assessing the likelihood of a particular licensable activity causing an unacceptable adverse impact, particularly on local residents and businesses.

### **Statutory Guidance**

- 6.3 The following sections/paragraphs of the statutory guidance issued under s182 of the Licensing Act 2003 are particularly applicable to this application (revised March 2015):

Chapter 2 of the guidance covers the four licensing objectives. In particular, paragraph 2.14 states that it is, ‘...important that in considering the promotion of [*the public nuisance licensing objective, licensing authorities*] focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable.’ Also, paragraph 2.15 indicates that the prevention of public nuisance could, in appropriate circumstances include, ‘the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.’

Chapter 10 refers to conditions attached to premises licences with paragraph 10.10 stating that, ‘Conditions should be determined on a case-by-case basis and standard conditions which ignore these individual aspects should be avoided.’ Also, ‘Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.’

## **7 Map and Plans**

- 7.1 A map showing the location of the premises together with nearby licensed premises is attached at Appendix 5. A key of those premises is

included which indicates the maximum permitted hours for alcohol sales in respect of each premises.

7.2 Plans of the premises are attached as Appendix 6.

## **8 Summary**

8.1 The Licensing Authority has a duty under the Licensing Act 2003 to promote the Licensing Objectives. Each objective has equal importance. In carrying out its licensing functions, the Licensing Authority must also have regard to its Statement of Licensing Policy, any Statutory Guidance under the Licensing Act 2003 and is bound by the Human Rights Act 1998. The Corporation must also fulfil its obligations under section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in the City.

## **9 Options**

9.1 The Sub-committee must, having regard to the representations, take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

- i) grant the licence subject to any conditions consistent with the operating schedule modified to such extent as the Sub-committee considers appropriate for the promotion of the licensing objectives and include the mandatory conditions contained in Ss. 19-21 of the Licensing Act 2003;
- ii) exclude from the scope of the licence any of the licensable activities to which the application relates;
- iii) To refuse to specify a person in the licence as the premises supervisor;
- iv) Reject the application.

For the purposes of paragraph 9.1(i) conditions consistent with the operating schedule are modified if any of them are altered or omitted or any new condition is added.

9.2 Where a licensing authority takes one or more of the steps stated in paragraph 9.1 above the applicant, or the holder of the licence and/or a person who made relevant representations in relation to the application,

may appeal the decision to the Magistrates' Court. Any appeal must be commenced within 21 days following notification of the decision to the appellant by the licensing authority.

## **10 Recommendation**

10.1 It is therefore RECOMMENDED that your Sub-Committee determine this application for a premises licence in accordance with paragraph 9 of this report.

Prepared by P Davenport  
Licensing Manager  
peter.davenport@cityoflondon.gov.uk

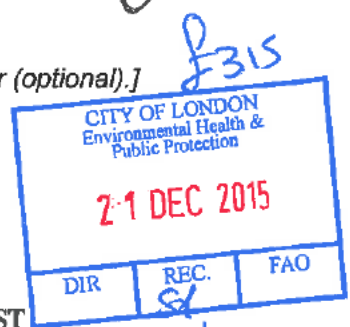
### **Background Papers**

<u>BACKGROUND PAPER</u>	<u>DEPT</u>	<u>FILE</u>
Corporation of London Statement of Licensing Policy (revised Jan 2013)  Statutory Guidance – ‘Revised Guidance Issued Under Section 182 Of The Licensing Act 2003’. March 2015	MCP	5th Floor Walbrook Wharf  <a href="#">Statutory Guidance</a>

This page is intentionally left blank



[Insert name and address of relevant licensing authority and its reference number (optional).]



**Application for a premises licence to be granted  
under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We WW Moor Place Limited

*(Insert name(s) of applicant)*

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
WeWork 1 Fore Street Avenue			
Post town	London	Postcode	EC2Y 5EJ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£not yet rated

**Part 2 - Applicant Details**

Please state whether you are applying for a premises licence as

Please tick as appropriate

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i. as a limited company  please complete section (B)
  - ii. as a partnership  please complete section (B)
  - iii. as an unincorporated association or  please complete section (B)
  - iv. other (for example a statutory corporation)  please complete section (B)

- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)
- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a  
 statutory function or   
 a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS (fill in as applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town		Postcode			
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**(B) OTHER APPLICANTS**

**Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.**

<b>Name</b> WW Moor Place Ltd
<b>Address</b> c/o Legalinx Ltd Fetter Lane London EC4A 1BR
<b>Registered number (where applicable)</b>  09451648
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b>  Company
<b>Telephone number (if any)</b>
<b>E-mail address (optional)</b>

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
1 8	0 1	2 0 1 6

If you wish the licence to be valid only for a limited period, when do you want it to end?

D	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Office space with provision for refreshment facilities limited to designated office users and their bona fide guests.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

A

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 4)		
Tue					
			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Wed					
Thur					
Fri					
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon.			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)-	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 4)		
Tue					
			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Wed					
Thur					
Fri					
Sat					
Sun					



**E**

<b>Live music</b> <b>Standard days and timings</b> (please read guidance note 6)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)					
Mon								
Tue								
Wed						<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 4)		
Thur								
Fri						<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat								
Sun								

**F**

<b>Recorded music</b> Standard days and timings (please read guidance note 6)			<b>Will the playing of recorded music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)			
Mon						
Tue						
Wed			<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4)			
Thur						
Fri						
			<b>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)			
Sat						
Sun						

G

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finish				
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)			
Tue						
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 4)			
Thur						
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)			
Sat						
Sun						

**H**

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b>Will this entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b>Please give further details here</b> (please read guidance note 3)		
Wed					
Thur			<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 4)		
Fri					
Sat			<b>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sun					

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Fri					
Sat					
Sun					

**J**

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4).  <b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Mon	14:00	23:00			
Tue	14:00	23:00			
Wed	14:00	23:00			
Thur	14:00	23:00			
Fri	14:00	23:00			
Sat	14:00	23:00			
Sun	14:00	23:00			

**State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:**

Name Jane Beels	
Address Shurland Avenue East Barnet	
Postcode	EN4 8DD
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) Barnet	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

None

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4)  The premises are not open to the general public
Day	Start	Finish	<b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 5)
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

**M** Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e).** (please read guidance note 9)

The supply of alcohol shall only be to members of The WeWork group of companies or employees of member companies, or their bona fide guests.

**b) The prevention of crime and disorder**

SIA staff are provided to patrol all areas of the premises and to ensure good order is maintained at all times in the working environment.

**c) Public safety**

Health and safety risk assessments will be undertaken and all staff shall be trained therein

**d) The prevention of public nuisance**

Signs will be located at the exits to the building to remind occupants that they should ensure that local residents are not disturbed by any licensable activity at the premises.

**e) The protection of children from harm**

Signs will be provided reminding occupants that alcohol should only be supplied to persons over the age of 18



**Checklist:**

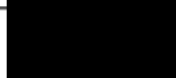
**Please tick to indicate agreement**

- I have made or enclosed payment of the fee. [✓]
- I have enclosed the plan of the premises. [✓]
- I have sent copies of this application and the plan to responsible authorities and others where applicable. [✓]
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. [✓]
- I understand that I must now advertise my application. [✓]
- I understand that if I do not comply with the above requirements my application will be rejected. [✓]

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 11).  
If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	21 <sup>st</sup> December 2015
Capacity	Solicitors for Applicant

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Craig Baylis  
BLP  
Adelaide House  
London Bridge

Post town	London	Postcode	EC4R 9HA
-----------	--------	----------	----------

Telephone number (if any)	
---------------------------	--

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)	
---	--

### Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

**Breese, Robert**

---

**From:** Craig Baylis <[REDACTED]>  
**Sent:** 27 January 2016 10:00  
**To:** M&CP - Licensing  
**Cc:** Hewitt, Andre  
**Subject:** Application for new premises licence - WeWork, 1 Fore Street Avenue, EC2Y 5EJ

Please note that following discussions with the Barbican residents, our client wishes to make the following amendments to the licence application

1. No consumption of alcohol on the external terraces
2. Supply of alcohol to be limited to 14.00 to 20.00

We understand that there is a hearing listed for the 9<sup>th</sup> February but we have received no formal notification of time and place yet. Can you assist please?

**Craig Baylis** | Berwin Leighton Paisner LLP  
Partner

**Direct Dial:** [REDACTED]  
**Main:** [REDACTED]  
**Mobile:** [REDACTED]  
**Email:** [REDACTED]  
**Web:** [www.blplaw.com](http://www.blplaw.com)

---

## **Berwin Leighton Paisner LLP**

Adelaide House, London Bridge, London EC4R 9HA, UK  
DX 92 London/Chancery Lane  
t: +44 (0)20 3400 1000 f: +44 (0)20 3400 1111 w: [www.blplaw.com](http://www.blplaw.com)

This email is confidential and may be covered by legal privilege. Please notify us immediately if you have received this email in error. You should not copy it or disclose its contents to any other person. We may monitor email communications in accordance with applicable laws and regulations.

Berwin Leighton Paisner LLP ("BLP") is a limited liability partnership registered in England and Wales (registered number OC315919) and is authorised and regulated by the Solicitors Regulation Authority ([www.sra.org.uk](http://www.sra.org.uk)). A list of partners is open to inspection at BLP's registered office. Within the BLP Group, partner is used to refer to a member, or an employee or consultant with equivalent standing and/or qualifications as required, of BLP or any of its affiliated firms and entities. For further information, see the legal notices section of our website ([www.blplaw.com](http://www.blplaw.com))

This page is intentionally left blank

WeWork - 1 Fore Street Avenue  
Conditions Consistent with the Operating Schedule

1. When the premises is carrying on licensable activities at least one registered SIA member of staff is to be present on the premises
2. A prominent sign shall be displayed at all exits from the premises requesting that patrons leave quietly.
3. The supply of alcohol shall only be to members of the WeWork group of companies, or employees of member companies, or their bona fide guests.
4. (Taken from the amended application). Consumption of alcohol on the external terraces shall not be permitted.

This page is intentionally left blank

**Patel, Sangeeta**

---

**From:** Patel, Dawn  
**Sent:** 15 January 2016 14:35  
**To:** M&CP - Licensing  
**Cc:** Davenport, Peter; Sambells, Rachel; Blake, Steve; Sandford, Lee; Bush, Beverley; Bacon, Sue  
**Subject:** FW: Application for Premises License - WeWork, 1 Fore Street Avenue, EC2Y 5EJ. 201517201

Dear Licensing Authority,

The [Environmental Health Responsible Authority](#) would like to object to the above application for the following reasons:

The licence application does not contain adequate information to demonstrate how the applicant intends to promote the licensing objective 'prevention of public nuisance' and the city of London Policy document: Statement of licensing Policy.

There are a significant number of residential properties within close proximity to the terraces included in the licence application. As a point source on higher floors this carries significant risk of noise disturbance to neighbours not anticipated from the planned use as office accommodation. The Environmental Health Responsible Authority believes that the public nuisance licensing objective will be adversely affected by the patrons gathered on the terraces and consuming alcohol unless there are clear management policies and practices in place or put in place to prevent disturbance and nuisance from music and people noise.

The applicant has not supplied sufficient information as set out in the City of London Licensing Policy in relation to paragraphs 33 to 40 for the reasons expressed at paras 39 & 40 to obviate our concerns

A noise management policy should be in place setting out measures to prevent noise break out from the terraces affecting the residential premises and conditions proposed to ensure that any licence granted addresses these concerns

Seven complaints have been received about noise from the terraces from a neighbouring resident between 11 September 2015 and 8 December 2015.

For reference purposes only, the committee may wish to be aware of condition 32 of planning consent reference 11/00969/FULL in relation to this premises:

32.The terraces shall only be used ancillary to the use of the premises and shall not be used not be used for any purpose between the hours of 22.00hrs and 07.00hrs on Monday to Sunday.

REASON: To safeguard the amenity of the adjoining residential premises and the area generally in accordance with the following policies of the Core Strategy: CS15, CS21.

Kind regards

**Dawn Patel**  
Environmental Health Officer  
Pollution Team

Dept. of Markets & Consumer Protection  
City of London, PO Box 270,

Guildhall, London, EC2P 2EJ

Tel: 020 7332 1587

Email: [REDACTED]

Web: [cityoflondon.gov.uk/noise](http://cityoflondon.gov.uk/noise)

Register non-road mobile machinery (NRMM) via this link: [nrmm.london](http://nrmm.london)

Should you wish to provide feedback on the service you have received, please follow this link:  
[surveymonkey.com/r/PHPP\\_Noise](https://surveymonkey.com/r/PHPP_Noise)



**Patel, Sangeeta**

---

**From:** Christopher Makin [REDACTED]  
**Sent:** 12 January 2016 09:35  
**To:** M&CP - Licensing  
**Subject:** WeWork Application to sell alcohol (corner of Moor Lane and Fore Street)

Good morning

I write to register my firm OBJECTION to the application by WeWork to sell alcohol on all seven floors of its building in Moor Place - corner of Fore Street and Moor Lane - from 2pm to 11pm seven days a week

The reason for my OBJECTION is that the above premises faces onto a residential building in the Barbican Estate - namely Willoughby House - which has around 200 bedrooms facing onto Moor Lane. WeWork clients have already caused disturbance to residents trying to get a good nights sleep so the problem is already self evident.

Accordingly I should be grateful for the Licensing Committee to consider residential amenity when assessing this application and ensure that it protects the many children who live in Willoughby House and need to go to bed earlier than adults, as well as ensuring that WeWork does not create a public nuisance.

My recommendation is that alcohol sales should be limited to weekdays only and that the terraces that face Willoughby House on the Moor Lane side (and are a substantial part of the problem already experienced) should be specifically excluded, with drinking taking place on floors without terraces.

I should appreciate your confirmation of receipt of this OBJECTION to the above application.

Yours faithfully

Christopher Makin

[REDACTED] Speed House

Barbican, [REDACTED]

**Patel, Sangeeta**

---

**From:** Denival Fagundes [REDACTED]  
**Sent:** 11 January 2016 17:08  
**To:** M&CP - Licensing  
**Subject:** Objection to WeWork Licensing Application to sell alcohol on 7 Floors of Moor Place, London EC2Y 5EJ

Dear Sir/Madam

I am writing to object to the Application for Licensing by "WeWork" to sell alcohol on 7 floors of the Moor Place building at 1 Fore Street, London EC2Y 5EJ (on the corner of Moor Lane and Fore Street). WeWork is a business members' club with a projected membership of 3,000.

I understand that the venue has already been reported 8 times to Environmental Health due to noise caused by its guests, including having a jazz band and DJ playing on the building's terraces. This demonstrates that, despite complaints, WeWork fails to control its guests and to contain parties held at the premises to keep within acceptable noise levels. The Willoughby House Residential Group has been working with the building's landlord (Brookfield) to improve WeWork's management and/or use of the building, but every agreement to limit the use of outside space has been breached. As a result, there can be little confidence that even larger crowds can be controlled if a licence is granted to sell alcohol over 7 floors of the building.

It is important to remember that although the Barbican is located within in the heart of the City, the buildings making up the border of the Estate are all residential. The bedrooms of Willoughby House, for example, border Moor Lane (where the terraces of Moor Place look out onto) and therefore the effect of noise from neighbouring buildings is particularly adverse for those residents. Further, I can hear noise from the terraces of Moor Place from my flat in Speed House.

As a resident of the Barbican, for more than 5 years, I have personally noticed an increase in the number of persons under the influence of alcohol, which has caused concerns in relation to the prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm. Granting the above licence will only increase these concerns.

Please acknowledge this email by return (email or post).

Yours faithfully

Denival Eurialle Fagundes

Address:  
[REDACTED] Speed House  
Barbican  
London  
EC2Y 8AT

Email: [REDACTED]



**Patel, Sangeeta**

---

**From:** Jo Bradman [REDACTED]  
**Sent:** 17 January 2016 16:19  
**To:** M&CP - Licensing  
**Subject:** Objection to WeWork Fore St Licence Application

RE: WEWORK FORE ST - LICENCE APPLICATION

I should like to object to the licence application by WeWork to sell alcohol on every floor of the WeWork Fore St premises from 2pm-11pm seven days a week.

This is directly across the road from a residential block and there has already been disturbance from these premises late at night – particularly from the balconies on upper floors. Breaches of the current agreement to limit use of outside spaces have already been reported and the number of these incidents will only increase if this application is granted.

I would respectfully request that drinking be confined to the ground floor, or at the very least to floors without terraces and that only on weekdays rather than seven days a week.

I cannot find the appropriate application number on your website but the stamp on the photocopied application reads LIC/00401, so I am hoping that is sufficient for you to locate the relevant application.

Thank you for your consideration.

Joanne Bradman

■ Speed House, Barbican, London EC2Y 8AT

**Patel, Sangeeta**

---

**From:** JONATHAN COOKE [REDACTED]  
**Sent:** 11 January 2016 13:48  
**To:** M&CP - Licensing  
**Cc:** mary edmunds  
**Subject:** WeWork Application

Professor Jonathan Cooke and Ms Mary Edmunds,  
[REDACTED] Speed House,  
Silk Street,  
Barbican,  
London,  
EC2Y 8AT

11th January 2016

WeWork Application - Premises Licence to sell alcohol on 7 floors from 2pm – 11pm on Mon – Sun Moor Place (on the corner of Moor Lane and Fore Street)

Dear Sir/Madam

We would like to register our OBJECTION to this application. We are aware that there will soon be large external terraces from the 4th floor upwards on London Wall Place and on 21 Moorfields, both bordering our apartments. We ask you to you kindly help to protect our neighbourhood by objecting to this application, and asking for alcohol sales to be limited to the ground floor only - where there is a large room for events – on Monday to Friday only.

Noise from Silk Street and Moor Lane is already noticeable and in particular pedestrian and traffic noise late at night and in the early morning can be very intrusive. Noise, traffic and environmental pollution are already high within the City and we wish to ensure that this is kept at a minimum.

Yours faithfully

Jonathan Cooke  
Mary Edmunds

**Patel, Sangeeta**

---

**From:** [REDACTED]  
**Sent:** 11 January 2016 11:01  
**To:** M&CP - Licensing  
**Subject:** WeWork Application, Moor Place

Dear Sirs,

Re: WeWork Application, Moor Place

I understand that, on 21st December 2015, WeWork applied for a licence to sell alcohol to its members and guests on seven floors from 2pm – 11pm, Monday to Sunday.

Evening parties have so far been held on the external terraces of floors 6 and 7 directly opposite bedrooms in Willoughby House, Barbican. Since September 2015 at least eight of these parties have had to be reported to Environmental Health.

Please let it be known that I strongly object to this latest application, and ask that alcohol sales to be limited to the ground floor and from Monday to Friday only. Otherwise our residential amenity will be severely compromised and we risk courting public nuisance.

I ask that you acknowledge receipt of this objection either by email or post.

Your faithfully  
Leigh Trowbridge  
[REDACTED] Speed House  
London EC2Y 8AU

**Patel, Sangeeta**

---

**From:** [REDACTED]  
**Sent:** 11 January 2016 12:51  
**To:** M&CP - Licensing  
**Subject:** Objection to Bar Licence

Dear Sirs

We object to this application :

Lin and Ian Luder  
[REDACTED] Andrewes House  
Barbican  
London EC2Y 8AX

When this application was originally put in it was for a office building not a members club. The developer has misled the planning committee.

This wide ranging licence for every floor in the building inc. outside terraces will annoy residents.

The licence should only be for the ground floor until 20.00 hrs.

Alchol should not be permitted on the outside terraces.

There seems to be more rules for residents than businesses !

Regards

Lin and Ian Luder

## Patel, Sangeeta

---

**From:** Breese, Robert  
**Sent:** 12 January 2016 08:02  
**To:** M&CP - Licensing  
**Subject:** RE: Licensing application for 21 Moorfields

On file

**From:** [REDACTED] **On Behalf Of** Piran Montford  
**Sent:** 11 January 2016 23:25  
**To:** M&CP - Licensing  
**Subject:** Licensing application for 21 Moorfields

Name: Piran Montford  
Address: [REDACTED] Andrewes House, Barbican, London, EC2Y 8AX  
Email [REDACTED]

Dear Sir/Madam,

RE: Licensing application for 21 Moorfields

I have just been alerted by one of my neighbours to the fact that there is a licensing application for 21 Moorfields, the large building next door to the Barbican residential estate.

In Andrewes House, where I live, we already suffer from noise from drunks leaving the Wood St Bar, and also sometimes from Salters Hall (before its current redevelopment). Late in the evening they shout to their friends as they go, or into their mobile phones. This is audible even on the top floor, where I live.

As yet, I've had less street noise from 21 Moorfields, as the smokers and drinkers tend to collect at the eastern end of their building to do their shouting.

However, I'm very disturbed that the application also includes the terraces facing directly towards the Barbican. When 21 Moorfields was being built, I could clearly hear the workmen on the building as if they were in my own flat. I'm on the top floor, and the sound bounced off the structures on the Barbican's roof and in through my windows. And this was just people talking normally! As you will be aware, the Barbican is a listed building, so it would not be possible to undertake any work to reduce this noise.

If anything, I think the licensing committee should be looking to reduce the noise in this residential area (Barbican, Roman House, Heron Tower, and a new flat on top of Salters Hall) rather than let it increase.

— Piran Montford.

PS. Despite the fact that I walk past 21 Moorfields most days on my way to work, I had not previously noticed their application notice in their window. This was because it was set back from the main pavement, and so not easy to see.

PPS. On the days I don't walk past, that's usually because I am at home even on weekdays, so noise from the building would be disturbing even then.



**From:** Wendy Sweetser [REDACTED]  
**Sent:** 13 January 2016 15:20  
**To:** M&CP - Licensing  
**Subject:** WeWork Application Moor Place

To whom it concerns

I live at the eastern end of Andrewes House on the Barbican Estate and I am extremely concerned about the WeWork application to licence their premises at Moor Place to sell alcohol on 7 floors.

During the winter months, I would hope that business club members would confine their events to indoor activities (and the building will be sound proofed) but if the outside terraces are equipped with heaters and there are enough desperate smokers, activities could then well move outdoors.

I note that the application is for the hours from 2-11pm every day of the week and I feel very strongly that the likely public nuisance arising from loud music and the antics of large groups of members will be totally unacceptable in a residential area. I understand that eight such parties held at the building have already caused sufficient disruption to be reported to Environmental Health.

Although I don't live in Willoughby House, I am close enough to this eyesore of a building to be affected if there was excess noise coming from it over such an extended period each day. I know that some 200 bedrooms in Willoughby House face Moor Lane and a lot of children live in the flats in that block. Do members of the club wanting to party on the terraces think their right to enjoy themselves takes precedence over everything else – particularly the right of children to a proper night's sleep in order to be able to function at school the next day or adults who, due to their working hours, need to be in bed before 11pm (a time that could be much later depending on how long it takes to clear the premises and surrounding area).

I therefore object very strongly to this application and feel that drinking and partying should be confined to the floors WITHOUT terraces and be permitted on weekdays only.

Wendy Sweetser  
[REDACTED] Andrewes House

Andrewes House  
Barbican  
London EC2Y 8AX

City of London Licensing Team  
Markets and Consumer Protection  
POBox 270  
London EC2P 2EJ  
e-mail [REDACTED]

13.1.2016

WeWork MOOR PLACE  
LICENSING APPLICATION

Dear Sirs

We should like to object in the strongest possible terms to the application being made by WeWork to sell alcohol in the Moor Place building from 2pm to 11pm 7 days a week.

Even under present arrangements, the noise from members drinking and smoking on the open terraces of Moor Place causes disturbance to residents of both Willoughby House and Andrewes House.

Despite complaints, WeWork are clearly unable to prevent this disturbance. Moreover, each time agreement has been reached with WeWork to keep parties inside the building it has been breached.

Disturbance has been increased on occasions by the addition of loud music. With bedrooms on Willoughby House directly opposite, the bedtime of children has been disrupted causing obvious distress.

Should this application be granted it is certain that the level of disturbance will increase – potentially from 2pm until after 11pm, seven days a week.

Denial of the licence will, in some part, safeguard the quiet enjoyment that residents have a right to expect.

Yours sincerely

[REDACTED]  
Nancy & Geoff Chessum

CITY OF LONDON Environmental Health & Public Protection		
15 JAN 2016		
DIR.	REC.	FAO

## Patel, Sangeeta

---

**From:** Natalie Robinson [REDACTED]  
**Sent:** 16 January 2016 15:24  
**To:** M&CP - Licensing  
**Subject:** Application from WeWork to sell Alcohol on 7 Floors Monday-Sunday at Moor Place, Fore St, EC1

I am writing to **object** to the above application on the basis that it will impair the residential amenity of the neighbourhood in which I live -the southeast corner of the Barbican estate.

My particular concerns relate to the selling/serving of alcohol on all the floors of this building with external terraces overlooking Moor Lane. These floors overlook flats in Willoughby House -being less than 25m away; in addition, the use of these levels of Moor Place impacts the flats at the Eastern end of Andrewes House. The applicant has failed to show themselves capable of managing the use of the terraces in a sensitive way [ref complaints to CoL Environmental Health since WeWork has occupied Moor Place] and licensing them will simply add to the **public nuisance** which is already evident

The impacts on our neighbourhood are:

- children -and their families- resident in the Barbican opposite/nearby Moor Place will be exposed to alcohol-fueled noise late into the evening, 7 days a week
- formalising the role of alcohol in WeWork's business model will add to the risk of disturbances on Moor Lane and Fore Street 7 days a week as building users and their guests leave the premises

Lessening the impacts consistent with this being a residential area requires:

- Serving/selling alcohol being restricted to those floors of Moor Place without terraces
- Alcohol only being sold/served on weekdays -i.e. Monday-Friday

Please acknowledge receipt of this communication

Natalie Robinson  
[REDACTED] Andrewes House  
London, EC2Y 8AX

**From:** Nigel Pilkington\* [REDACTED]  
**Sent:** 17 January 2016 23:57  
**To:** M&CP - Licensing  
**Subject:** Licensing Application - WeWork, 1 Fore Street, EC2Y 5EJ

Dear Sirs

**Licensing Application - WeWork, 1 Fore Street, EC2Y 5EJ (the Building)**

I object to this licensing application on the grounds that it will cause a high level of disturbance to both me and to the neighbouring flats. The appropriate compromise would be for the application to be limited to the sale/provision of alcohol on the ground-floor only of the Building, between Mondays and Fridays (not weekends). I understand that beer is provided to members of the Building free of charge.

I have already suffered noise disturbance from the external terraces of the Building (during the summer months of 2015). Due to the concrete construction of the Barbican, noise is amplified very easily along the open balconies of Andrewes House (Fore Street side). Despite numerous complaints to the Noise Protection Team, the Building's managers have been unable to prevent recurrent noise disturbances. The applicant's statement that signs will be displayed, reminding drinkers not to cause noise nuisance, is laughable; such signs have no effect amongst the inebriated.

The applicant's reference to members "and bona fide guests" is too vague. Just how many people will be leaving the Building late at night, full of drink? The Building is on the corner of a street containing concentrated residential amenity.

Bearing in mind how close residential accommodation is to the Building (a distance of only 25 meters in some cases), I would ask the Licensing Committee to take into consideration the high likelihood of public nuisance were the application to be granted. In order to avoid noise disturbing the residents of Andrewes and Willoughby Houses, the consumption of alcohol should be confined to floors without external terraces, during weekday office hours only. Furthermore, access to the terraces (without consumption of alcohol), should be limited to early evenings (weekdays) only.

Yours faithfully

Nigel Pilkington  
[REDACTED] Andrewes House  
Barbican  
London  
EC2Y 8AX

## Patel, Sangeeta

---

**From:** Malcolm Matson [REDACTED]  
**Sent:** 11 January 2016 15:29  
**To:** M&CP - Licensing  
**Cc:** [REDACTED]  
**Subject:** Application for Premises Licence : We Work : Moor Lane & Fore Street

We understand that an application has been received by the Corporation for a license to sell alcohol on all 7 floors of the Exchange.

We would request that this is refused and that the sale of alcohol be restricted to the ground floor as at present. The reason is that if granted, this would result in increased disturbance to the adjacent Barbican Estate, the quiet residential nature of which, the Corporation has consistently stated in all its long term development plans it is determined to preserve. The grant of this License will further threaten this.

I would be grateful if you could also answer the following questions;

- What class of use was attached to the original planning permission granted for the Exchange building development? Was it A2, B1?
- given that WEWORK goes to great lengths to describe itself and to market itself as ' a network/community' and NOT as serviced offices (something which became very clear to me when I recently visited and toured the building) I assume that a change of use application to A4 will be required before the grant of this license?

We are aware that there is now considerable regular consumption of alcohol taking place within the City on public pavements and the highway at the end of the working day, can you please let me know *when* the relevant changes to local by-laws and licensing laws were passed by the Corporation to permit this. No doubt, WEWORK will also wish to avail themselves of this new laxity and this will further intrude upon the ability of Barbican residents quietly to enjoy their homes.

Please acknowledge receipt of this objection and we look forward to your response to the above questions.

Thanks you

---

### Malcolm & Alexandra Matson

[REDACTED] Andrewes House, London EC2Y 8AY, UK

[REDACTED]  
email: [REDACTED]

Privileged or confidential information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply email. Please advise immediately if you or your employer does not consent to internet email for messages of this kind. Opinions, conclusions and other information in this message that do not relate to the official business of my firm shall be understood as neither given nor endorsed by it.

---

**From:** smith ronald [REDACTED]  
**Sent:** 11 January 2016 16:33  
**To:** M&CP - Licensing  
**Subject:** Applications rdelating to premises opposite and very near to Willoughby and Andrewes Houses

Given the already immoderate behaviour of all and sundry visitors to the applicant premises and the obvious potential for nuisance of various kinds to residents living very near, I wish to register my dismay that the Applicants should even have contemplated such bold proposals and trust that the Committee take a firm line to ensure that such applications are rejected and any future unneighbourly plans are discouraged

From:- Ronald Edgar Smith  
[REDACTED] Andrewes House  
Barbican  
London EC2Y 8AY

**Patel, Sangeeta**

---

**From:** Lucy Hughes [REDACTED]  
**Sent:** 11 January 2016 10:39  
**To:** M&CP - Licensing  
**Subject:** Objection to WeWork alcohol licensing application

I am writing to object to the recent WeWork alcohol licence application to sell alcohol on all seven floors and every day of the week. We are already disturbed by loud behaviour from this building and do not want further sleepless nights.

Thanks

[REDACTED]  
[REDACTED] Andrewes House  
Barbican  
London  
EC2Y 8AY

**Patel, Sangeeta**

---

**From:** Nikki Gilbert [REDACTED]  
**Sent:** 11 January 2016 18:20  
**To:** M&CP - Licensing  
**Subject:** License application Moorgate exchange.

Dear Licensing Department,

I have been informed that a Business Member's Club on 7 floors of Moorgate Exchange have applied for their licensing hours to be extended to 14.00 - 23.00 for members and guests for seven days a week. I would like to object to this application for the following reasons:

This club is very close to some of the flats in the Barbican Centre ( the terraces are less than 25 metres from some of the flats). Because the estate is constructed with concrete, sound is considerably amplified and travels through the walls, echoing through the flats.

There are already drink related problems in the area with anti social behaviour and heightened noise levels, particularly late into the night. As the bedrooms of many of the flats face onto the road this creates problems for people trying to sleep, in particular for families who have young children. It also makes the area feel less safe.

If drinking is restricted to early evening and on the ground level where I believe there is a large events area and no alcohol on the floors with terraces later in the evening it would not affect local residents.

The Barbican area has a school, over 2,000 flats and many young families living in the area. I hope this is taken into consideration over the final decision in particular after the latest government report on the harm of excessive drinking.

Please would you be kind enough to confirm that you have received this email.

Many thanks,

Nikki Gilbert

[REDACTED], Andrewes House, Barbican, EC2Y 8AY



**Patel, Sangeeta**

---

**From:** Setsu Waters [REDACTED]  
**Sent:** 11 January 2016 20:51  
**To:** M&CP - Licensing  
**Subject:** objection to the licence application by WeWork

Dear Sir,

I live at Andrewes House, Barbican, on Fore street. We already suffer from plenty noise from the alcohol fuelled passer by in the evening .Therefore we do not want to make it worse by allowing the WeWork's application for a license to sell alcohol at Moor Place . Hence we would like to object the licence application from WeWork.

I would be most grateful if you could kindly send me the acknowledgement of receiving this e-mail please.

Many thanks.

Yours sincerely,  
Setsu Waters

PS: My address is [REDACTED] Andrewes House, Barbican, London EC2Y 8AY

██████████ Andrewes House,  
Barbican,  
London,  
EC2Y 8AY.  
15 January 2016.

City Of London Licensing Team,  
Markets and Consumer Protection,  
PO Box 270,  
Guildhall,  
London,  
EC2P 2EJ.

Dear Sir / Madam,

**Objection to :**

WeWork Application for Premises Licence to sell alcohol on 7 floors from 2pm-11pm on Mon –Sun Moor Place.

I would like to **object** to the above licence application on the following grounds:

1. This application is likely to cause a danger to public safety
2. This application is likely to cause a public nuisance to the residents living in the immediate area
3. This application is likely to cause a public nuisance to the member of the public passing the immediate area
4. The hours requested are excessive
5. There is no guarantee that any disruption caused by people entering and leaving Moor Place would be monitored and resolved by the WeWork organisation
6. Previous agreements by WeWork to limit use of outside space have not been honoured

Thank you.

Yours sincerely,

██████████

Christopher Owen.

██████████ Andrewes House, Barbican, London, EC2Y 8AY.

**Patel, Sangeeta**

---

**From:** Phillip Burgess [REDACTED]  
**Sent:** 17 January 2016 16:02  
**To:** M&CP - Licensing  
**Subject:** WeWork application premises licence to sell alcohol

From:

Flat [REDACTED] Andrewes House

Barbican

London EC2Y 8AY

To:

City of London Licensing Team

Markets and Consumer Protection

PO Box 270 Guildhall

London EC2P 2E

17<sup>th</sup> January, 2016

Dear Sirs,

**Alcohol Licence Application – WeWork at Moorgate Exchange Building**

I wish to strongly object to the above application and ask that you decline it:

The application is to sell alcohol from 2pm to 11pm for 7 days a week over seven floors. The building is adjacent to a residential site which is a listed building, i.e. the Barbican, in particular Andrewes House and Willoughby House.

The scale of the application, over so many floors, is excessive. Residents have already suffered disturbance from noise from the terraces of this building late into the night. There have already been undertakings by

WeWork but they have not been adhered to by their members and the applicant has shown itself incapable of controlling its members.

This causes a public nuisance which worsen significantly if the present licence application were granted. I understand that WeWork hosts many businesses, and there are events virtually every day of the week at this location. This is unacceptable when it is adjacent to a residential complex, which includes children who are being disturbed in the evenings by this applicant's activities.

I ask that you:

- restrict the alcohol licence to the ground floor where I understand there is an entertaining area;
- restrict consumption of alcohol to this inside ground floor area;
- prohibit drinking alcohol on any of the terraces;
- prohibit music on the terraces; recently residents have had to complain to the Environmental Health team about noisy terraces eight times, one of which included a band playing late into the night and another noisy shouting on the terraces at 11.45pm.

In addition, there is noise from people leaving the building late at night, which will worsen if such an extensive licence is allowed and leads to more drunken behaviour.

The present state of affairs of this building is causing a public nuisance and I ask that you use your powers to prevent this becoming worse and to seek to restrict this unsocial behaviour.

Yours faithfully,

P Burgess

## Patel, Sangeeta

---

**From:** A Grundy [REDACTED]  
**Sent:** 11 January 2016 22:09  
**To:** M&CP - Licensing  
**Subject:** WeWork Licensing application

Dear licensing team,

I am writing to oppose the application made by WeWork, on Moor Place, on 21 December for a licence to sell alcohol to its members and guests from 2pm to 11pm 7 days a week.

To be honest, I don't think WeWork should have any form of licence to sell alcohol on their premises and I especially do not think that they should be given the ability to extend it.

I am a resident of Andrewes House on Fore Street (the opposite end, close to the corner leading onto Wood Street). Even from the far end of the street where my flat is located, I have already been disturbed by the noise generated from parties held by WeWork on several occasions now. My bedroom looks out onto Fore St and the noise has been clearly audible from there, particularly when people are drunkenly getting ubers on the street or are out on the terraces.

I know that the residents committee has tried on several occasions to work with the management to bring the public nuisance under control but with no success. That does not surprise me; WeWork has built a reputation in the tech/SME community as the place for parties and free booze; it's their differentiator from other shared workplaces/business clubs in the area and they have zero incentive to control it.

I am fully supportive of shared workplaces/business clubs as places to innovate and grow business. However none of the (good) ones I know and visit - like Second Home, Google Campus or Trampery - need bars serving alcohol because people go there to actually do some work. I don't buy the "we need to serve alcohol for business networking" excuse for a second.

If WeWork was located on Shoreditch High Street, I wouldn't have a problem with it. But it is not. It is located on the corner of two peaceful residential streets of high density housing (with single glazing) where hundreds of people like me get home at the end of tiring day at work and want to relax and rest in our homes. I can't put into words how awful it is when that gets (pointlessly) disturbed. And it has been.

Please protect our neighbourhood as the lovely oasis of calm that it is and reject the application (and while you're at it, consider revoking their existing licence).

I would be grateful if you would acknowledge receipt of this email.

Kind regards  
Alexandra Grundy

[REDACTED] Andrewes House  
Barbican  
EC2Y 8BA

**From:** Petra Einwiller [REDACTED]  
**Sent:** 12 January 2016 17:01  
**To:** M&CP - Licensing  
**Subject:** WeWork Premises Licence Application

Dear Sirs,

I object to the WeWork Premises Licence Application to sell alcohol on 7 floors on 7 days a week on Moor Place.

I am a resident of Andrewes House, Barbican, on Fore Street.

The WeWork license application involves serving alcohol 7 days a week from 14.00 to 23.00 on the premises includes terraces on 6th and 7th floors. Such a license would be excessive. I ask for a restriction of the licence to sell alcohol only on the ground floor of the premises, the drinking should only be allowed on the floors without terraces and on Mondays to Fridays only. There are two issues here, disturbances from noisy drinking and late night public disturbance from people on the terraces.

Noisy drinking on the terraces is already an issue. Several complaints have been made by Barbican residents to Environmental Health. A party held on 8th December 2015 went on on the balconies until 23.45.

There are children living in Barbican flats and they should not be exposed to harm caused by unruly behaviour of people under the influence of alcohol and by noisy people late at night. WeWork claims in the license application to ensure good order is maintained at all times. This is already not the case, they do not have it under control. Local residents are already being disturbed by licensable activity on the premises.

The premises are host to 'hundreds of start-up companies' and host events every day of the week. Users of the premises and terraces will not only include employees of WeWork but also employees of member companies plus 'bona fide' guests. There will be an unusual and excessively large amount of people using the premises including the terraces.

The terraces are less than 25 meter away from residents' flat. Therefore, access to the terraces should be restricted to early evening hours. More importantly, to avoid noisy drinking behaviour and public nuisance of residents, no alcohol should be allowed on the terraces.

Because beer on tap is served for free, there is serious cause for worry for excessive drinking. Apart from the noise disturbance to be expected from the premises, the large number of people using the premises and finally leaving the premises and walking around the Barbican Estate at night will cause further drunk-related public disturbances on the streets around the Barbican.

A further aspect is that due to the concrete structure of the Barbican building noise travels up to all floors and exposes a large amount of residents in particular in Willoughby and Andrewes House to noisy alcohol-related behaviour.

May I kindly ask for an acknowledgement of the receipt of my objection. Thank you.

Kind regards

Petra Einwiller

■■■■ Andrewes House

Barbican

London EC2Y 8BA

**Patel, Sangeeta**

---

**From:** Graham Webb [REDACTED]  
**Sent:** 13 January 2016 11:02  
**To:** M&CP - Licensing  
**Subject:** License Application - WeWork Fore Street

Dear Sirs,

**Application for a license to sell alcohol: WeWork, 1 Fore Street**

With reference to the above application. The building in question is an office building and not an eight-floor bar!

Notwithstanding that, I have no objection to WeWork selling alcohol **to its members** (it already sells coffee and snacks).

It is essential, however, that the consumption of alcohol (and any other associated activity that requires licensing) is restricted to areas **within** the building. In particular, the consumption of alcohol (and any other associated activity that requires licensing) must be banned from the outside terraces on the Moor Lane side of the building. There have already been (unlicensed) alcohol-fuelled events on those terraces since September 2015 that have resulted in noise levels (occurring up to midnight) high enough to be reported to Environmental Health.

Moor Lane is a "canyon" in which noise is amplified and echoes around. On its west side are c.200 bedrooms of flats in the residential Willoughby House. There is an existing City policy not to have retail/bar/restaurant premises with entrances on Moor Lane in order to minimise noise disturbance. Allowing open air drinking for an unlimited number of people on open air terraces above Moor Lane flies completely in the face of that policy.

A second condition that must be laid down is that alcohol may be served **only to WeWork members**. Allowing it to be served also to "bona fide guests" of WeWork members effectively opens the premises up to being used as a party venue, available 2pm-11pm seven days a week (ideal for parties on weekend evenings when no-one is working), rather than the shared office accommodation that it claims to be. A "bona fide guest" can be anyone (or everyone) that a WeWork member chooses to invite into the building.

Please acknowledge receipt of this email.

Yours sincerely

Graham Webb

[REDACTED] Willoughby House, Barbican, London, EC2Y 8BL  
[REDACTED]



**Patel, Sangeeta**

---

**From:** Michael Friel [REDACTED]  
**Sent:** 11 January 2016 20:57  
**To:** M&CP - Licensing  
**Subject:** WeWork Application for License to sell alcohol 2pm-11pm Monday-Sunday - Objection

Dear CoL Licensing Team,

I live at [REDACTED] Willoughby House and note the WeWork application as above. I strongly object to this application being approved.

WeWork (an American company) has no such applications in the USA, as alcohol is a strict no in the work place. Work and alcohol is not a good combination. Fresh coffee is the only approved stimulant/social office drink in the USA.

An alcohol selling license from 2pm-11pm every day of the week is an invitation for trouble in any workplace.

It will become a public nuisance, and disturbance, most especially to the numerous children and elderly people living in the neighbouring residential properties of Willoughby House, Speed House & Andrews House in the Barbican Estate.

I strongly object to granting this application.

I urge you to refuse the application and thereby protect children & vulnerable elderly and prevent public nuisance.

With kind regards.

Yours Sincerely,

Michael Friel

[REDACTED] Willoughby House,  
Barbican,  
EC2Y 8BL

Michael Friel

Skype: [REDACTED]

Mobile: [REDACTED]



This email has been sent from a virus-free computer protected by Avast.  
[www.avast.com](http://www.avast.com)

**Patel, Sangeeta**

---

**From:** Redman, Nicholas [REDACTED]  
**Sent:** 13 January 2016 15:23  
**To:** M&CP - Licensing  
**Subject:** Application by WeWork relating to Moor Place

From: Nicholas Redman  
[REDACTED] Willoughby House  
Barbican  
London EC2Y 8BL

Telephone [REDACTED]

I am a resident of Willoughby House in the Barbican. I have become aware of an liquor licensing application made to you last month by WeWork in relation to Moor Place.

Around 200 bedrooms overlook Moor Lane and I understand that WeWork is aiming to serve alcohol on seven floors to a projected membership of 3,000 from 2pm to 11pm on seven days a week. I consider that the risk of disturbance from WeWork's plan is high and feel that the application should be rejected.

If WeWork were to consider applying instead for a licence permitting drinking on floors **without** terraces no later than 11pm on Mondays to Fridays, I would be minded to withdraw my objection.

Would you please be kind enough to confirm receipt of this note. Thank you.

Yours faithfully,

**Nicholas Redman**  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Patel, Sangeeta**

---

**From:** Richard Andrews [REDACTED]  
**Sent:** 12 January 2016 10:33  
**To:** M&CP - Licensing  
**Cc:** Richard Andrews  
**Subject:** Re WeWork application for licence to sell alcohol at Moor Place Building

Dear Sir / Madam,

I write in relation to the above application.

As a Barbican Estate resident, I am very disturbed to hear that WeWork have applied for a licence to sell alcohol on 7 floors of the Moor Place Building which is opposite my bedroom. There is already considerable noise in the area due to the building works and considerable noise from this building in particular where people have been partying noisily on the terraces late into the evening.

I wholeheartedly object to this application. Indeed, I object to alcohol being served on the premises altogether. Moor Place is an office building. It appears to me that WeWork wish this to become a private members club and this application will allow them to do so by the back door. There are plenty of private members clubs in the City and surrounding areas. These are in buildings that have been properly planned and built to accommodate such activity. This change of use (which is how I see it) of this office building into a private members club / bar sets a dangerous precedent and takes no consideration of the disturbance caused to its neighbours such as residents in the Barbican Estate. The increased traffic, late hours and general behaviour one can expect from users of the terraces and bars would, in my opinion, constitute a public nuisance and also have a negative impact on the families and young children living in the Barbican Estate whose bedrooms face the Moor Place building.

I recognise that living in the City means there will be noise to a certain level. I am also not against WeWork having social areas in their building - that is part of the appeal of their business model. I do, however, object to what I see as a sly move to operate a drinking establishment in their offices under the auspices of a social space and that this is not solely for users of the Moor Place building but will be a magnet to the estimated total 3,000 users of all their facilities across London PLUS their guests. Use of the Moor Place building in this way is a very different proposition to the provision of flexible office space and work areas.

I hope you will consider my comments when reviewing the application. To that end, I would appreciate it if you would be so kind as to acknowledge receipt of this email. If you have any questions regarding my comments or wish me to expand further on any points contained herein, please let me know.

Yours faithfully,

Richard Andrews  
[REDACTED] Willoughby House  
Barbican  
London  
EC2Y 8BL

M: [REDACTED]

CAROLINE SWASH ATD FMGP

Willoughby House  
Barbican  
EC2Y 8BL



Jan 10 2016

Dear City of London Licensing Team,

After the problems caused by party noise on the external terraces of Moor Place I am very concerned to learn that now 'WeWah' propose to instal bars on every floor & provide a programme of entertainment for members seven days a week till 11.00pm

Since those running the Club complex seem <sup>already</sup> unable to control their members

PLEASE can you ensure some night time quiet for Willoughby House families by refusing permission for terraced floor level bars & entertainment after the already agreed time.

Yours sincerely

SAE Enclosed

Willoughby House  
London EC2Y 8BL

10<sup>th</sup> January 2016

City of London Licensing Team  
Markets and Consumer Protection  
PO Box 270  
Guildhall  
London EC2P 2EJ



Sirs

I am informed that on 21<sup>st</sup> December 2015 WeWork of Moor Place have applied for a licence to sell alcohol to its members and guests on all seven floors, seven days a week 2pm to 11pm.

We are aware that WeWork is an innovative type of working and welcome its impact on business premises. However, we are very concerned about the noise implications of this proposal. There have already been noise problems from parties held on the external terraces on floors 6 and 7, directly opposite the two bedrooms of our flat overlooking Willoughby Highwalk. We understand that the landlord Brookfield has been cooperating in trying to improve WeWork's management of the terraces, but also that every agreement to limit the use of outside space has been breached.

We are concerned that this application will definitely lead to *public nuisance* and we think that drinking in the building should be limited only to the ground floor, indoors, where there a large communal room. Furthermore this should be limited to weekdays only.

I would be grateful if you would acknowledge my response.

Thanking you for your consideration,

Yours faithfully

Hilary Sunman

Receipt sent 12-1-16

**Patel, Sangeeta**

---

**From:** Ida Langermann [REDACTED]  
**Sent:** 10 January 2016 16:33  
**To:** M&CP - Licensing  
**Subject:** Objection to WeWork Application Moor Place

Re: Objection to WeWork Application Premises Licence to sell Alcohol on 7 floors from 2 pm - 11 pm every Day (Mon - Sun) Moor Place, on the corner of Moor Lane and Fore Street

To Whom It May Concern,

I am hereby objecting to the above application and ask that alcohol sales be limited to the ground floor only.

I also ask that alcohol sales should be weekdays only i.e. Monday to Friday with no alcohol sales during the weekend.

By way of background there has already been problems with noise from parties held on the external terraces directly opposition the bedrooms in Willoughby House. Allowing alcohol to be served on all floors will make this much worse and should not be permitted. Also drinking of alcohol should be confined to the floors without terraces.

I kindly ask you to consider the residential amenity we live in and to protect Willoughby House from public nuisance from noise from WeWork and in particular their terraces. The residential amenity should be protected at all times including the weekend, where most people are home in their flats in Willoughby House.

My flat has two bedrooms facing Moor Lane and there are about 200 bedrooms in Willoughby House on the Moor Lane side. I often go to bed early on Saturdays as I have to get up early Sunday mornings and are disturbed by noise from Moor Lane and terraces facing Moor Lane, More and more people with children live in Willoughby House and it is important to protect the children with early bedtimes from noise from the terraces.

In summary I strongly object to the application on all of the above grounds.

In order to be sure that my objection has been received can I please ask you to acknowledge receipt either by e-mail or post.

Kind regards,

Ida Langermann  
Flat [REDACTED] Willoughby House  
Barbican  
London EC2Y 8BL

Mail: [REDACTED]

**Patel, Sangeeta**

---

**From:** Patricia McGettigan [REDACTED]  
**Sent:** 10 January 2016 22:31  
**To:** M&CP - Licensing  
**Subject:** Fw: WeWork Application for License to sell alcohol 2pm-11pm Monday-Sunday - Objection

From:  
Patricia McGettigan,  
[REDACTED] Willoughby House,  
Barbican,  
EC2Y 8BL

Dear CoL Licensing Team,

I live at [REDACTED] House and note the WeWork application as above. I strongly object to this application being approved. WeWork has proved itself incapable of managing existing permissions for its members and guests. There are already regular occasions of alcohol-fuelled noise and disturbance from its premises. An alcohol selling license from 2pm-11pm every day of the week is an invitation for further trouble, public nuisance, and disturbance, most especially to the numerous children and elderly people living in the neighbouring residential properties of Willoughby House, Speed House & Andrews House in the Barbican Estate. I strongly object to granting this application.

The business is called 'WeWork' - Selling alcohol for nine hours a day, seven days a week at a business called 'WeWork' is something of a contradiction to the stated ethos of that organisation. I urge you to refuse the application and thereby protect children & vulnerable elderly and prevent public nuisance.

With kind regards.

Yours Sincerely,  
Patricia McGettigan

[REDACTED] Willoughby House,  
Barbican,  
EC2Y 8BL

**Patel, Sangeeta**

---

**From:** Wiltshire, Tracey [REDACTED]  
**Sent:** 11 January 2016 10:55  
**To:** M&CP - Licensing  
**Subject:** MyWork Application, Premises Licence to sell alcohol on 7 floors, from 2pm - 11pm every day (Mon-Sun), Moor Place, on the corner of Moor Lane and Fore Street/

**WeWork Application  
Premises Licence to sell alcohol on 7 floors  
From 2pm – 11pm every day (Mon-Sun)  
Moor Place, on the corner of Moor Lane and Fore Street**

Dear Sir, Madam

We don't wish to be a kill joy but we strongly object to this application on the grounds that MyWork is unable to control its members. On numerous occasions we have been disturbed late at night by loud music and members shouting/drunk on the terraces which is opposite our bedrooms.

Would it be possible for alcohol to be sold on the ground floor only or on floors that do not have terraces?

Can you please acknowledge my email. Thank you.

Kind regards  
Tracey Wiltshire & Julia Wiltshire  
[REDACTED] Willoughby House  
Barbican  
London EC2Y 8BL

Tracey Wiltshire  
Tel [REDACTED]  
e-mail [REDACTED]

\*\*\*\*\*  
[REDACTED]

[REDACTED]



**Patel, Sangeeta**

---

**From:** Michael Swash [REDACTED]  
**Sent:** 11 January 2016 12:37  
**To:** M&CP - Licensing  
**Subject:** WeWork Application Premises Licence to sell alcohol on 7 floors

Dear Licensing Applications Unit

**WeWork Application Premises Licence to sell alcohol on 7 floors from 2pm – 11pm on Mon – Sun Moor Place (on the corner of Moor Lane and Fore Street)**

I note this application (I do not have a reference number) and wish to register a vehement objection. This Club faces onto a residential block (Willoughby House) in which ALL the 200 (approx) bedrooms face 21 Moorfields, across Moor Lane.

There have been a number of examples of thoughtless noisy behaviour by those using the open loggia spaces on 21 Moorfields that face Willoughby House, despite agreements for quiet after 10.00pm. A number of appeals have been made to Environmental Health about this in recent months. It is clear that the Club cannot control its members' behaviour.

Allowing all-day and late night drinking on SEVEN floors of this club will greatly increase the likelihood of unacceptable behaviour impacting our homes and bedrooms. It should not be forgotten that there are children living in a number of these apartments, and they (and many of the residents) are in bed by 10.00pm. In summer our bedroom windows are open for comfort, and the noise will penetrate.

I therefore object on the grounds of public nuisance and protection of children.

I suggest the Club is allowed to serve alcohol on the ground floor ONLY from 2.00pm to 11.00pm; and also ONLY Monday to Friday. Weekend (free) alcohol service should not be allowed as likely to lead to major nuisance to residents.

The Barbican is a place where people live, and this should always be respected.

Professor Michael Swash  
[REDACTED] Willoughby House  
Barbican  
London EC2Y 8BL  
[REDACTED]

Vacation/unintelligible - refers to the work pattern as "alcoholic".

JAMES K. PRENTICE LL.B (HON.S)

WILLOUGHBY HOUSE, BARBICAN, LONDON EC2Y 8BL

TELEPHONE: [REDACTED] MOBILE: [REDACTED]

E-MAIL: [REDACTED]



DROIT ET AVANT

14/02/16

Dear CAL (Eating)

Residence of a Wiloughby House Resident.

About his work 11/12/15 at  
and drinking, body - 60p known

1/10/15, informing Wiloughby House  
Andrews House Residents. Kindly

Enter this debiting

(JP)

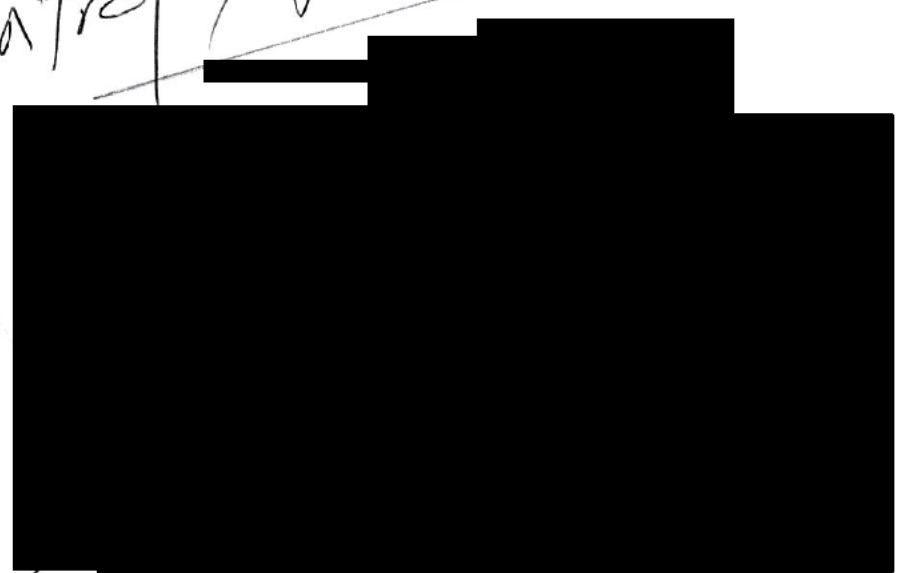
CITY OF LONDON  
Environmental Health &  
Public Protection  
14 JAN 2016  
DIR. REC. FAO

~~happening, the~~  
invasion by ~~black~~ alcoholics  
on the Terrace; etc etc.

I wish to sleep & not be  
woken by alcoholics & literal  
stones - throw away.

Over to you, planning-wise  
& do your stuff of  
control / prohibition.

P.S.  
See Common,  
practical  
sense about  
it.



**Patel, Sangeeta**

---

**From:** Sarah Guy [REDACTED]  
**Sent:** 16 January 2016 13:08  
**To:** M&CP - Licensing  
**Subject:** WeWork licence application Moor Lane

I'm writing to register my objection to the application. WeWork members club already causes disturbance to Willoughby House and any extension of an alcohol licence will only add to the problem. I would like to request that the licence remains Monday to Friday, ground floor only.

My name and address is Sarah Guy, [REDACTED] Willoughby House, Barbican, EC2Y 8BL.

Please acknowledge receipt of this email.

Thank you

Sent from my iPad

**Patel, Sangeeta**

---

**From:** P A B Wilson [REDACTED]  
**Sent:** 17 January 2016 20:21  
**To:** M&CP - Licensing  
**Subject:** Moor Place - Alcohol Licence

Dear Sirs

I wish to object to the proposal by WeWork to seek a licence to sell alcohol in its 7 storey premises at the above address.

As you may be aware,. directly opposite the western flank of this building is Willoughby House, on the east side of Moor Lane. This is a residential building of size with many families living in it, and its design is such that almost all its bedrooms face onto Moor Lane.

The residents of Willoughby House, of whom I am one, with children, are increasingly suffering from noise in the evenings which often extends late into the night, to such an extent that sleep is routinely disturbed. Part of that noise is coming from the WeWork premises (which should be better named "We Don't Work") where the terraces are used in contravention of the planning conditions laid down and which use generates much noise, often obviously fuelled by alcohol. Any extension of the alcohol licence for the building would be very damaging to residential amenity and is completely unacceptable in a residential area.

I ask please that you will refuse this application, and vigorously monitor the use of the premises and withdraw existing licences and take action under the planning regime if any more disturbance occurs.

PAB Wilson

[REDACTED] Willoughby House  
Barbican  
London EC2Y 8BL

## Patel, Sangeeta

---

**From:** Stevie Gamble Waitrose [REDACTED]  
**Sent:** 18 January 2016 00:31  
**To:** M&CP - Licensing  
**Subject:** WeWork Application

I write to object to the proposal that the whole of the seven floors of the building at the corner of Moor Lane and Fore St be licensed to serve alcohol from 2pm-11pm, for 7 days of the week.

There has already been noise pollution from WeWork's present level of activity which has required reports to Environmental Health; the attempts to make life tolerable for those on the receiving end of the noise pollution have failed because WeWork does not comply with reasonable requests.

Given that members are in receipt of unlimited amounts of free alcohol it is hardly surprising that they do not comply with reasonable requests; the same thing happens on 'all inclusive' cruise ships where drunken people do exceedingly silly and dangerous things. People are, of course, entitled to endanger their own health but noise pollution endangers our health; I need to try to get as much sleep as possible because I have an incurable lung disease. If you feel that medical evidence is necessary I'm sure that my doctors would be happy to provide it, but it isn't a controversial issue.

Children need to get to sleep long, long before 11pm; that too is a medical issue.

I live in [REDACTED] Willoughby House; the apartment goes up so the bedrooms are much higher than the 3 level.

My full address is [REDACTED] Willoughby House, Barbican, London EC2Y 8BL.

My full name is Stephanie Mary Gamble

I ask that drinking be confined to the floors without terraces on weekdays only, as a public health matter.

I would also ask that you consider the implications of the City sanctioning the sort of behaviour that is normal for cheap holiday destinations and cheap cruises; I have no doubt that when people come out of the club, having spent hours sinking free alcohol, there will be a threat to public order.

It is undisputed that the number of violent offences committed increases when people have been drinking, just as people's ability to drive safely diminishes; I have every confidence in the City of London police force (I've lived here since 1982) but they have more important matters to deal with. Diverting them from those tasks to deal with an entirely predictable increase in criminal behaviour, when we know perfectly well that the City is a high priority terrorist target, is completely unjustified.

I would be happy to provide more detail should you wish; I do ask that you acknowledge receipt of my objections to this application.

Yours Sincerely

Stephanie M Gamble

Sent from my iPad

**Patel, Sangeeta**

---

**From:** Marie Granowska [REDACTED]  
**Sent:** 11 January 2016 11:37  
**To:** M&CP - Licensing  
**Subject:** WeWork licence

I write to object to giving a licence to WeWork for 7 floors of alcohol dispensing. This will create a public nuisance due to noise and potential drunkardness. My objection is necessary to protect children and to avoid defiling the environment. I would accept licencing for the Ground floor only.

Dr Maria Granowska  
[REDACTED] Willoughby House  
Barbican Estate  
EC2Y 8BN

PS Please acknowledge receipt

**Patel, Sangeeta**

---

**From:** patricia rice [REDACTED]  
**Sent:** 11 January 2016 21:50  
**To:** M&CP - Licensing  
**Subject:** WeWork Application for Premises License for Moor Place Building

As residents of Willoughby House, the Barbican, we wish to object to the application by WeWorks for a premises license to sell alcohol on 7 floors of Moor Place from 2pm to 11pm, Mondays to Sunday.

The granting of such of license may be expected to significantly increase the levels of noise and general disturbance experienced by local residents. Moor Place Buildings include large external terraces that are directly opposite floors 6 and 7 of Willoughby House where our bedroom is located. In recent months, a number of WeWorks events have had to be reported to Environmental Health on the grounds of public nuisance due to excessive noise. This does not give us much confidence in the ability of WeWorks to manage the premises license in a manner that will not impact negatively on their neighbours.

We request that on grounds of public nuisance, the license for alcohol sales is limited to the ground floor of the building ( where there are no external terraces) and is limited to Monday to Friday only.

We request an acknowledgement of this objection by post or email

Yours faithfully

Dr Patricia Rice and Professor Anthony Venables  
[REDACTED] Willoughby House  
Barbican  
EC2Y 8 BN



**Patel, Sangeeta**

---

**From:** Steve Nicholson [REDACTED]  
**Sent:** 12 January 2016 20:18  
**To:** M&CP - Licensing  
**Subject:** WeWork application for Premises License to sell alcohol on all 7 floors

We wish to register our objection to the above application for WeWork to be able to sell alcohol on all floors.

We are residents of Willoughby House, which stands opposite the Moor Place building, across Moor Lane. The outside terraces of the upper floors of the Moor Place building overlook or look directly into our bedrooms, including that of our 2yr-old son. We have already suffered as a result of environmental nighttime light pollution from the Moor Place building, and from parties conducted on the terraces over the Summer of 2015. The current proposal would exacerbate the latter problem, leading to potential disturbances on every evening that alcohol is served and that the terraces are open (the majority, according to current plans).

We would request rejection of the current application on the grounds of harm to our children, and due to the increased risk of public disorder and public nuisance.

Please could you confirm your receipt of this email, either by return or by letter.

regards

Dr Steve Nicholson  
Ms Kerry A Guile  
[REDACTED] Willoughby House  
The Barbican  
London  
EC2Y 8BN

telephone [REDACTED]

**Patel, Sangeeta**

---

**From:** tessa montgomery [REDACTED]  
**Sent:** 13 January 2016 18:59  
**To:** M&CP - Licensing

WeWork Application to sell Alcohol Monday - Sunday 2pm - 11pm at Moor Place

I write to oppose this application to sell alcohol on all floors at Moor Place and for all days of the week. One floor is sufficient and for weekdays only.

Although proprietors ask patrons to show consideration to residential neighbours, this invariably falls on deaf ears and there have been already at least 8 occasions when complaints have been made to Environment Health concerning parties and jazz, after hours on the terraces. The landlords have not proved capable of controlling the members and every agreement to limit the use of outside spaces has been breached. Drinking should be confined to floors without terraces and week days only.

Many bedrooms are affected by the noise and you are aware that the Committee must consider 'residential amenity' and 'the prevention of disorder and public nuisance'.

I W Montgomery

[REDACTED] Willoughby House, Barbican, EC2Y 8BN

**Patel, Sangeeta**

---

**From:** cliff Purchase [REDACTED]  
**Sent:** 10 January 2016 20:37  
**To:** M&CP - Licensing  
**Subject:** FW: Re: WeWork - application

---

**From:** cliff Purchase [REDACTED]  
**Sent:** Sunday, January 10, 2016 8:21 PM  
**To:** 'licensing@citylondon.gov.uk'  
**Subject:** Re: WeWork - application

*I strongly object to the above application on the basis of the increased noise, in particular, license for serving alcohol on several floor and on the terraces.*

*I wish that alcohol sales be limited to the ground floor only, Monday to Friday.*

*Cliff Purchase  
[REDACTED] Willoughby House  
Moor Lane  
Barbican  
London  
EC2Y 8BN.*

## Patel, Sangeeta

---

**From:** Dave Archer [REDACTED]  
**Sent:** 12 January 2016 00:05  
**To:** M&CP - Licensing  
**Subject:** WeWork Premises Address: 1 Fore Street Avenue London EC2Y 5EJ

Dear Sir/Madam

I am writing raise points in regard to the application for licensing of alcohol to members and guests in relation to the above location, as per your website. I would be grateful if you could please confirm receipt by return email.

<http://www.cityoflondon.gov.uk/business/licensing/alcohol-and-entertainment/Documents/Temporary-Items/wework-1-fore-street-avenue-london-ec2y-5ej-premises-license-application.pdf>

### **1. Personal privacy, in particular of young children**

I live directly opposite this building on Moor Lane, on the top floor of Willoughby House, with my wife, two young daughters and young son. Our bedrooms are on the Moor Lane side, so any out of hours presence not only disturbs us though is also an intrusion on our privacy, currently moderated by the working hours and limited outdoor (balcony) activity of those working at this location.

I have very significant concerns around drunken people looking into my young children's bedrooms in the evening. It is not reasonable for us to have our curtains closed most of the day, and this is effectively what will need to occur if this goes through.

### **2. Noise and disorder**

To date, I have contacted the building's owners on a few occasions in relation people wandering around and shouting on the balcony very late in the evening. Increasing the alcohol consumed on site is therefore a significant concern to me, as I believe this is highly likely to fuel additional late night forays onto the balcony, which creates noise and intrusion, negatively impacting my family's quality of life. Balcony doors have been left open previously with noise floating out. Again, the only control is the one man on the desk at reception.

Whilst I am fully aware that living in the City does not endow with the right to absolute silence at night, any out-of-hours noise and entertainment in what is a very family orientated residential area should be tightly controlled. The existing management have not managed this well. However, this is unsurprising given that this is a effectively a large serviced office with transient workers; there is no management structure to provide discipline and enforce a culture of respect and awareness for those living nearby.

### **3. Dissonance with recent Corporation Strategy for the Barbican**

The very recent Barbican area strategy in 2015 clearly stated that any changes on Moor Lane that impact residents' quiet enjoyment of their flats would be considered. This is a clear message from the Corporation would not ignore this angle and I sincerely hope this is not renege.

### **4. "Gaming the licence"**

Any weak, half-way house restrictions on when alcohol can be bought, with no restrictions on when alcohol can be drunk will be of limited benefit; members will just buy ahead and party on...

I therefore strongly request that this licence application is rejected - certainly for alcohol sold outside of normal working hours (i.e. nothing outside 9am-5pm Monday Friday). Drinking outside these hours should be actively discouraged.

Yours sincerely

Dave Archer  
████ Willoughby House  
Barbican  
EC2Y 8BN  
████████████████

**Patel, Sangeeta**

---

**From:** Donald Berman [REDACTED]  
**Sent:** 11 January 2016 11:32  
**To:** M&CP - Licensing  
**Subject:** Wework license to sell alcohol

January 11, 2016

Dear City of London Licensing Team,

My wife and I strongly object to this application to sell alcohol on 7 floors to a projected membership of 3,000 from 2pm to 11pm 7 days a week because the risk of disturbance to our bedroom on Moor Lane is very high.

We would ask that alcohol sales to be limited to the ground floor only - where there is a large room for events - on Monday to Friday only.

Please acknowledge receipt by return e-mail.

Thank you.

Sincerely,

Donald L. Berman, Esq.  
[REDACTED] Willoughby House  
Barbican  
London EC2Y 8BN

**Patel, Sangeeta**

---

**From:** yorke grotrian [REDACTED]  
**Sent:** 12 January 2016 12:52  
**To:** M&CP - Licensing  
**Subject:** WeWork Application/objection

[REDACTED] Willoughby House Barbican London EC2Y 8BN [REDACTED]

City of London Licensing Team  
Markets and Consumer Protection  
POBox 270  
Guildhall  
London EC2P 2EJ

12.1.16.

Dear Sir/Madam

Re: WeWork Application for Premises Licence to sell alcohol on 7 floors from 2-11pm every day, at Moor Place

I am writing to object to this application on the following grounds:

- there have already been problems with noise from parties held on floors 6 and 7 directly opposite bedrooms in Willoughby House, and noise also travels along Andrewes House
- since September at least eight of these parties have had to be reported to Environmental Health
- Willoughby House Group have been working with the building's landlord to improve WeWork's management of its terraces, but WeWork has not proved capable of controlling its members, and every agreement to limit its use of outside spaces has been breached
- there are young families living in the premises mentioned above who merit protection from these public nuisances, as well as older people

In order to avoid noise affecting bedrooms, I suggest drinking should be confined to the floors without terraces on weekdays only.

Thank you

Yours faithfully

James Y Watson

**Patel, Sangeeta**

---

**From:** Nick Astbury [REDACTED]  
**Sent:** 11 January 2016 16:52  
**To:** M&CP - Licensing  
**Subject:** WeWork licensing application Moor Place

RE: WeWork licensing application, Moor Place, 2-11pm, Monday to Sunday on 7 floors

I wish to place an objection to the proposal to license 7 floors of the above establishment that will enable people plied with free drink to come out onto terraces that are opposite our Willoughby House bedrooms.

I am sure that WeWork do not wish to cause a disturbance but their customers unfortunately, even unwittingly, do, as we know from previous experience.

It would be reasonable in this residential area to limit drinking to floors without terraces on weekdays only.

Thank you for considering this objection.

Please will you acknowledge receipt of this letter.

Yours

Nick Astbury

[REDACTED] Willoughby House  
Barbican  
EC2Y 8BN



## Patel, Sangeeta

---

**From:** Nikhil Mehta [REDACTED]  
**Sent:** 10 January 2016 16:53  
**To:** M&CP - Licensing  
**Subject:** We Work Moorgate

Dear Sir,

I understand the above has applied for licensing to be able to serve alcohol on seven floors from 2pm to 11pm on seven days a week. I also understand that if this application is granted, there will be greater drinking on the external terraces which are opposite Willoughby House bedrooms.

As a resident of Willoughby House, I am concerned about the implications and object to the application. The two main grounds for objecting are the public nuisance element and the potential for disturbance where children are trying to sleep in the evenings. The public nuisance aspects of course affect all residents.

I urge you to limit the licence to permit drinking on floors without terraces on weekdays only.

Please acknowledge receipt of this email.

Yours faithfully,

Nikhil Mehta  
[REDACTED] Willoughby House  
Barbican  
London EC2Y 8BN.

**Patel, Sangeeta**

---

**From:** Roy Fleming [REDACTED]  
**Sent:** 10 January 2016 12:46  
**To:** M&CP - Licensing  
**Subject:** WeWork Application

Dear Sir/Madam

I have been informed by the Willoughby House Group that an application for an alcohol licence for all 7 floors of Moor House 2 pm till 11pm five days a week. Some of this alcohol to be served free under conditions.

Would you please register the following, I strongly wish for such an application to be REJECTED.

I understand that already eight reports have been made to Environmental Health.

If the application is in anyway successful could it please be restricted to the ground floor only and certainly not on the balcony terraces.

Thank you

Yours most sincerely

Roy Fleming

[REDACTED] Willoughby House

Barbican

London ec2 ybn

Sent from my iPad

**Patel, Sangeeta**

---

**From:** Eve & Ron Jones [REDACTED]  
**Sent:** 12 January 2016 11:38  
**To:** M&CP - Licensing  
**Cc:** Macer, Tim  
**Subject:** WeWork Licence application to sell alcohol on 7 floors 7 days a week

WeWork Application Premises Licence to sell alcohol on 7 floors from 2pm – 11pm on Mon – Sun. Moor Place (on the corner of Moor Lane and Fore Street)

Please register our objections in the strongest possible terms to this unbelievably audacious application in the middle of a residential estate with over 4,000 residents, many of whose living- and bed-room windows overlook this site. This building was permitted and erected as business premises. We can see no reason why *any* 'business use premises' needs a licence to sell alcohol on seven floors, for eight-plus hours a day, seven days a week.

As this area develops, we see more and more spurious applications - and granting of - liquor licenses to the detriment of nearby residents.

Already this building has caused considerable problems of people overspilling on to the outdoor terraces where drinking, shouting and general nuisance has continued on many occasions until just before midnight. It appears the leaseholders are unable to control their 'club' members. Local residents are still at a loss to understand whether the premises are used as a social club under the guise of 'business networking'. I know of no other office premises which consider all-day alcohol dispensing part of their remit.

Many residents of Willoughby House have bedrooms facing directly on to this site, and noise nuisance has already caused disturbance late at night, with at least eight separate complaints to Environmental Health. Every attempt by the building's landlord Brookfield to improve their tenant's management of the terraces has failed, every agreement has been breached.

Given the noise and nuisance level already endured, the Licensing Committee is urged at the very least to impose strenuous conditions: ensurance of public safety, protecting this residential area from public nuisance, and paying special attention to the numbers of school-age-and-under children whose bedrooms face these terraces.

Even more strongly we urge that drinking should be confined to areas *without* terraces and even there, on weekdays only, with strict observance of closing time.

From: Ronald F. Jones OBE  
[REDACTED] Willoughby House  
Barbican  
EC2Y 8BN



## Patel, Sangeeta

---

**From:** [REDACTED]  
**Sent:** 11 January 2016 18:40  
**To:** M&CP - Licensing  
**Subject:** Licence application for WeWork in Moor Place building  
**Attachments:** disclaim.txt

Dear Sirs

I live in [REDACTED] Willoughby House and my bedroom is extremely close to the Moor Place building

I am very concerned with possible noise/public nuisance if the licence is granted

Here is a picture from their website showing just how close my bedroom is



And here is a proposed bar



Having large jugs of free alcoholic drinks does not seem a sensible idea for public order, and makes it very easy for people to drink too much with no safeguards on whether alcohol is being served to people who are not sober. Allowing such drinking on the terraces may well impact public safety of both the drinkers, people in Moor Lane and create substantial noise for people in Willoughby House

I work in the City and start work at 7.30 each morning and think the City should be a quiet environment after 10pm to ensure lack of sleep does add to the stress of working in the City

Please could you limit any drinking to the floors without terraces

Thank you

Simon Stoye

**Patel, Sangeeta**

---

**From:** Tom Colvin [REDACTED]  
**Sent:** 11 January 2016 11:35  
**To:** M&CP - Licensing  
**Subject:** WeWork application at Moorgate Exchange

Good morning

I would like to register my objection to the application by WeWork for alcohol licences on various floors or the Moorgate Exchange building.

This building, which has external balconies on some of the intended floors, directly faces residential properties and over 200 bedrooms. It is vitally important to maintain the peace and amenity of these residential properties in the face of increasing encroachment from commercial premises.

Even after the significant inconvenience of demolition and construction, we have continued to experienced numerous disturbances from this building, including fire alarms and unauthorised parties on balconies. The City of London noise team have had to be contacted on many occasions.

This application can only serve to worsen the situation. The iterative process of applying for permission for a building and then seeking to extend its use or permissions must be resisted.

Therefore I urge that the current position, with a large function area with licensed bar on the ground floor, is maintained.

Yours faithfully

Tom Colvin

[REDACTED] Willoughby House  
Barbican  
London  
EC2Y 8BN

[REDACTED]

**Patel, Sangeeta**

---

**From:** Lila Rawlings [REDACTED]  
**Sent:** 13 January 2016 07:45  
**To:** M&CP - Licensing  
**Subject:** WeWork Application

Dear Sir/Madam

WeWork Application to sell alcohol on 7 Floors

I write with concern about the above application for a licence to sell alcohol btw 2-11pm Mon - Sun i.e. 7 days per week. I have an 11 year old son who sleeps in a bedroom directly opposite this building. The employees of the building sit at desks and now look directly into our flat - meaning we have to keep our blinds closed on weekdays which is a depressing change that we live our lives in a flat we have owned for 8 years. The prospect of having people drinking and chatting late into the night on all 7 floors of the building is extremely worrying and will affect our lives considerably. I would therefore like to request that you consider granting any form of licence to the ground floor only - where there is a large room, but this licence be limited to Mon-Friday only. Am confused as to why they would want bars open in a working building Sat and Sunday?

Given we will also have the 21 Moorfields development overlooking all bedrooms on Willoughby House too - this matter needs the help and support of our landlords - the Corporation of London and I sincerely hope that will be helping the Barbican residents to protect our neighbourhood and keep it a suitable place to raise a family.

Please let me know you have received this email.

Many thanks

Lila Rawlings  
[REDACTED] Willoughby House  
The Barbican  
EC2Y 8BN



**Hewitt, Andre**

---

**From:** Michele Haynes [REDACTED]  
**Sent:** 13 January 2016 16:20  
**To:** Hewitt, Andre  
**Subject:** RE: WE WORK APPLICATION - OBJECTION

Hello,

My address is [REDACTED] Willoughby House, Barbican, London EC2Y 8BN [REDACTED]  
[REDACTED]

I do apologise for the terrible spelling but I needed to send this to you in a hurry.

Mrs Haynes

=====  
Message Received: Jan 13 2016, 03:05 PM  
From: "Hewitt, Andre" [REDACTED]  
To: [REDACTED] "M&CP -  
Licensing" <[licensing@cityoflondon.gov.uk](mailto:licensing@cityoflondon.gov.uk)>  
Cc:  
Subject: RE: WE WORK APPLICATION - OBJECTION

Dear Mrs Haynes

Please could you notify us of your address at The Barbican.  
We will need this before we can put your representation forward for consideration.

Yours sincerely

A P Hewitt LLB (Hons) MIOl  
Licensing Officer  
City of London  
[REDACTED]

-----Original Message-----  
From: Michele Haynes [REDACTED]  
Sent: 11 January 2016 19:54  
To: M&CP - Licensing  
Subject: WE WORK APPLICATION - OBJECTION

Dear Sir/Madam,

I have been a Barbican resident for 18 years and this application is not sensible for families who live opposite in residential homes.

If you allow this application to go through then the residents opposite will never have any peace or good nights rest.

We should consider that there is residential homes opposite.

Already the WeWork have flouted their agreements and had loud music and jazz until 12pm on a couple of occasions, so I do not see why their application should be agreed. They are already not considering the people living around them.

Certainly allow a bar internally 24 7 if they wish but not anywhere it is outside and can be heard by all residents. We do not want to start a trend and this would act as a precedent for other bars such as the Guildhall and new buildings on London Wall. You must consider the residents and the business. Therefore keeping one bar open but enclosed on the ground floor makes sense but again weekdays only - definitely not weekends.

But NO to the other floors and especially where it can be opened. This also means we are going to have drunken issues if this goes on. It is ridiculous and not thoughtful for those that live opposite with families.

Common sense must apply to ensure the safety for our children and public nuisance. I am also worried about my daughter walking home in the evening aged 15 if there are going to be free drinking all day opposite, this just encourages bad behaviour.

Please do consider the families. Not everything should revolve around money, you will devalue the area and hence your property prices eventually.

Mrs Haynes

(Please confirm receipt of this email and that it has been taken into consideration)

Willoughby House  
Barbican  
London EC2Y 8BN



14<sup>th</sup> January 2016

Dear Sirs,

I understand that "WeWork" have recently applied for a licence to serve alcohol to its members and their guests on several floors in the Moor Place building on the Moor Lane, Fore Street corner from 2pm to 11pm daily, daily to include weekends.

Noise disturbance has already been experienced by Willoughby House residents as all the bedrooms throughout the tenaced block face Moor Lane and several disturbances have been reported to the Environmental Health Department. Clearly, the potential for regular, significant amounts of noise emanating from the Moor Place terraces is considerable. I further understand that outside terraces are intended for London Wall Place (under construction) and 21 Moorfields which could in due course be used for "events", the precedent having been set by Moor Place.

Willoughby House was built over two years ago and its beggars belief that an outfit, whose raison d'être appears to be to sell as much alcohol as possible to office workers, can suddenly impose itself directly opposite a residential quarter with the potential to inflict intolerable levels of noise on their well-established neighbours.

I feel it is necessary to set a firm and fair precedent here: firstly, to take into account the reasonable expectation of Willoughby House residents to expect a bit of peace and quiet after the general hubbub of the day has ended. Secondly, and directly related, is the realistic potential for crime, random disorder and danger to children (danger to include sleep deprivation) which could result from the expected level of drinking. I therefore suggest that "WeWork's" activities should be confined to the ground floor of Moor Place from Monday to Friday only.

(GEOFF. TUFFS)

P.S. Please acknowledge this letter - thank you.

Revised 15/11

**Patel, Sangeeta**

---

**From:** tcj stuff [REDACTED]  
**Sent:** 14 January 2016 22:59  
**To:** M&CP - Licensing  
**Subject:** WeWork licensing application objection

Dear Licensing Committee,

We are writing to object to the licensing application made by WeWork at Moor Place, Moor Lane. As residents of Willoughby House we are objecting on the grounds of noise disturbance. Unfortunately, there has been considerable disturbance from the roof terraces since last September and we are concerned that additional licensing for the terraces would cause significant further disturbance to our bedrooms. We do not object to an extension of the licensing hours on the ground floor.

Kind regards,

Tim, Katherine and James Jarrett  
[REDACTED] Willoughby House  
Barbican

WILLOUGHBY HOUSE

BARBICAN

LONDON

EC2Y 8BN

12<sup>th</sup> January, 2016

Dear Sir,

we work Application  
Premises Licence to sell alcohol on  
7 floors from 2pm - 11pm (Mon - Sunday)

I would like to object to the  
above application. I would ask that  
sales of alcohol be restricted to  
floors without terraces, on weekdays only,  
and that the terraces not be used for  
parties, loud socialising and possibly  
amplified music.

Over recent months, I understand that  
the noise from parties held on external  
terraces has been reported to the  
Department of Environmental Health.

With some 200 bedrooms in Willoughby  
House, including my own, noise incurred  
by we work members and their guests,  
would affect the quality of life of all  
residents facing Moor Lane especially  
those families with children.

Please will you acknowledge receipt  
of this letter.

Yours Sincerely

(MARION DOOLAN MRS.)

CITY OF LONDON  
Environmental Health &  
Public Protection

15 JAN 2016

DIR.

REC.

FAO

## Patel, Sangeeta

---

**From:** Gillian Castle Stewart [REDACTED]  
**Sent:** 15 January 2016 17:12  
**To:** M&CP - Licensing  
**Subject:** 21 Moorfields Licence to Sell Alcohol

[REDACTED] Willoughby House, Barbican, London EC2Y 8BN.

15th January, 2016

Dear Sirs,

As an owner of [REDACTED] Willoughby House, London EC2Y 8BN I and other tenants are concerned about the continuing breakdown of breaches of regulations by WeWork which I understand is open 24/7 and this is a new type of unpleasant and unfriendly use for the reputation of City.

It is paramount for the Licensing authority to ensure public safety, protect children, the sick and elderly residents from harm, prevent crime, disorder and public nuisance for all residents of the City employers, their employees and residents of Willoughby and Andrews Houses who will suffer from the disturbances from the outfall of WeWork Club's projected 3k membership. I believe the hours of 2-11p.m. proposed will not make any favourable contribution to all residents of the Barbican, the Heron, other than noise, disruption to their daily lives within the City, through late night drinking and its resultant fall-out by their members. The License has to be confined/restricted to the floors without terraces on weekdays and weekends, with a closing time of 1000 p.m.

As 21 Moorfields is sometimes known as 'the ski slope', to avoid an avalanche of any more unpleasant disturbances already reported to the Environmental Health since September. 2015 and recently on 8th December 2015 for being a public nuisance to all by the distributive party goers.

WeWork Club's Licence's application will not make any meaningful social, caring contribution to the City of London, international financial businesses, Brookfield's, the building's landlords, only the owners of WeWork.

Yours faithfully, Gillian Castle Stewart, DL

**From:** [REDACTED]  
**Sent:** 15 January 2016 18:39  
**To:** M&CP - Licensing  
**Subject:** WeWork Moorgate - comments on licence application

Dear Licensing Committee,

WeWork Premises licence to serve alcohol on 7 floors of Moor Place, 365 days of the year

Thank you for the opportunity to comment on the licensing application for WeWork's Moorgate premises. We write to object to this application, as it currently stands. WeWork has been operating at Moor Place for about six months, selling alcohol without a licence, and in that time we have been affected by a number of noisy drinking sessions especially on the 6th and 7th floor terraces and through open windows right outside our bedrooms. We would like to see alcohol sale and consumption limited to the ground floor, in the working week from Monday to Friday, where there is supervision and windows and doors can be kept closed to prevent the noise from disturbing neighbours.

The first we knew of this new use for Moor Place was in the summer of 2015 when friends told us that pictures of my daughter's bedroom, taken from the WeWork terrace, had been posted on the internet.

As the summer wore on noisy drinking sessions, especially on Thursdays and Fridays from 4pm onwards, became frequent. During the warm weather we witnessed sessions on the terrace and balcony almost every week, usually starting mid-afternoon, with noise levels rising into the evening, presumably as more alcohol was consumed. We were often disturbed by this noise arising both from drinking on the terraces and from the interior of WeWork through the open doors and windows, even with our own windows shut, as the terraces are so close to the flats.

Because the terraces are not part of WeWork's lease, in September we asked the owners Brookfield to see if better controls could be put in place.

In October we had reason to call out Environmental Health because there was an exceptionally noisy drinking session. A DJ and band were set up outside in a tent and were playing from the 7th floor terrace. We were also concerned that this looked like an unsafe, unsupervised session at which people could be hurt. We emailed the building owners, Brookfield, who in this case acted faster than the City's out-of-hours noise team and stopped the event before the noise inspector arrived.

We appreciate the Corporation's pro-active approach to licensing these premises, but we also recognise that in granting a licence there is a risk that there will be more (and stronger) alcohol available – in what are very large premises over seven floor with what seems to be a “go for it” culture amongst WeWork's members, guests and staff.

The size, scale and flexibility of this operation is, in our view, incompatible with members freely serving themselves alcohol every afternoon and evening, throughout the whole building and terraces every day of the year.

WeWork chose to open without a licence, and has had six months of unlicensed operation in which to prove itself. That the most recent disruption to us was at 11.30pm at the beginning of December, goes to show in our view that even with months to iron out any teething problems, WeWork management has not demonstrated that it can operate these premises responsibly.

The evidence of the past six months is that this is an intrusive use, operated without suitable controls on the nuisance caused to two adjoining blocks of flats, or to the safety of the area. It is unsuitable for licensing except for on the ground floor, where noise controls and supervision can be enforced, from Monday to Friday (and not on Public Holidays) – and even then only with landlord and tenants agreements in place first.

Yours sincerely,  
E Hirst and N Barber,  
[REDACTED] Willoughby House, London EC2Y 8BN



**Patel, Sangeeta**

---

**From:** [REDACTED] on behalf of gabriel montagné  
**Sent:** 16 January 2016 09:08  
**To:** M&CP - Licensing  
**Subject:** WeWork alcohol license

Hello,

I'm a Barbican resident---I've lived here on the Willoughby House for more than three years. I moved here because it's one of the last quiet places in the city. I'm a consultant working in the City and I have a home office set up in my flat; I work long hours.

I'm aware that WeWork has asked to be licensed to sell alcohol on all their floors. Because of the open terraces that lead to the Barbican Estate, to my building, and to the Podium, I'd kindly ask if you can constrain the license to the first floor only.

Could you please also acknowledge the receipt of this request?

Best regards,  
and thank you very much,

Gabriel Montagné Láscaris-Comneno  
[REDACTED] Willoughby House  
Barbican  
EC2Y 8BN



**Patel, Sangeeta**

---

**From:** Renu Gupta [REDACTED]  
**Sent:** 16 January 2016 21:56  
**To:** M&CP - Licensing  
**Subject:** Licensing Application: WeWork Moorgate, Moor Place, 1 Fore Street Avenue, London.

Dear Sirs,

**Re: WeWork Moorgate, Moor Place, 1 Fore Street Avenue, London.**

I refer to the licensing application by the WeWork to sell alcohol on all 7 floors of its Moor Place branch.

I live in the South end of Willoughby House, across the road from Moor Place. The bedrooms in our flat are on the 6th and 7th floor and face directly on to the terraces of Moor Place. Both my husband and I work from home, and use one of the bedrooms as an office, so the rooms are in use both day and night.

Moor Lane (which separates Willoughby House from Moor Place) is a relatively narrow road with concrete buildings on both sides, which means that any noise is amplified and echoes around the buildings. In common with the rest of the Barbican Estate, the flats in Willoughby House all have large floor to ceiling windows in each bedroom. In addition, the windows are now well over 40 years old, so are far from ideal in terms of soundproofing and noise insulation. Any nearby noise therefore creates a real disturbance within the flat, and certainly more than it would in a modern residential block.

Since WeWork moved into Moor Place, we have been disturbed quite regularly. A normal level of conversation on one of the outdoor terraces can be clearly heard in our bedrooms, so any louder noise is very disruptive. One event which involved an outdoor DJ and band on the terrace made the bedrooms quite unusable.

We accept there will be some level of noise living in the City, but certainly not noisy parties and music opposite our bedrooms. We have also been able to look forward to the evenings, and particularly the weekends as a quieter time, which would no longer be the case if WeWork's application is granted in full.

If an alcohol license is given to WeWork it should be limited to events being held inside the building (not on the terraces), on the lower floor where they can be carefully managed and controlled, and on weekdays only.

I would be grateful if you could acknowledge receipt of this objection by return email.

Yours faithfully,  
**Renu Gupta**

A: [REDACTED] Willoughby House, Barbican, London EC2Y 8BN

E: [REDACTED]

**From:** JOHN PONTING [REDACTED]  
**Sent:** 18 January 2016 11:39  
**To:** M&CP - Licensing  
**Subject:** WeWork Application for Premises Licence to sell alcohol

We wish to object to the application by WeWork (Moor Place) for a licence to sell alcohol to its members (3000 projected) and guests. We object in particular to the plans for a large bar area on every floor (serving free alcohol) from 2 p.m. to 11 p.m., 7 days a week.

Problems are already being experienced with noise from parties on the external terraces, particularly on floors 6 & 7 opposite Willoughby House bedrooms. WeWork has not proved capable of controlling its members and every agreement to limit the use of outside space has been breached.

We strongly object to the granting of any alcohol licence as it would result in more noise, disturbance, disorder and public nuisance, thus further degrading our residential amenity. As the building is open 24/7 and directly faces Willoughby House bedrooms we find it impossible to understand how anyone could consider it appropriate to grant this alcohol licence.

However, if a licence is to be granted, we believe that it should be confined to the ground floor and only for limited hours on weekdays.

Please acknowledge receipt of this objection.

John & Ann Ponting  
[REDACTED] Willoughby House  
London EC2Y 8BN

**Patel, Sangeeta**

---

**From:** Peter Smart [REDACTED]  
**Sent:** 18 January 2016 12:35  
**To:** M&CP - Licensing  
**Subject:** Objection to WeWork Application

**WeWork Application for Premises Licence to sell alcohol on 7 floors  
from 2pm – 11pm on Mon – Sun  
Moor Place**

I live at [REDACTED] Willoughby House, Barbican. Both of my bedrooms give onto Moor Lane. I wish to object strongly to the application to serve alcohol on all floors, in particular on the terraces. The building is an office building, not a party venue. I have a child of school age who would not be able to sleep if noise from gatherings outside permeated into Moor Lane.

I am particularly concerned as I understand WeWork have failed to control their members during 2014 (particularly as people who are not even tenants of the building are able to use it on reciprocal relationships) and seem to have no incentive to do so.

The only way to control this is for the City licensing authorities to operate the control and responsibilities vested in them by the City's residents.

Thank you for your consideration.

[REDACTED]  
[REDACTED] Willoughby House  
Barbican

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Patel, Sangeeta**

---

**From:** Ebbins, Simon J [REDACTED]  
**Sent:** 18 January 2016 13:26  
**To:** M&CP - Licensing  
**Subject:** OBJECTION to application for a license to serve alcohol by WWDEVONSHIRE LIMITED (WeWork) at 1, Fore Street, London EC2Y 5EJ

I wish to object to the granting of this license.

Since the business opened in September last year local residents have been forced to call out Environmental Health on numerous occasions because of noisy disturbance caused by this company and it's members.

This company has shown time and time again that they are incapable or unwilling to control their members, despite problems being highlighted to them at meetings requested by local residents.

Note that WWDEVONSHIRE LIMITED has had no inclination to proactively manage problems caused by their noisy members.

It seems that there is little or no supervision or security within the premises or awareness of what their members are actually doing.

As such I can have no confidence whatsoever that this company is in anyway competent to fulfil the conditions needed to be granted a license to sell alcohol – **specifically the requirement that they will not cause a public nuisance.**

The management plan to meet this obligation, which they state in their application, namely that -

“Signs will be located at the exits to the building to remind occupants that they should ensure that local residents are not disturbed by any licensable activity at the premises” -

is woefully inadequate given the repeated and ongoing problems that they continue to cause to their neighbours. (There are over 200 flats in the immediate vicinity with bedrooms facing directly on to this building)

Given the track record of this applicant I would ask that you **refuse** the granting of this license until they can prove that they are willing and capable of addressing existing problems being caused by this company and it's members.

Thank you and regards,

Simon Ebbins

[REDACTED] Willoughby House  
Barbican  
London. EC2Y 8BN

[REDACTED]

[REDACTED]

**Patel, Sangeeta**

---

**From:** Alan Taylor [REDACTED]  
**Sent:** 18 January 2016 14:07  
**To:** M&CP - Licensing  
**Subject:** Objection to WeWork Application for a Premises Licence

*City of London Licensing Team  
Markets and Consumer Protection  
PO Box 270  
Guildhall  
London EC2P 2EJ*

Dear Licensing Team and Committee,

**WeWork Application for a Premises Licence to sell alcohol on 7 floors from 2pm – 11pm on Mon – Sun; Moor Place (on the corner of Moor Lane and Fore Street)**

I am writing to object strongly to the above application. I do so on the following grounds:

- there is a significant risk of disturbance to most of the residents of Willoughby House, many of whom have bedrooms facing the WeWork premises.
- there are now many families resident in Willoughby House, and there is a high risk of disturbance to children's sleeping
- WeWork have not been able to control noise and disturbance already since they occupied the building. We have been disturbed on several occasions due to WeWork's inappropriate use of the external terraces of the building.
- WeWork have prided themselves on the provision of free alcohol to members and guests, and seem to have no control of alcohol consumption or people's behaviour. There is a risk to health particularly if alcohol is available on all floors of the building.

I would therefore argue that alcohol consumption in the building should be well controlled, as it is on most licensed premises, with clear limitations in terms of age of drinkers, where alcohol can be consumed, and that consumption should be limited to normal office hours, of 0900 to 1900 Monday to Friday.

Could I please have an acknowledgement of receipt of this email?

Many thanks in anticipation

Alan

Dr. Alan Taylor  
[REDACTED] Willoughby House  
Barbican  
LONDON EC2Y 8BN

Willoughby House  
Barkican  
London  
E2Y 8BN

Dear Sir / Madam,

I am a 91 year old widower living at the above address. I suffer with osteoarthritis in both knees which are extremely painful and severely limit my mobility. My doctor has prescribed Tramadol to manage the pain. However, a side effect of the drug is to make me drop off to sleep for a short period as I did during a LSO concert at the Barkican Hall. A applause at the end of the piece woke me up to the relief of the folk sitting next to me who thought I was ill. To avoid embarrassment in future I changed one of my evening slots to late afternoon to ensure I was in time to visit concerts, my TV has been turned off by noise from the 7th floor balcony at We Work.

Some by drinking should be confined to a properly supervised GROUND FLOOR BAR  
My home is a residential amenity; noise is a nuisance affecting all of us especially children who have early bed times. The answer I have given above

Yours sincerely,

[Redacted signature]

CITY OF LONDON  
Environmental Health &  
Public Protection  
18 JAN 2016  
DIR REC BAO

Willoughby House  
Barbican  
London  
EC2Y 8BN  
12 January 2016

Dear Sir/Madam

**WeWork Application  
Licence to Sell Alcohol on 7 floors  
1 Fore Street, London EC2Y 5EJ**

I wish to lodge an objection to the request by WW Devonshire Limited, on behalf of WeWork, to sell alcohol on the open terraces of 1 Fore Street, London ["Moor Place"].

If I may pick up on two specific items.

The Protection of Children from Harm

The application seeks to sell alcohol up to 11pm Monday to Sunday from all floors including those with open terraces facing Moor Lane. As a residential building Willoughby House sits directly opposite Moor Place. Those rooms in Willoughby House that face Moor Lane are bedrooms, some of which are occupied by children. We all should have a duty to protect children and an open terrace within a short distance of a bedroom will invariably create noise. This is especially true at night when noise has been shown to "travel".

The Prevention of Public Nuisance

To date there already exists a history of problems with noise from WeWork members. Allowing this application to proceed and thereby allowing open terraces facing Willoughby House to sell alcohol up to 11pm Monday to Sunday will only exasperate the issue, not cure it, and the losers will be the residents of Willoughby House.

Accordingly, I would propose that alcohol sales be limited to the inside ground floor of Moor Place and only from Monday to Friday.

Thank you,

Yours faithfully

P. Reid

To:  
City of London Licensing Team,  
Markets and Consumer Protection,  
PO Box 270,  
Guildhall,  
London EC2P 2EJ



**Application for a Premises Licence ; 2pm – 11pm 365 days a year  
WeWork, 1 Fore Street Avenue.  
London EC2Y 5EY**

We write to object to this application as it is currently written and would like to see alcohol to be available only on the ground floor where effective supervision can be in place and there can be suitable control of noise. To be protected from noise and disturbance in a dense residential area on a site that overlooks the bedrooms of the flats we would like to see a restriction to Mondays to Fridays only and not on Public Holidays.

In the 6 months since WeWork opened its doors to members there have been a number of regular after work events and larger impromptu events with music that have caused reported nuisances to the local residents. We have witnessed drinking on the terraces from 4pm and as the afternoon/evening progresses the noise levels increase as more alcohol is consumed. The noise on the terraces is particularly intrusive and could even be heard in our sitting room that faces Fore Street and the London Wall Place development.

Unfortunately WeWork have not yet produced an Operational Management Plan despite this being acknowledged as a need in a meeting we attended at Moor Place back in September. Thankfully, after so many reported disturbances and after all assurances from WeWork proved to be ineffective, the owners of the building, Brookfields, arranged for the terraces to be locked to members.

At present the beer and cider is available from unmanned bars on each of the 7 floors. Members help themselves. When fully occupied there will be over 3000 members. The unsupervised nature of this alcohol service is of concern as are the posts that can be seen of members' excitement as they tell friends of the free beer on tap. If a license is granted WeWork will be able to offer even stronger beverages. There has been an advertised event organized with guests below the age of 18 and in July, a celebration of National Tequila Day

The reception desk closes at 6pm and is not open at the weekends. WeWork plan to have in place a security person at the door. Once into the ground floor members can freely access all other floors up to the 7<sup>th</sup> including the balconies (when not locked).

We were informed that WeWork were told to cease serving alcohol on 15 December and until a license had been granted, yet following a meeting last week at the premises and on a tour of the floors, we saw a number of members drinking beer in the afternoon. It was clear that WeWork has simply disregarded this instruction.

We acknowledge and can appreciate the entrepreneurial spirit of this venture and want them to succeed and we welcome the opportunity to comment, thank you. We believe that some strong conditions need to be put in place. These conditions must be simple so that they are easily understood by the members and easily enforceable by the operational management team and The CoL Licensing Authority – Licensing to be limited to the ground floor on Mondays to Fridays, not Public Holidays.

Yours sincerely



Helen and Neville Kay  
■ Willoughby House, London EC2Y 8BN

# WeWork Moorgate Licence Application

To sell alcohol on seven floors of Moor Place between the hours of 14.00 and 23.00 from Monday to Sunday, 365 days of the year

## **Objection and recommendations for licence conditions**

submitted by

## **Willoughby House Group**

(Representing the residents of Willoughby House, Barbican Estate)

**15 January 2016**

Objectors name and address

**Willoughby House Group**

Represented by Tim Macer, Chair of Committee

Flat [REDACTED] Willoughby House, Barbican Estate, London EC2Y 8BN

Tel. [REDACTED] email: [REDACTED]

## Contents of this submission

1	Executive Summary	2
2	Introduction	3
3	Evidence supporting the application of conditions	5
4	Evidence regarding WeWork's poor management capability	9
5	Evidence regarding the lack of prior consultation with residents	11
6	Photographic evidence	13
7	Conclusions	14

### 1 Executive Summary

These premises occupied by WeWork at 1 Fore Street Avenue are not being operated as a corporate headquarters or multi-tenanted office, as was anticipated for this sensitive site, but as a business club to a large membership, making the premises more akin to public licensed premises than a typical office in the City of London. The sensitivity of the site is because it directly overlooks the 148 residential flats in Willoughby House, the most easterly block of the Barbican Residential Estate. Furthermore, almost all of the windows it overlooks are the bedrooms of those flats.

In the six months that the premises have operated on this site, there have been many incidents where actual nuisance and disturbance has occurred (which have been reported to Environmental Health), much to the inconvenience of residents in Willoughby House. These incidents have not been managed effectively by the applicant, and there is evidence that the disturbance has been exacerbated by the availability of free alcohol provided by the applicant to its members on these occasions, combined with the apparent lack of any management code to prevent nuisance or disorderly behaviour, which we have repeatedly been told is in preparation.

We do not consider the applicant has demonstrated that it is capable of managing drinking throughout the premises, as planned. The actual problems of nuisance and public disorder already encountered, and inconvenience and distress to residents, are certain to continue and could escalate unless the licence, when it is approved, limits where alcohol can be consumed to areas that are more easily supervised on the ground floor. We believe there should be no access to the balconies at times when alcohol is available, and that access should be restricted to the normal 5-day working week.

We have set out a number of conditions (See *Conclusions*, page 14) which we urge the Licence Committee to apply in order to uphold its own policies and in particular, to protect the amenity of the applicant's many residential neighbours, who are entitled to peace without disturbance at home in the evening and at the weekend.

## 2 Introduction

WeWork is a business club open 24/7 every day of the year providing desk space, work, leisure, social and after-hours events. It accommodates 3,000 people over 7 floors. Membership fees include the provision of alcohol which is available free of charge on an unsupervised self-service basis.

Events, open to members of any of the three WeWork clubs currently operating in London, are held frequently – usually several times a week, including at weekends. WeWork has operated for 6 months without a Licence. During this period public nuisance has occurred several times.

The floor plans in the licensing application show a large bar area on each of seven floors in Moor Place where paying members and their guests can serve themselves alcohol (Image A; *see also* Image D on page 6). WeWork<sup>1</sup> advertises the premises' capacity as 3,000. If these bars are all used to make alcohol available to 3,000 members of WeWork Moorgate, let alone the 30,000 members which WeWork anticipates across London, from 2pm to 11pm, 7 days a week, the risk of disturbance is high.

Willoughby House Group is the recognised tenant's association representing the residents of Willoughby House, the residential block of the Barbican Residential Estate closest to the Moorgate WeWork site, where public nuisance from these premises is most keenly felt.

There are 148 residential properties in Willoughby House. Approximately 200 bedrooms of these flats front onto Moor Lane. Bedrooms are faced directly by WeWork's terraces which are just a few

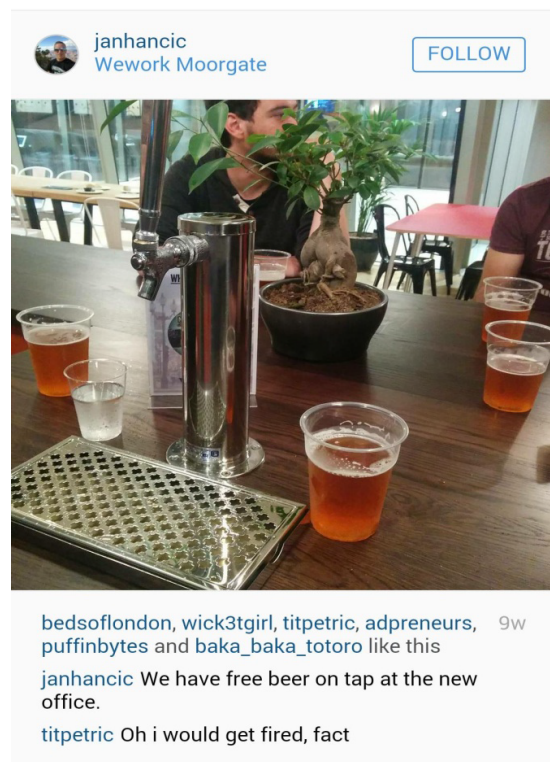
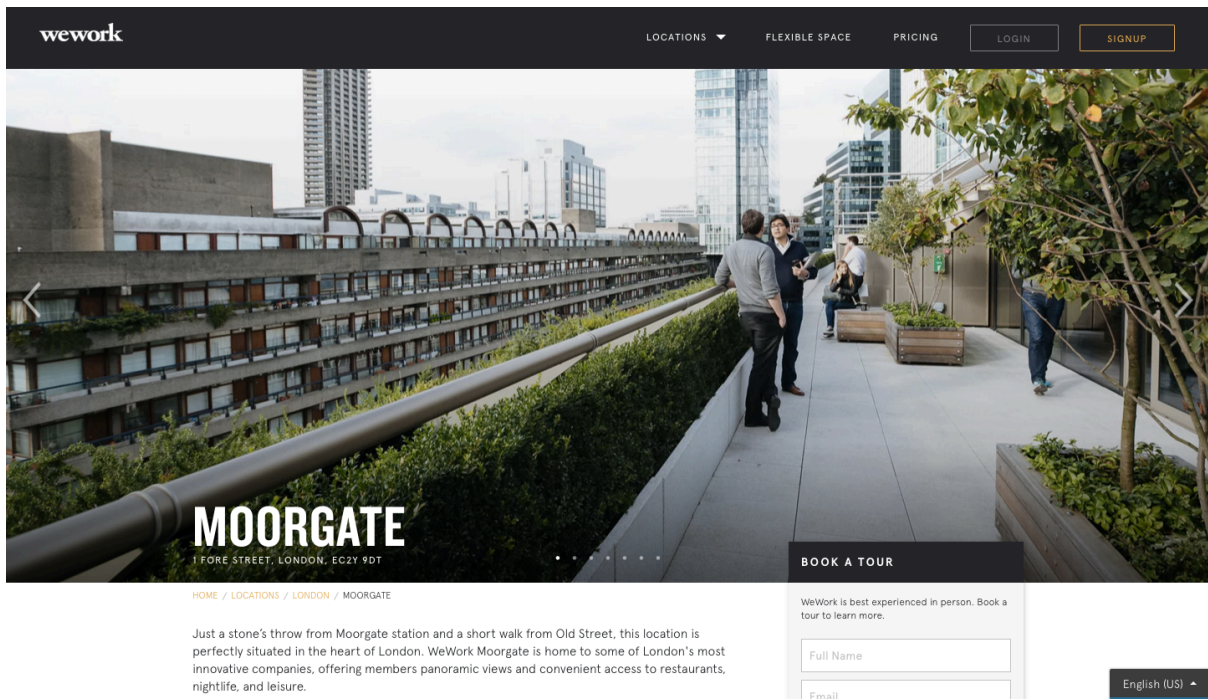


Image A. The self-service nature of the beer taps



Image B. The range of uses that these premises are being put to, which demonstrates that is not a conventional office space.

<sup>1</sup> WeWork's advertising feature in The Director magazine (5 September 2015) says; "The Moorgate space, which opened in July, is set to be WeWork's largest international building with capacity for 3,000 people over seven floors". It goes on to refer to "the [near-nightly] events we organise" adding that "Tequila nights are becoming legendary".  
<http://www.director.co.uk/11356-2-wework-advertising-feature-space-to-grow/>



*Image C. The proximity of the external terraces to the bedrooms of the flats in Willoughby House can be seen from the first image that appears on WeWork's current advertising for this location on its website. Willoughby House is on the left, behind the balcony rail.*

metres away from them, with nothing to impede the passage of sound from the premises and the associated external terraces (Image C). Flats at the Barbican Estate are increasingly popular with families, especially the larger flats found in Willoughby House. We are aware of several children living in Willoughby House whose bedrooms directly overlook the applicant's premises.

Drinking on the upper floors of WeWork, whether it is on the external terraces or even inside with the windows open, has been shown to lead to noise and nuisance, which has a serious impact on residents living opposite. Children and others who have early bedtimes are particularly affected – far more so than from licensed premises at ground floor level. Willoughby House Group acknowledges that WeWork wants to supply alcohol to its members and guests in return for a membership fee. However, the fact that the premises are next to one of the most concentrated areas of housing in the City is a material concern.

Preserving the right to a peaceful family life, protecting residential amenity, upholding safety and protecting neighbours from public nuisance, especially where children are concerned, are prime considerations when considering this application. Licensing legislation together with the Corporation of London's Statement of Licensing Policy, also supports these aims.

The application of strict conditions in this case is necessary in our view, while still allowing WeWork to meet its objectives of supplying alcohol as an incidental "perk" of membership.

A further material concern is whether WeWork has the management capability to control the spaces where its members consume alcohol, or the capability to manage the safety risks to a reasonable degree. Evidence provided in this submission shows that at least eight noisy events have had to be referred to Environmental Health between September and December 2015, due to a lack of supervision by WeWork. These events created a public nuisance, and led to concerns about safety, even when WeWork held them in the afternoon or early evening. And of course, noise (and nuisance) levels rose as these events went on later into the evening.

With these considerations in mind, we are objecting to the licence as it has been and are seeking a number of conditions to be applied to this licence application in order to mitigate the effects this application could have, if granted. (These are set out under *Conclusions* on page 14.)

### 3 Evidence supporting the application of conditions

Willoughby House Group supports the Corporation of London's use of licensing conditions to protect children, guard against public nuisance and reduce the risks to public safety associated with the supply of alcohol at these premises.

We also recognise that the granting of a licence to supply alcohol may have the secondary effect of allowing an increase in drinking on the premises, and with stronger drinks made available, leading to additional problems of nuisance and safety over and above those that have been experienced already. Conditions should be applied to mitigate the effects of an increase in the provision of alcohol once WeWork's premises are licensed.

#### a) Protecting neighbouring residents (including children) from public nuisance

Willoughby House borders Moor Lane facing the premises. The flats are all oriented the same way, so that some 200 bedrooms are directly opposite the premises, and very close to it. Drinking on the upper terraces of Moor Place and inside the building with the floor-to-ceiling patio doors open has already been shown to cause a public nuisance to neighbours (as evidenced in section 3 of this submission below). This is particularly so for children and residents with early bedtimes. For this reason, Willoughby House Group supports the supply and consumption of alcohol only on the ground floor where the windows can be shut and suitable noise, nuisance and safety controls put in place.

#### b) Protecting children or minors on the premises

WeWork is currently supplying alcohol to members and their guests on a "self-service" basis. This unsupervised provision of alcohol is inappropriate for premises where children are allowed entry, and is contrary to legislation as well as the Corporation of London's own Statement of Licensing Policy. WeWork's advertising feature in *The Director*<sup>2</sup> in which a journalist describes his visit to WeWork Moorgate offers evidence that children are currently allowed entry to the premises;

*"Nearby another pair, dressed in shirts and ties, were taking time out from the daily grind with an impromptu table-tennis competition, while two children – offspring of a member collecting her mail – looked on."*

WeWork Moorgate also hosted Hack Generation Y for young people of 16+<sup>3</sup>. The event took place over 36 hours, starting on September 26, 10:00 AM and ending by September 27, 8:30 PM. According to the organisers:

*"We'll also take care of provide you with the best food available, a lot of swag and a place to sleep when you need a break from coding".*

---

<sup>2</sup> The Director magazine (5 September 2015) shows a picture of an unsupervised bar with; "free beer on tap into the evening". <http://www.director.co.uk/11356-2-wework-advertising-feature-space-to-grow/>

<sup>3</sup> <http://www.hackgeny.com/london/> Hack Generation Y is a hackathon for youth - a 36 hours event for "teenagers, soldiers and students" to create computer applications in competition.



The event was also reported in advance in the specialist technical press as an event open to any applicant, aimed at the 16-26 age group:

*“HackGenY is coming to London this weekend with young entrepreneurs, aged 16 to 26, set to converge on WeWork Moorgate for the large-scale hackathon centred on tackling big issues, from local to global...”* —Article in Tech City News<sup>4</sup>

Willoughby House Group supports the opportunities being made available to children and young people at these programmed weekend events. As a workplace we also consider it very likely that there will be minors under the age of 18 on the premises (e.g. young apprentices, those undertaking work experience from school or having holiday jobs).

Given that children (including minors aged 16 and 17) are will routinely be entering the premises (and may even be sleeping over on occasion – see Image E), we can only support the supply and consumption of alcohol on the ground floor on a fully supervised basis on Monday to Friday to ensure that they are properly protected.

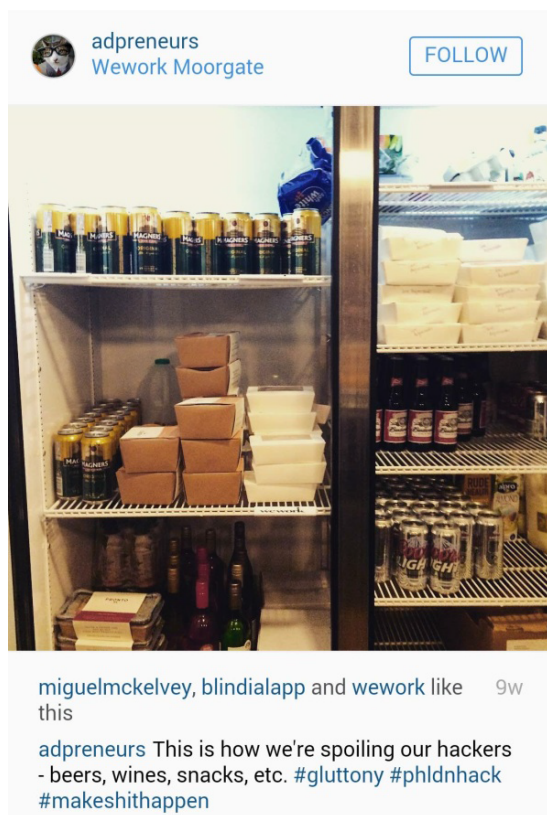


Image D A view of the self-service fridges in the pantry areas (marked on the licensing application plans) – as stocked for a hackathon<sup>5</sup>

Others... well... made a little time for a much needed power-nap.



Hector Kolonas SEPTEMBER 27, 2015 - 07:22

With 6ish hours to go... some teams have

Image E. Participants resting at a weekend “hackathon” advertised for 16-26 year olds in WeWork Moorgate.

### c) Supporting public safety in licensed premises

Between September and December 2015, WeWork has shown a lack of management capacity to control and/or supervise events where alcohol is consumed and public nuisance arises (see section 3 of this submission below). Lack of supervision is also a risk factor with regard to public safety, which is bound to be a concern in a building with a capacity of 3,000

<sup>4</sup> <http://techcitynews.com/2015/09/21/hackgeny-coming-to-wework-moorgate/>, published 21 September 2015.

<sup>5</sup> Image shown relates to a different event to the one advertised for 16-26 year olds.

members over seven floors with a self-service bar providing alcohol on each floor. For this reason, Willoughby House Group supports the supply and consumption of alcohol only on the ground floor where safety risks can be better managed, and where WeWork reception and management staff are located.

**d) Avoiding Public Nuisance and safety risks associated with escalating alcohol provision once a Licence is granted**

So far, WeWork advertises that cider and beer are available to its members. Neighbouring residents are concerned that the granting of a Licence to serve alcohol will lead to stronger drinks being made available, with the potential for greater public nuisance and a wider range of safety issues as a result.

WeWork Moorgate premises, during the six months of unlicensed operation held a party for “National Tequila Day”<sup>6</sup> as follows;

*“WeWork Moorgate is planning to celebrate National Tequila Day in style! Think shots, think cocktails, think nachos, think Mexico! Join us this Friday from 5.30PM to kick off your weekend with a bang”.*

And the “Halloween Midnight Circus”<sup>7</sup> at WeWork Moorgate was advertised as follows;

*“TALENT  
LITTLE DRAGON (DJ SET)  
DREW MCCONNELL (BABYSHAMBLES/HELSINKI) DJ SET  
CIARA HAIDAR (NINJA TUNE)  
SCARLETT  
Join us for a night of entertainment under the big top at WeWork Moorgate in London on Friday, October 30th. Party the night away in your favorite costume and enjoy full open bar all night! ...We've even got a skull shaped vodka ice luge!  
Doors open at 7:00pm — Ends at 12:00am”*

The potential for an escalation in alcohol provision once a Licence has been granted is, in our view, another reason for limiting alcohol supply and consumption to the ground floor internal space with the windows shut, where noise and public nuisance controls and suitable safety supervision can be put in place.

---

<sup>6</sup> <https://weworksnationaltequiladay.splashthat.com/> “NATIONAL TEQUILA DAY! WeWork Moorgate is our meeting spot for a night of real tequila madness. Come one, come all, bring a guest, and hang loose. This is going to be epic!” No age limits were specified.

<sup>7</sup> <http://halloween.wework.com/london/> This was advertised as an 18+ event





Image F. Instagram post showing WeWork Moorgate being used as a party venue in October 2015.



Image G. Instagram post of the view from WeWork Moorgate shows why noise from the terraces also affects residents in Andrewes House, because it travels down Fore Street, as well as along Moor Lane.

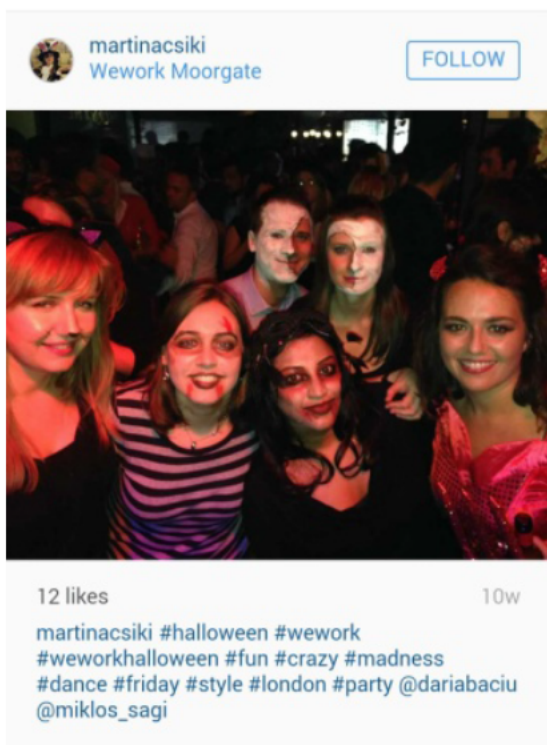


Image H. Instagram image showing party-goers at the WeWork Halloween event. This event was advertised with the implication of strong drinks on offer: "we've even got an ice-shaped vodka luge"

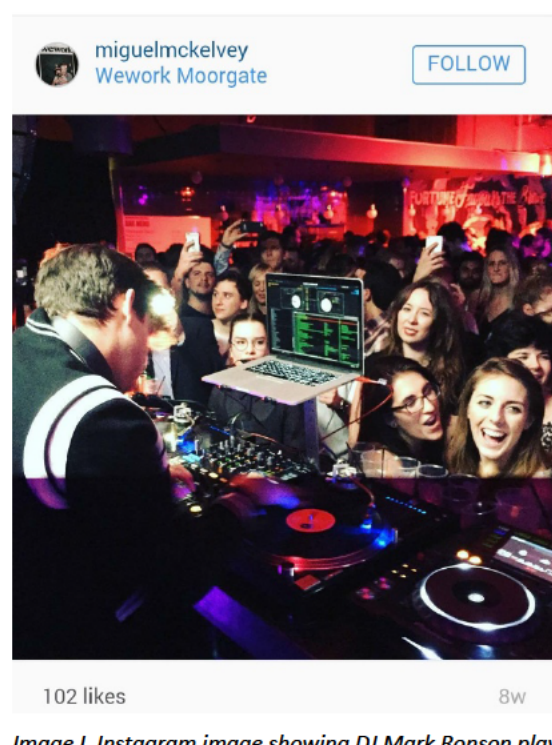


Image I. Instagram image showing DJ Mark Ronson playing at a large scale WeWork Moorgate event, where party-goers were free to drink on several floors of the premises, as we understand from commentary made on social media.

Furthermore, there is evidence from these and other comments made on social media that beverages much stronger than beer and wine are an integral part of the ambience and workplace culture being promoted by the applicant.

**e) Avoiding Public Nuisance and Safety Risks associated with lengthy opening times for the bars (and from the potential use as a party venue)**

WeWork is open 24/7 every day of the year, with members able to book space to hold events on the premises. Neighbouring residents are concerned that if the premises are licensed to supply alcohol at weekends and on Public Holidays such as Christmas, this will encourage the use of the premises as a party venue, which is inconsistent with its location adjoining an area where housing is concentrated.

As evidence that the venue is already being used as a party venue whilst unlicensed, the Social Media Week London 2015 Party was held on Monday 14<sup>th</sup> September<sup>8</sup>;

*“Featuring  
DJ Sheldon from Ministry of Sound  
Tweetbeat by Adoreboard  
Radio + Video by Graham Robinson  
Snap Entertainment – Neb the Magician”*

A more recent event featured celebrity DJ, Mark Ronson. (See images on page 8.)

To protect against the associated public nuisance and safety risks, Willoughby House Group believes that it is necessary to restrict the supply of alcohol to the working week, Monday – Friday, excluding all Public Holidays.

#### **4 Evidence regarding WeWork’s poor management capability**

Since WeWork took up their tenancy in the summer of 2015, the experience of neighbouring residents during the last six months of unlicensed activity is that the company does not have suitable management capability to control all the spaces where alcohol is currently supplied and consumed.

All the voluntary management agreements entered into by WeWork have been breached by them.

After the most recent breach in December 2015, the building’s landlord reported that WeWork were now excluded from the terraces (except for emergency escape) for the time being.

Residents are naturally concerned that this provides only a temporary respite from the public nuisance, which should be subject to licensing conditions limiting supply and consumption to the ground floor where supervision and management control is available.

The evidence of a lack of suitable management capability is as follows:

- i) Noisy events started in July 2015, when WeWork started operations without a Licence. Not all events were reported in the first instance. Environmental Health was alerted when it became clear that noisy parties were a regular feature of WeWork’s tenancy.
- ii) On 11 September 2015, the Environmental health out-of-hours noise nuisance team was called out to investigate a noisy drinking session on the 7<sup>th</sup> floor external terrace.

---

<sup>8</sup> <http://socialmediaweek.org/london/2015/09/07/announcing-the-smw-london-2015-party/> “The event will be hosted by our partner WeWork at their new space in Moorgate. Join us at 7.00pm for drinks, nibbles, great music and top class networking”.

- iii) On 22 September 2015, the Corporation's Environmental Health department requested a Management Plan for the building to address the issues of public nuisance from noise, and safety risks associated with drinking and smoking on the terraces. To date (and despite three further requests by Willoughby House Group to Environmental Health) no such Management Plan has been deposited.
- iv) In the three months after the Corporation's Environmental Health department met building management to raise concerns about public nuisance and safety, WeWork held at least six further noisy and intrusive drinking events on external terraces on the 6<sup>th</sup> and 7<sup>th</sup> floors of Moor Place. All were reported to Environmental Health by affected residents. Drinking tended to start at around 4pm. The events were held on;
  - a. Friday 25<sup>th</sup> September 2015
  - b. Thursday 1<sup>st</sup> October 2015
  - c. Friday 2<sup>nd</sup> October 2015
  - d. Thursday 15<sup>th</sup> October 2015
  - e. Thursday 26<sup>th</sup> November 2015
  - f. Tuesday 8<sup>th</sup> December 2015
- v) The event on Thursday 15<sup>th</sup> October was held without informing the building's landlord in advance as required, despite there being a regular weekly meeting on Thursday mornings to report forthcoming events. WeWork installed a tent on the 7<sup>th</sup> floor balcony from which a DJ and live jazz band broadcast amplified music. It was extremely noisy. The landlord intervened with WeWork to stop it immediately on getting neighbours' complaints, as there were clearly risks to safety as well as public nuisance. WeWork claimed that this was an impromptu event – if so, it is a matter of some concern that they were prepared to encourage it going ahead at such short notice without informing the building's management team to consider the risks, regulations and impact.
- vi) On the 16<sup>th</sup> October, the building's landlord (Brookfield) had to engage a new Security Control team on-site to respond to nuisance and risks caused by their tenants. Residents were given a direct number to call when WeWork's out-of-hours activities gave rise to public nuisance and safety risks which WeWork were not controlling themselves.
- vii) On the 7<sup>th</sup> December the building's landlords wrote to residents to say that an agreement had been reached with WeWork to restrict use of terraces for quiet access by members between 09.00 and 18.00, with no alcohol, smoking or music to be allowed on the terraces at any time.
- viii) The following day, on Tuesday 8<sup>th</sup> December, WeWork members were on the terrace drinking, smoking and making noise until around 11.45pm. There was no evidence of any management supervision by the company.
- ix) On the 9<sup>th</sup> December, the building's landlords wrote to residents to confirm that the external terraces were now out of bounds to WeWork staff, members and guests at all times except as an emergency escape route. The doors have now been locked, so compliance is not dependent on WeWork management.

Further evidence of a lack of management control by WeWork can be found in a recent article in The Telegraph, whose correspondent noted that;

*“The WeWork offices in London’s Moorgate don’t seem to have a door policy; they let anybody in. As long as visitors look like budding entrepreneurs and have minimal hipster credentials, two unbelievably jolly receptionists usher them into what resembles a spacious and very lively university common room.”<sup>9</sup>*

**The conclusion of residents is that WeWork cannot currently demonstrate that it can “ensure that the premises will be ‘good neighbours’” as required by the Corporation’s Statement of Licensing Policy, January 2013.**

**Given this evidence, our request is that the Committee should take a precautionary approach with regard to this Licensing application. WeWork has had six months of unlicensed activity, in which time it has demonstrated repeated failures of management control. Conditions relying on management compliance should be avoided in favour of those creating a simple regime which is easy to understand and enforce – i.e. alcohol to be supplied and consumed on the ground floor only, from Monday to Friday.**

## **5 Evidence regarding the lack of prior consultation with residents**

Residents note, with regret, that a number of factors have impeded proper consultation before and during the statutory 28 day notice period for applications:

- a. WeWork itself has made no attempts to hold pre-application discussions with residents, despite the history of poor management of nuisance to neighbours, and a clear indication in the Corporation’s Statement of Licensing Policy that this is good practice which leads to better outcomes.
- b. WeWork has not reflected on the six month’s experience, with all its attendant problems – and has simply sought the widest possible licence for 365 days of the year.
- c. WeWork submitted its application on 21<sup>st</sup> December, immediately before the Christmas break, when many residents were away and unaware of the application.
- d. The notice in the window was positioned on window glass located behind a wide planter on the pavement which was in the way, making it easy to overlook and difficult to read.
- e. Willoughby House Group requested a meeting with WeWork (at a suitable level of seniority) in the week beginning 4<sup>th</sup> January. The following week, WeWork confirmed that Eugen Miropolsky, their general manager of Europe was the person to meet. On the 12<sup>th</sup> January, Mr Miropolsky emailed to say that “Unfortunately I won't be able to join the meeting on such a short notice as I will be traveling to New York this week and will only be back on January 27<sup>th</sup>”.
- f. Willoughby House Group met Shelford Cupid, WeWork, and his legal adviser, Craig Baylis on 13<sup>th</sup> January, 2016. There was a productive exchange of views, and the promise of further information sharing. Resident representatives have been offered assurance on this occasion (and in prior discussions over noise nuisance), that a management plan is in preparation and this would be provided to residents. This plan was first described to us as being “in

<sup>9</sup> <http://www.telegraph.co.uk/technology/technology-topics/11994428/Forget-secretive-headquarters-co-working-spaces-will-foster-the-next-Google.html>

preparation” in September 2015. At the time of writing this submission, however, the proposed management plan had not been provided to us.

- g. Willoughby House Group is also awaiting a proposal from Mr Baylis regarding possible licensing conditions. Continuation of these discussions during the consideration of the licence application is very much encouraged by residents.

A meeting with the building’s landlords, Brookfield, did take place on Monday 11<sup>th</sup> January 2016, at the request of the Willoughby House Group. By contrast, the landlords have been diligent in responding to complaints from residents and in keeping residents informed.

**In the case of other licensed premises bordering the Barbican Estate, management plans and voluntary licensing conditions have been discussed and developed constructively and in a mutually beneficial way through consultation with residents. We regret that this has not been our experience in relation to this applicant and hope that there is still scope for this to change.**

## 6 Photographic evidence

Photographs posted by WeWork employees and some of their members on social media and other websites provide extensive evidence of the problems we refer to throughout this submission. The images presented in this submission (in the preceding sections) can all be found on the Internet and are from the social media photo-sharing service Instagram, from WeWork's own website, or from online news sites. They are largely contemporaneous pictures of events taken either by WeWork staff, members and guests, other users, or journalists invited by WeWork to report on their premises, or advertising/PR commissioned by WeWork.

These images show:

	Page
Image A. The self-service nature of the beer taps	3
Image B. The range of uses that these premises are being put to, which demonstrates that is not a conventional office space.	3
Image C. The proximity of the external terraces to the bedrooms of the flats in Willoughby House can be seen from the first image that appears on WeWork's current advertising for this location on its website.	4
Image D A view of the self-service fridges in the pantry areas (marked on the licensing application plans) – as stocked for a hackathon	6
Image E. Participants resting at a weekend "hackathon" advertised for 16-26 year olds in WeWork Moorgate.	6
Image F. Instagram post showing WeWork Moorgate being used as a party venue in October 2015.	8
Image G. Instagram post of the view from WeWork Moorgate shows why noise from the terraces also affects residents in Andrewes House, because it travels down Fore Street, as well as along Moor Lane.	8
Image H. Instagram image showing party-goers at the WeWork Halloween event. This event was advertised with the implication of strong drinks on offer: "we've even got an ice-shaped vodka luge"	8
Image I. Instagram image showing DJ Mark Ronson playing at a large scale WeWork Moorgate event, where party-goers were free to drink on several floors of the premises, as we understand from commentary made on social media.	8



## 7 Conclusions

With these considerations in mind, Willoughby House Group objects to the application as it stands and encourages the Licensing Committee to apply the following conditions:

1. Alcohol supply and consumption to be limited to the ground floor where WeWork management and reception staff are situated and can provide suitable supervision to manage nuisance and safety to reasonable standards.
2. Alcohol supply and consumption similarly to be limited to the ground floor in order to allow sufficient supervision to protect children and minors on the premises.
3. Alcohol supply and consumption to be limited to the normal working week – Monday to Friday.
4. Alcohol supply and consumption not to take place on Public Holidays.
5. All external doors and windows to be closed during the licensed hours of alcohol consumption.
6. No alcohol to be taken outside the internal ground floor area and specifically, no alcohol consumption to be permitted on the external terraces.

Furthermore, we urge the Licensing Committee to apply suitable conditions to ensure that this office building does not become a party venue available for private hire by WeWork members or other members of the public.

**Patel, Sangeeta**

---

**From:** [REDACTED] on behalf of Ann George [REDACTED]  
**Sent:** 16 January 2016 12:26  
**To:** M&CP - Licensing  
**Subject:** We-Work Application

Dear Sirs

I am writing to object to the application by We-Work for No. 1 Fore Street.

It would appear from the license application that I have seen on the City of London Website that We-Work are not applying for a recorded or live music license and yet they have already held many noisy parties which had disturbed residents.

In any event, if We-Work is able to sell alcohol on outside terraces above the ground floor, this will inevitably disturb the residents of Willoughby and Andrewes House, particularly Willoughby residents all of whose bedrooms face the subject building.

I feel also that this would set a precedence for other similar applications when already there is a great deal of nuisance caused by licensed premises in and around the Barbican.

Yours faithfully

Ann George

[REDACTED] Lauderdale Tower, EC2Y 8BY





**Representing the interests of Barbican Residents**

■ Lauderdale Tower  
Barbican  
London EC2Y 8BY

City of London Licensing Authority  
Walbrook Wharf  
78-83 Upper Thames Street  
London EC4R 3TD

18<sup>th</sup> January 2016

Dear Sirs,

Re

**Application for a Premises Licence  
WeWork, 1 Fore Street Avenue.  
London EC2Y 5EY**

I write on behalf of the Barbican Association. The Barbican Association is the Recognized Tenants' Association for the Barbican Residential Estate, with over 95% of the properties on the estate being long leasehold.

**Our chief concern in this matter is the Prevention of Public Nuisance**

It is a matter of regret to us that the applicant chose not to contact and engage with local residents' associations before lodging this application. However, at the request of the Willoughby House Group (the nearest Barbican block to the applicant's premises) and together with their representatives, we were able to meet Mr. Shelford Cupid, WeWork's International Director of Facilities along with his licensing solicitor, Mr. Craig Baylis, on 13 January for a useful initial exchange of views. A firm proposal was not forthcoming from WeWork at this discussion, and this has unfortunately left insufficient time to resolve differences before the deadline for representations to be made; thus triggering the necessity of a hearing.

We see in the City of London Corporation, Licensing Act 2003, Statement of Licensing Policy, January 2013, the reference in paragraph 2 to “***the well-established, concentrated housing developments at the Barbican***” and we are informed in the same paragraph that, “***It is vital that their residential amenity is protected and this is emphasised in the City’s Core Strategy which aims ‘To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities...’.***”

The applicant’s premises has a sloping roof with two terraces. The upper floors overhang the street-level building line and the premises are within 24 metres of Willoughby House:



The photo shows a view of Moor Lane. WeWork’s office block is on the left, with the location of the two terraces indicated by arrows. Willoughby House is on the right, with the bedrooms (including those of children) facing out over Moor Lane towards WeWork.

Our understanding is that this WeWork premises has just over 3,000 desks which can be rent by “members” either singly or in clusters, and either on a dedicated or a hot-desking basis. Their target market seems to be young IT professionals and those engaged in IT startups.

A significant “draw” used by WeWork is the (to date) unsupervised provision to “members” and their guests of free beer (or cider) on each of seven floors of the building. We believe that the provision of this alcohol is a specific benefit in the standard contract between WeWork and each of its members, irrespective of the level of membership or the location of those members. In short WeWork members expect to be supplied alcohol in every one of WeWork’s premises, as we understand it. This aspect has been trumpeted in the media:

Estates Gazette, 21 Nov 2015:

<http://www.estatesgazette.com/wework-plots-london-domination/>

"WeWork’s model is based on charging monthly membership fees for access to its global network of locations, which offer amenities including free beer on tap, as well as access to its virtual network of members via the WeWork app."

<https://hubblehq.com/office-space/1139/we-work-london-office-space-moorgate>

- Kitchens stocked with coffee, tea, hot and cold filtered water, fruit infused water and beer on tap on all floors (no pantry fee)

<http://www.cityam.com/219266/wework-launches-shared-office-space-start-ups-moorgate>

WeWork, one of the newest arrivals in the capital, boasts added benefits like beer on tap and game arcades. It aims to create a community where entrepreneurs can share ideas as well as space.

The free beer aspect has also been broadcast by users of the office space:

For example, this one is very relevant as it is dated 17 Dec 2015, a mere four days before the premises licence application, here seeking new staff - developers:

<http://workinstartups.com/job-board/job/40367/2x-senior-js-developers-full-stackreact-reactnative-nodejs-at-rot/>

Our office is in WeWork Moorgate, central London. WeWork have a community of hundreds of startups, and they hold startup events on every day of the week. Beautiful surroundings, a nice view, good coffee and free beer on tap.

<http://blog.kweekweek.com/partner-of-the-week-wework-london>

We are very excited to have recently partnered with WeWork, ...

We have just moved to their gorgeous offices in Moorgate and are seriously impressed. Trendy open plan lounges, free breakfast each day (we love your pastries!), well equipped conference rooms, super speedy internet and an incredibly vibrant and creative atmosphere...we have fallen a little in love with our new office space! Oh and there’s free beer and cider on tap...all day...every day. It’s a hard life.

One woman was proud of a beer tap by her office:

<https://www.instagram.com/p/9tp926oWrv/>

lydiacarnell Beer tap in my office say whaaaaaa #wework #moorgate #london @wework

Those with offices in WeWork Moorgate are then seen using free beer as a recruitment tool:

<http://workinstartups.com/job-board/job/35599/demand-generation-intern-free-beer-at-hands-hq/>

**Demand Generation Intern - Free Beer !**

at **HANDS HQ** in **London**

[inShare](#)

Hands HQ is an exciting SaaS tech startup, and we are looking for a couple of Demand Generation interns to join us for part of the journey. This is your chance to experience life in the fast lane, where no week is the same.

Based at WeWork in Moorgate, you'll be surrounded by tons of other exciting startups, and aside from the experience and coaching that we can offer - you will also have access to some of the top investors that are involved with our business.

**Did we mention that we can also offer you free beer ?**

[Is it really appropriate for an employer in the City of London to recruit interns with “free beer” as a leading attraction?]

## THE RESULTS

It may be that “free beer” works well in New York where there is a different attitude to alcohol, including a “21 years old” drinking age. What is abundantly clear is that on many occasions over the six months before the Premises Licence application was lodged, the unsupervised production and consumption of free alcohol resulted in nuisance being caused in the evening and late at night to residents (including children,) in their bedrooms in Willoughby House.

We believe that this nuisance was generated in three ways:

- Noise being produced on the 6<sup>th</sup> and 7<sup>th</sup> floor terraces being directly heard in Willoughby House,
- The Noise referred to above being reflected by the glass screens, windows etc., immediately behind the terraces and then being heard by Willoughby residents, and
- Noise being generated within the building and escaping via opened 6<sup>th</sup> and 7<sup>th</sup> floor terrace windows and / or doors, (in particular from the 7<sup>th</sup> floor,) and then being heard by Willoughby residents.

Some of this noise has been generated by live music and / or recorded music which was being played on a terrace.

The basic WeWork model does not work where there is a residential building less than 24 metres away. We understand that complaints have been made both to WeWork and to the City of London's Environmental Health Officers.

### **Our secondary concern in this matter is the Protection of Children**

We appreciate that WeWork's "members" may wish to explain their work to and involve those under the age of 18. In addition, events may be held on the premises to which those under 18 are invited. Given the availability of "free beer" (or cider) the scope for harm is real.

### **THE REMEDY**

If the Licensing Committee is minded to grant a Premises Licence, the Barbican Association respectfully suggests the following amendments and conditions:

1. There should be no consumption of alcohol on the 6<sup>th</sup> and 7<sup>th</sup> floor terraces,
2. The doors and windows to the 6<sup>th</sup> and 7<sup>th</sup> floor terraces should be closed between the hours of 18.00 and 09.00 Monday to Friday and all day on weekends and Public Holidays (except as required for escape, maintenance or for showing to prospective clients of WeWork).
3. There should be no supply and / or consumption of alcohol on the 7<sup>th</sup> floor.
4. There should be no supply and/or consumption of alcohol on weekends.
5. There should be no supply and/or consumption of alcohol on Public Holidays.
6. Any "external events" where space is hired out for parties, presentations etc, should take place on the ground floor.
7. There must be a robust policy (and management plan) for safeguarding those aged under 18.

We understand that WeWork has a 20-year lease for the building. It is quite clear to us that, in parallel to the Premises Licence and its associated conditions, there should be a robust, agreed Premises Management Plan approved by WeWork, WeWork's landlord and Barbican residents' representatives. Such agreements have proved most useful elsewhere on the periphery of the Barbican Residential Estate (and with the Arts Centre) and, whilst such a plan might not be enforceable by licencing officers, it would be our intention to lodge such an agreed plan with the City's licencing and environmental health officers and to refer to it should there be any failures to comply with it, in particular if such failures lead to residents finding it necessary to ask for a Review of the Premises Licence.

We understand that WeWork has begun work on the management plan but are yet to see the first draft of it. We believe that a simple comprehensive plan, understood and supported by both WeWork and its "members" is key to our peaceful co-existence. We are more than willing to engage further with the applicant and other interested parties before the hearing and, as we have done with other applications, to appear in front of the Members of the City of London Committee at the Hearing,

We thank you for your attention to this,

Yours sincerely,

*Robert B. Barker*

Chairman, Licensing Sub-Committee  
Barbican Association – General Council

## Patel, Sangeeta

---

**From:** Littlechild JP, Vivienne  
**Sent:** 13 January 2016 17:07  
**To:** M&CP - Licensing  
**Subject:** WW Moor Place Ltd., 1 Fore Street

The above organisation have applied for an alcohol license from 2pm to 11 pm 7 days a week and I wish to oppose such application.

These premises are just a few metres from the bedrooms of Willoughby House and part of Andrewes House, and have already made it necessary for several complaints to the noise pollution department with loud and rowdy behaviour. At present, with the colder weather they are not venturing out on to the terraces, as far as I am aware, but they were during our very mild weather until a week or so ago and despite the number of complaints and assurances from Brookfield, they have continued to disturb their neighbours, the residents.

I believe the premises should only be permitted to serve drinks on the ground floor, where their cafeteria is, from Monday to Friday. Residents should be able to have the quiet enjoyment of their homes, particularly those with children whose bedrooms immediately overlook WWLtd.

When the plans for this building were proposed, I do not recall a question of licensing any part. The users have been drinking, it appears, on all floors and out on the terraces and so doing without any particular permission. To give such inconsiderate business premises a 7 day licence will destroy what little peace and quiet residents are left to enjoy.

Residents at this part of the Barbican suffer from almost constant noise. Whilst this particular building was being built we hoped once in situ it would be a normal business neighbour but no such thing. We have the London Wall Place construction 5 full days and until 2 pm on Saturday; we have Crossrail - though not particularly noisy, extremely inconvenient as we have lost access points and these will not be reinstated for at least 4 years. We are, we hope at the tail end of construction noise from Salters Hall, and survived the noise from the rebuild at Roman House. To add to this 7 day drinkers is more than we can abide.

I believe my suggestion is reasonable in all the circumstances and will oppose most strenuously any attempt to go further.

Thank you.

Vivienne Littlechild

Regards,

Vivienne Littlechild  
Chairman, Culture Heritage & Libraries  
Chairman, Sculpture in the City

**Patel, Sangeeta**

---

**From:** Amit Patel [REDACTED]  
**Sent:** 17 January 2016 18:31  
**To:** M&CP - Licensing  
**Subject:** Wework Application to sell alcohol

Dear Sirs,

I live in Willoughby House, Barbican, and write to oppose the application by WeWorks to sell alcohol to members and guests.

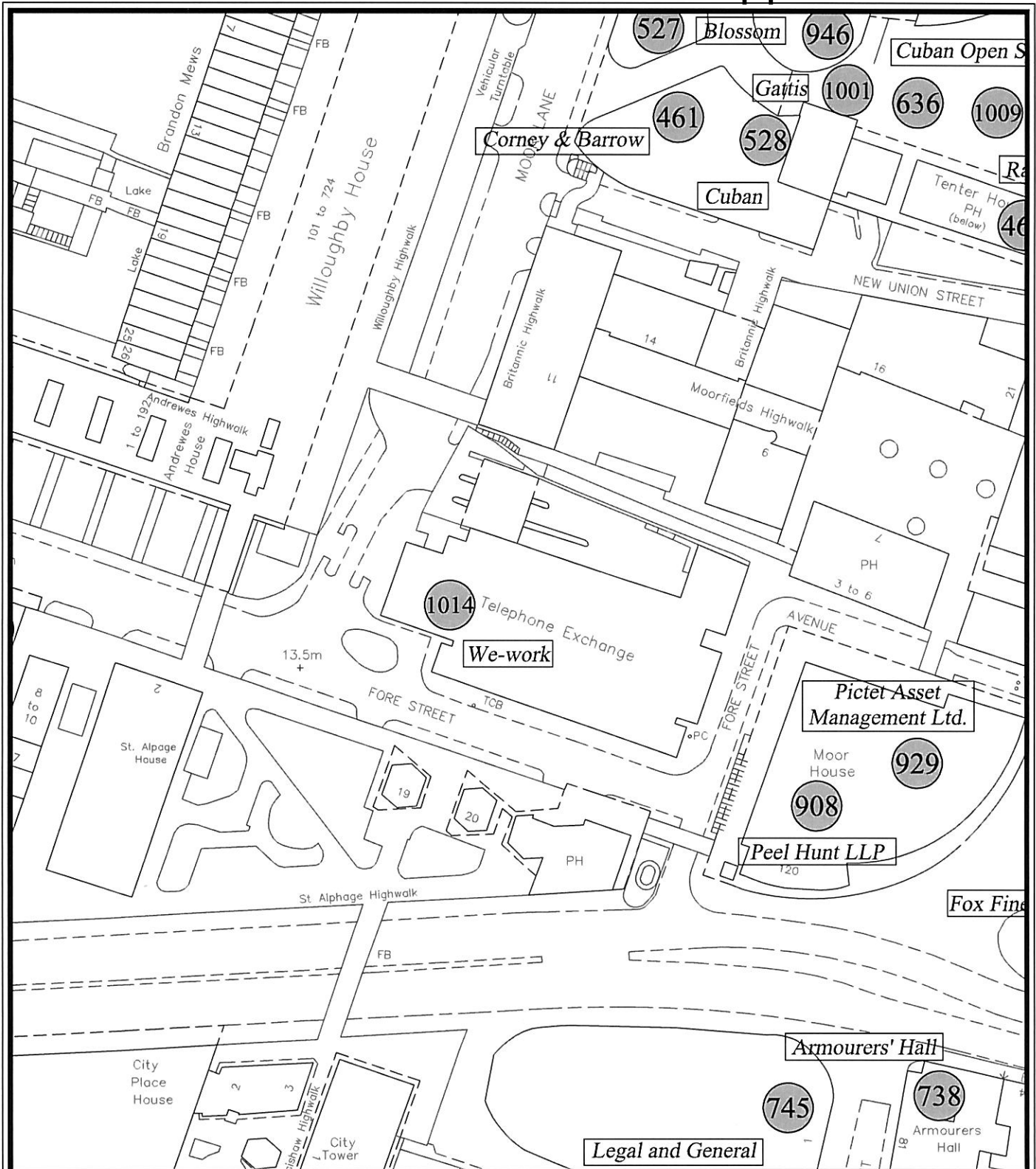
We already have noise issues with this company and it is impossible to sleep when parties are held on the external terraces. The bar is already a public nuisance and children in our block find it difficult to sleep with the noise. This will be exacerbated should the license be granted.

Kindly acknowledge receipt of this email.

Thank you.

Sent from my BlackBerry 10 smartphone.





Address :

**We-work (ref 1014),  
1 Fore Street Avenue,  
London, EC2Y 5EJ.**

---

PLAN PREPARED BY THE CARTOGRAPHIC  
CAD & RESEARCH SECTION OF THE  
CONSTRUCTION PROJECTS DIVISION  
*P.G.Bennett, MA (Cantab) FRICS  
City Surveyor*

**CITY SURVEYOR'S DEPARTMENT**  
Tel : 020 7332 1507




**CITY  
OF  
LONDON**

**MARKETS AND CONSUMER  
PROTECTION**

*Environmental Health and Public Protection  
Section*

PO BOX 270, GUILDHALL,  
LONDON, EC2P 2EJ.  
Tel : 020 7332 3227 Fax : 020 7332 3536

Print Scale : 1 : 1 @ A3	<b>Scale 1:750</b>	
Date : Jan 2016		
Drawn by : M.J.B.		
Drawing No : <b>5-C-39174</b>		
<small>Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. City of London 100023243 2012</small>		

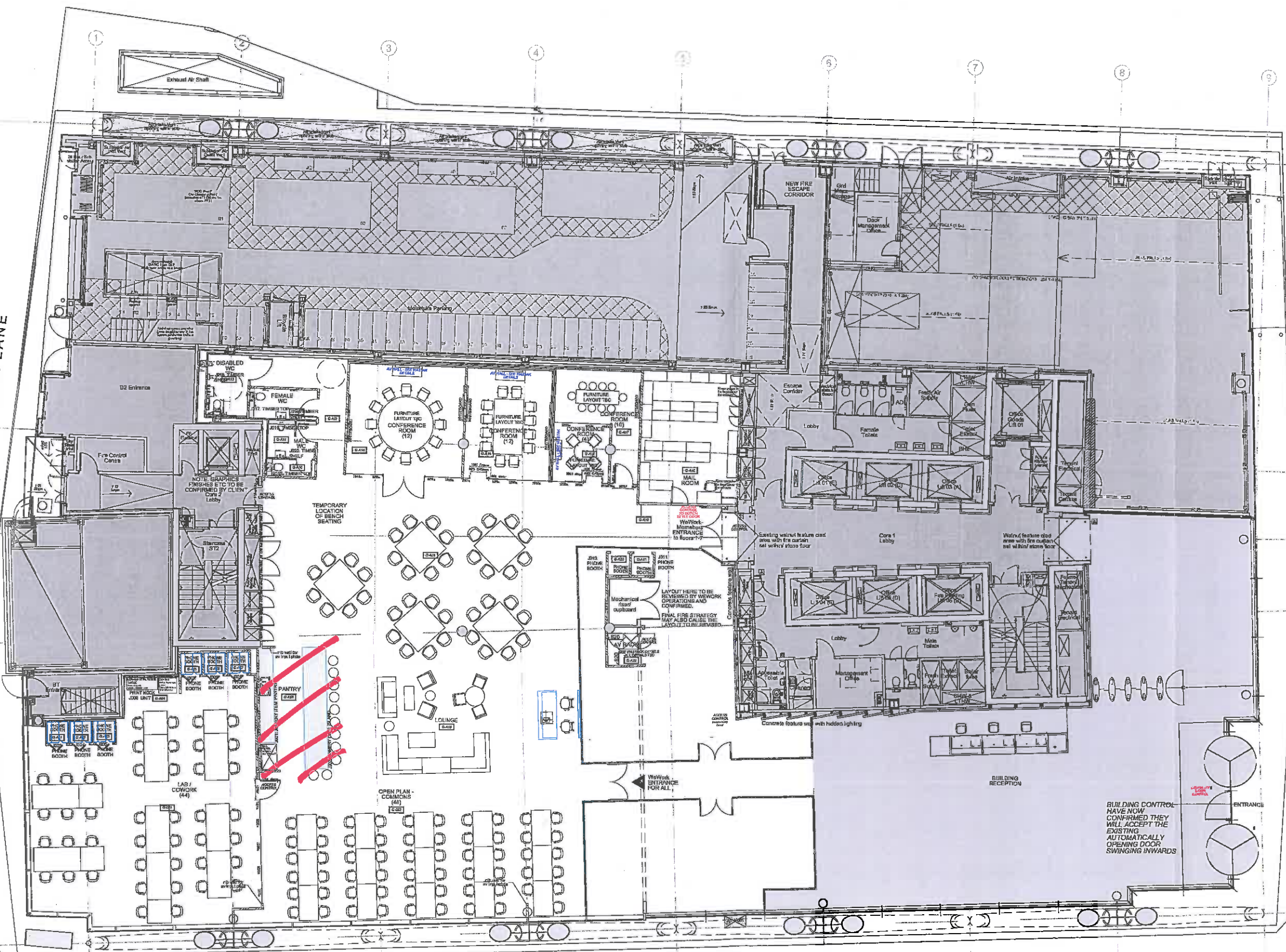
We-Work, 1 Fore Street, London, EC2Y 95EJ


<u>Map Reference</u>	<u>Name</u>	<u>Maximum Permitted Hours for Alcohol Sales</u>	
745	Legal and General	Sun – Sat:	<b>07:00 – 00:00</b>
738	Armourers Hall	Sun – Sat:	<b>07:00 – 00:00</b>
908	Peel Hunt LLP	Sun – Sat:	<b>12:00 – 23:00</b>
929	Pictet Asset Management	Sun – Sat:	<b>12:00 – 00:00</b>
528	Cuban	Thu - Sat	<b>10:00 - 01:00</b>
461	Corney & Barrow	Mon - Sun	<b>07:30 - 00:00</b>
636	Cuban Open Space	Mon - Sun	<b>10:00 - 23:00</b>
527	Blossom	Mon - Sat	<b>10:00 - 23:00</b>
1001	Gatti's	Sun – Sat:	<b>10:00 – 00:00</b>
462	Rack and Tenter	Mon - Sat	<b>10:00 - 00:00</b>



MORE LANE

FORE STREET





**FLOOR SQ.M APPROX. = 874**  
**FLOOR SQ.FT APPROX. = 9408**  
 Square foot shown is based on supplied building chart and includes all columns - subject to site survey  
**GENERAL CEILING HEIGHT - see below**  
 Unless other noted - Refer to survey details  
**FLOOR VOID = see below**  
 Unless other noted - Refer to survey details  
**CEILING VOID = see below**  
 Unless other noted - Refer to survey details

ACCOMMODATION SCHEDULE	
FACILITY	QTY
Reception	1
Cafe	1
Lounge	1
Conference Room (12)	2
Conference Room (10)	1
Conference Room (4)	1
Huddle Room	-
Mail Room	1
Open Plan - Commons	48
Open Plan - Labs / CoWork	44
Print Area	2
IT Room	1
Phone Booth	6
Tea point	1
<b>TOTAL HEAD COUNT</b>	<b>92</b>

**KEY**

- JOINERY ITEM
- Minimal works proposed to these areas. Notes shown in red.
- Layout to amp shown nationally. All subject to water and waste service routes and final cable operation and design.

SEE VIASTAK DETAILS DRAWINGS FOR AUDIO VISUAL.

AB	ISSUED AS BUILT	HL	28.06.15
Rev	Descriptive amendments	Drawn by	Date
Pro-Design - Construction - As Built			
<b>AS BUILT</b>			
Client			
<b>WeWork</b>			
Client Contact			
Site Address			
Moorgate Exchange Fore Street London			
Drawing Title			
Ground Floor - General Arrangement			
Account Manager			
Rob Gregory			
Designer / Project Manager			
Claire Elliott / Rob Parkin			
Scale	Drawn by	Final Drawing Date	
1:100 @ A1	AN	26/02/2015	
Contract Number	Building	Floor	Detail
1000	01	0G	GA
Laser House 132-140 Goswell Road London EC1V 7DY T: +44 (0)20 7563 9500 F: +44 (0)20 7563 9501 www.oktra.co.uk			

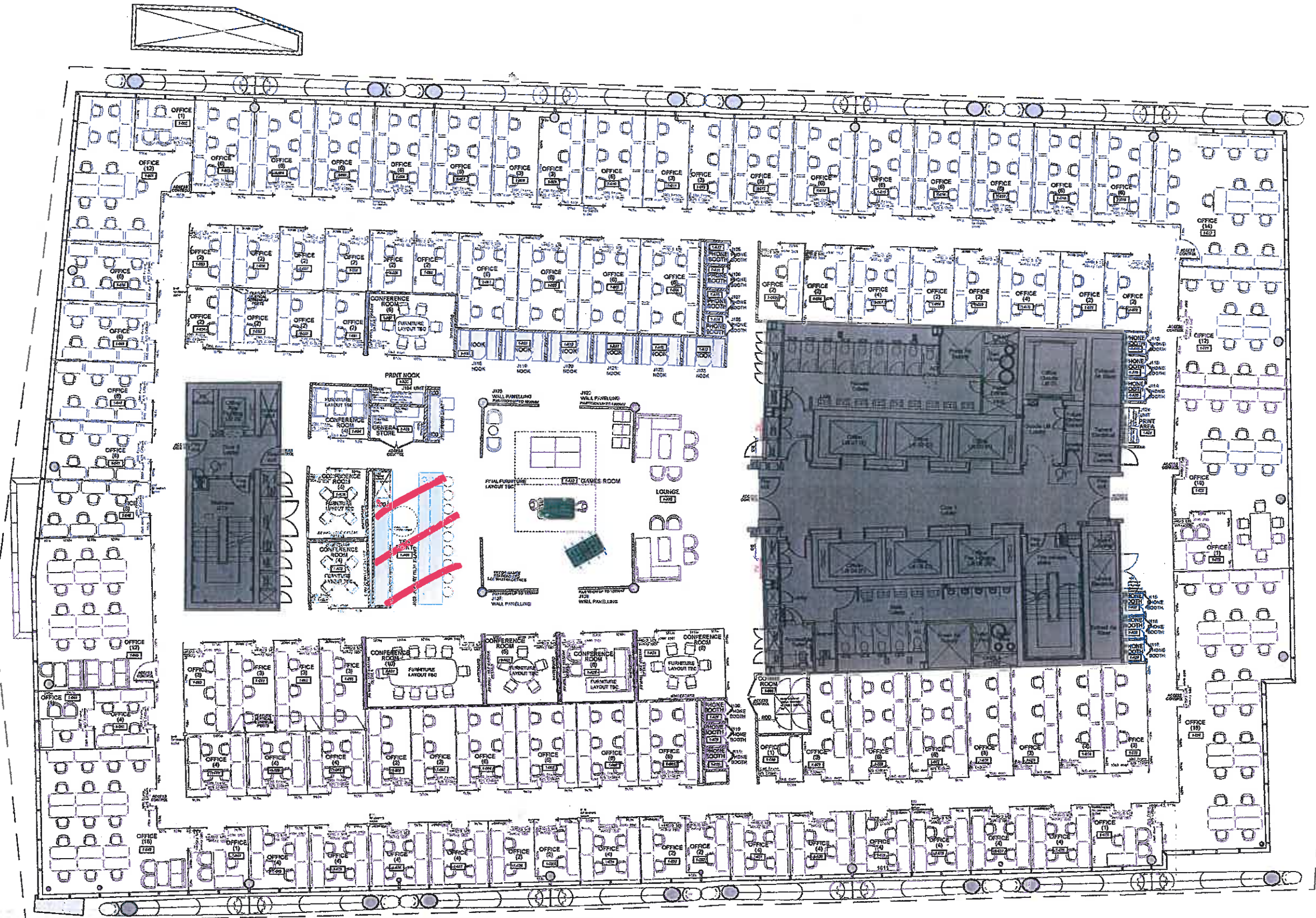
**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: **TBC on SITE** (including 30mm floor tile).  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: varies but generally 3016mm rising to 4171mm by windows.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: 4982mm.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 110h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h X 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L TO UNDERSIDE OF MF: vary. See Ground floor detail drawing for reception/cafe area.

**GROUND FLOOR**

FORE STREET

ALCOHOL SUPPLY AREA





**FLOOR SQ.M APPROX. = 1988**  
**FLOOR SQ.FT APPROX. = 21399**  
Square Foot shown is based on original building plans and includes 2 columns - subject to site survey  
**GENERAL CEILING HEIGHT = 0000mm**  
Unless other noted - Refer to survey data  
**FLOOR VOID = 000mm**  
Unless other noted - Refer to survey data  
**CEILING VOID = 000mm**  
Unless other noted - Refer to survey data

ACCOMMODATION SCHEDULE	
FACILITY	QTY
Open Plan	-
Offices ( 1 person )	6
Offices ( 2 person )	20
Offices ( 3 person )	15
Offices ( 4 person )	17
Offices ( 6 person )	28
Offices ( 9 person )	-
Offices ( 10 person )	1
Offices ( 12 person )	3
Offices ( 14 person )	1
Offices ( 16 person )	1
Offices ( 18 person )	1
Conference Room ( 4 Person )	3
Conference Room ( 5 Person )	1
Meeting Room ( 6 Person )	3
Meeting Room ( 10 Person )	1
Correns Room	1
Tea Point / Breakout	1
Copy Point	2
Refuse Room	1
Phone Booth	13
<b>TOTAL HEAD COUNT</b>	<b>421</b>

**KEY**

- 1320 X 610mm WORKSTATIONS WITH LESS AT 102mm
- JOURNEY ITEM
- Minimal works proposed to these areas. Notes shown in red.
- Layout to area shown reasonably. All subject to water and waste service routes and fire exit operative final design.

SEE VIASTAK DETAILS DRAWINGS FOR AUDIO VISUAL.

AS ISSUED FOR DRAWING	HL	23.06.15
Rev	Descriptive amendments	Drawn by Date
	Pre-Design - Construction - AS BUILT	

**Client**  
**WeWork**

**Client Contact**

**Site Address**  
 Neogiggle Exchange  
 Fero Street  
 London

**Drawing Title**  
 First Floor - General Arrangement

**Account Manager**  
 Rob Gregory

**Designer / Project Manager**  
 Claire Elliott / Rob Parkin

**Scale** 1:100 @ A1  
**Drawn by** AM  
**First Drawing Date** 26/02/2015

Contract Number	Building	Floor	Date	Revision
1000	01	01	GA	AB

**oktra**

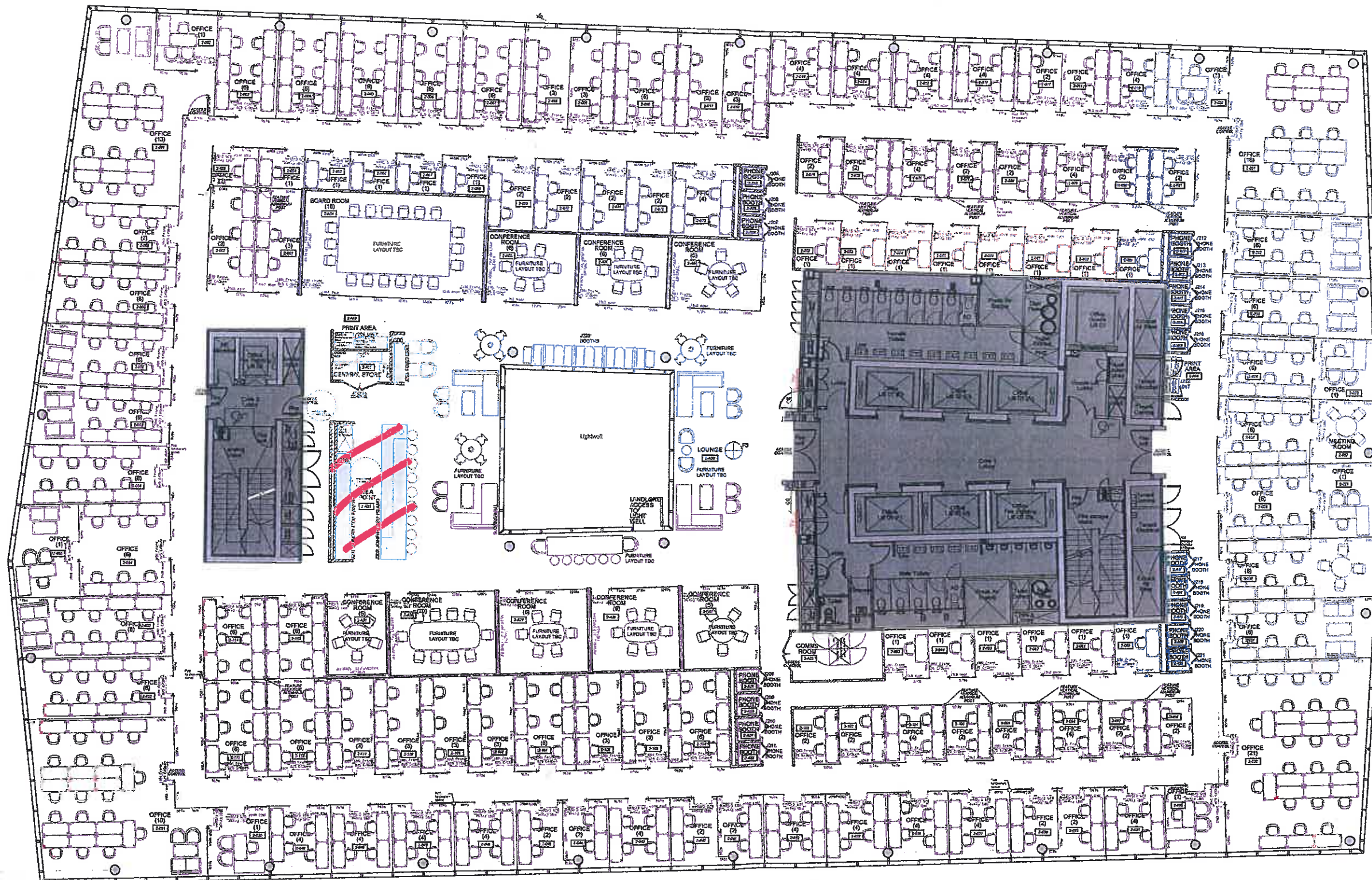
Laser House  
 132-140 Goswell Road  
 London EC1V 7DY  
 T: +44 (0)20 7563 9500  
 F: +44 (0)20 7563 9501  
 www.oktra.co.uk

**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: **TBC on SITE** (including 30mm floor tile).  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: varies but generally 3014mm.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: 3818mm.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 110h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h x 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L TO UNDERSIDE OF MF: 2748mm/ 2897mm.

**FIRST FLOOR**

ALCOHOL SUPPLY AREA





FLOOR SQ.M APPROX. = 2182  
 FLOOR SQ.FT APPROX. = 23487  
 Square foot shown is based on implied building shell and includes all columns - subject to site survey  
 GENERAL CEILING HEIGHT = 0000mm  
 Unless other noted - Refer to survey details  
 FLOOR VOID = 000mm  
 Unless other noted - Refer to survey details  
 CEILING VOID = 000mm  
 Unless other noted - Refer to survey details

ACCOMMODATION SCHEDULE	
FACILITY	QTY
Open Plan	-
Offices ( 1 person )	27
Offices ( 2 person )	24
Offices ( 3 person )	12
Offices ( 4 person )	20
Offices ( 6 person )	22
Offices ( 7 person )	1
Offices ( 8 person )	4
Offices ( 13 person )	1
Offices ( 18 person )	1
Offices ( 18 person )	1
Offices ( 21 person )	1
Conference Room ( 5 Person )	3
Conference Room ( 5 Person )	4
Conference Room ( 10 Person )	1
Board Room ( 18 Person )	1
Comms Room	1
Tea Point / Breakout	1
Copy Point	2
Re-use Room	1
Phone Booth	17
<b>TOTAL HEAD COUNT</b>	<b>430</b>

**KEY**

- 1300 X 610mm WORKSTATIONS WITH LEGS AT 100mm
- JOURNEY ITEM
- Work area proposed to these areas. Refer above level.
- Layout in area shown nationally. All subject to water and waste service routes and final c/c's operation and design.

SEE VIASTAK DETAILS DRAWINGS FOR AUDIO VISUAL.

AB ISSUED AS BUILT HL 26.06.15

Rev | Descriptive amendments | Drawn by | Date

Pre-Design - Construction - As Built

**AS BUILT**

**WeWork**

Client Contact

Site Address  
 Meorgate Exchange  
 Fore Street  
 London

Drawing Title  
 Second Floor - General Arrangement

Account Manager  
 Rob Gregory

Design Project Manager  
 Claire Elliott / Rob Parkin

Scale | Drawn by | Plotted Date  
 1:100 @ A1 | AN | 26/02/2015

Contract Number | Building | Floor | Detail | Revision  
 1000 | 01 | 02 | GA | AB

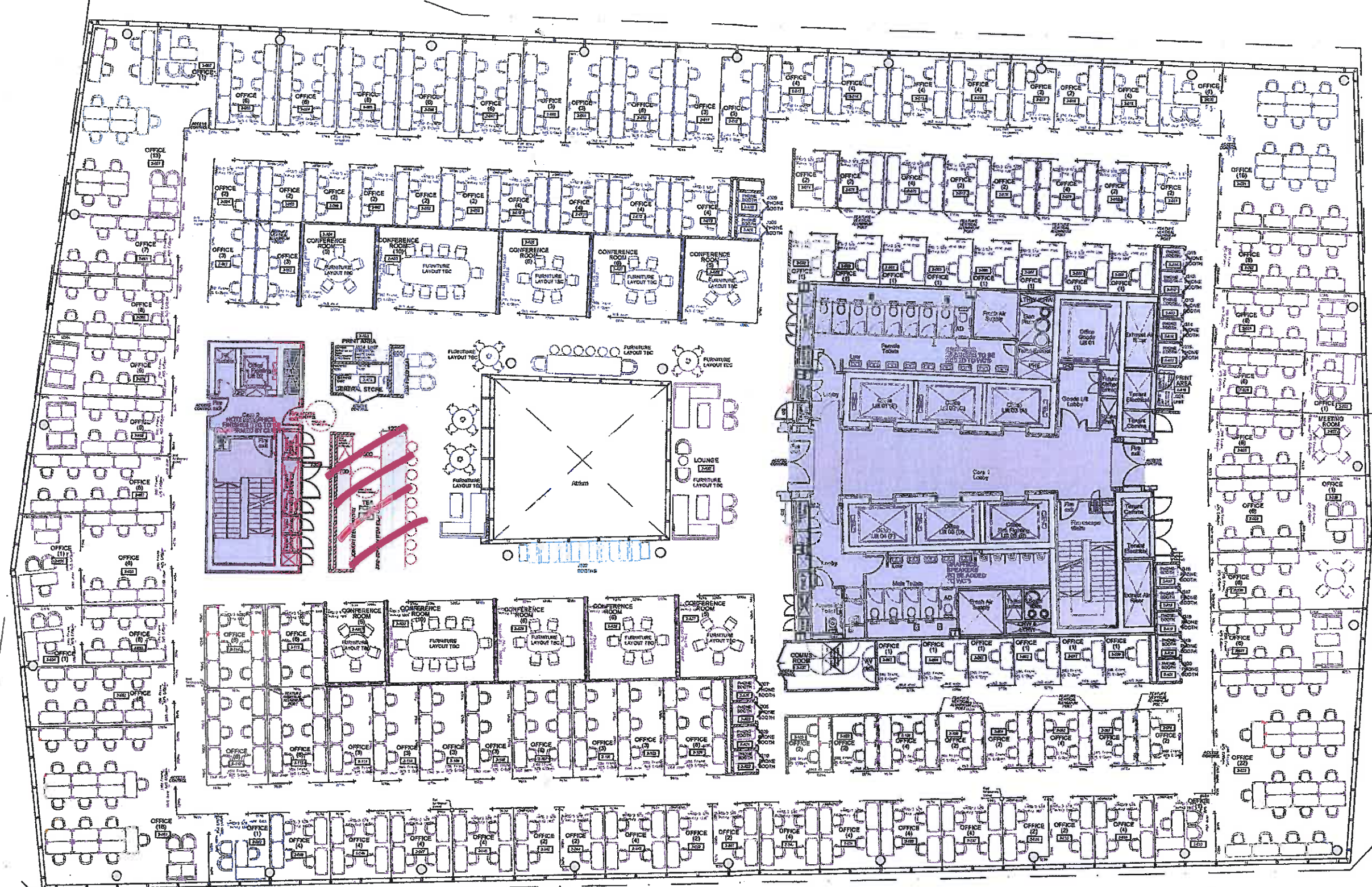
oktra Laser House  
 132-140 Goswell Road  
 London EC1V 7DY  
 T: +44 (0)20 7553 8500  
 F: +44 (0)20 7553 8501  
 www.oktra.co.uk

ACCOAL SUPPLY AREA

**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: TBC on SITE (Including 30mm floor tile).  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: 2758mm.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: 3519mm.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 110h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h X 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L. TO UNDERSIDE OF MF: 2753mm/2902mm.  
**SECOND FLOOR**

©2015 This drawing is the exclusive Copyrighted Work and may not be copied or used in any form without the prior consent. All dimensions must be checked on site and not solely from the drawing. All drawings and proposals are subject to approval by the relevant authorities.





**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: TBC on SITE (including 30mm floor tile).  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: 2749mm.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: 3471mm.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 110h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h X 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L. TO UNDERSIDE OF MF: 2751mm/ 2899mm.  
**THIRD FLOOR**

ALCOHOL  
 SWAPY ALBA



**FLOOR SQ.M APPROX. = 2177**  
**FLOOR SQ.FT APPROX. = 23433**  
 Square foot shown to be based on supplied building shell and includes all rooms - subject to site survey  
**GENERAL CEILING HEIGHT = 0000mm**  
 Unless other noted - Refer to survey details  
**FLOOR VOID = 060mm**  
 Unless other noted - Refer to survey details  
**CEILING VOID = 000mm**  
 Unless other noted - Refer to survey details  
**ACCOMMODATION SCHEDULE**

FACILITY	QTY
Open Plan	-
Offices ( 1 person )	22
Offices ( 2 person )	26
Offices ( 3 person )	12
Offices ( 4 person )	23
Offices ( 6 person )	22
Offices ( 7 person )	1
Offices ( 8 person )	4
Offices ( 13 person )	1
Offices ( 16 person )	1
Offices ( 18 person )	1
Offices ( 22 person )	1
Conference Room (5 Person)	4
Conference Room (6 Person)	4
Conference Room (10 Person)	2
Board Room (18 Person)	-
Comms Room	1
Tea Point / Breakout	1
Copy Point	2
Refuse Room	1
Phone Booth	16
<b>TOTAL HEAD COUNT</b>	<b>442</b>

**KEY**

- 1320 X 610mm WORKSTATIONS WITH LEGS AT 322mm
- JOINERY ITEM
- Minimal works proposed to these areas. Notes shown in red.
- Layout to cross shown notional. All subject to water and waste service routes and final cable operation and design.

**SEE VISTAK DETAILS DRAWINGS FOR AUDIO VISUAL.**

AS	ISSUED FOR DRAWING	HL	21.07.15
Rev	Descriptive amendments	Drawn by	Date
Pre-Design - Construction - As Built			
<b>AS BUILT</b>			

**Client**  
**WeWork**

**Client Contact**

**Site Address**  
 Moorgate Exchange  
 Finsbury Street  
 London

**Drawing Title**  
 Third Floor - General Arrangement

**Account Manager**  
 Rob Gregory

**Designer/Project Manager**  
 Claire Elliott / Rob Parkin

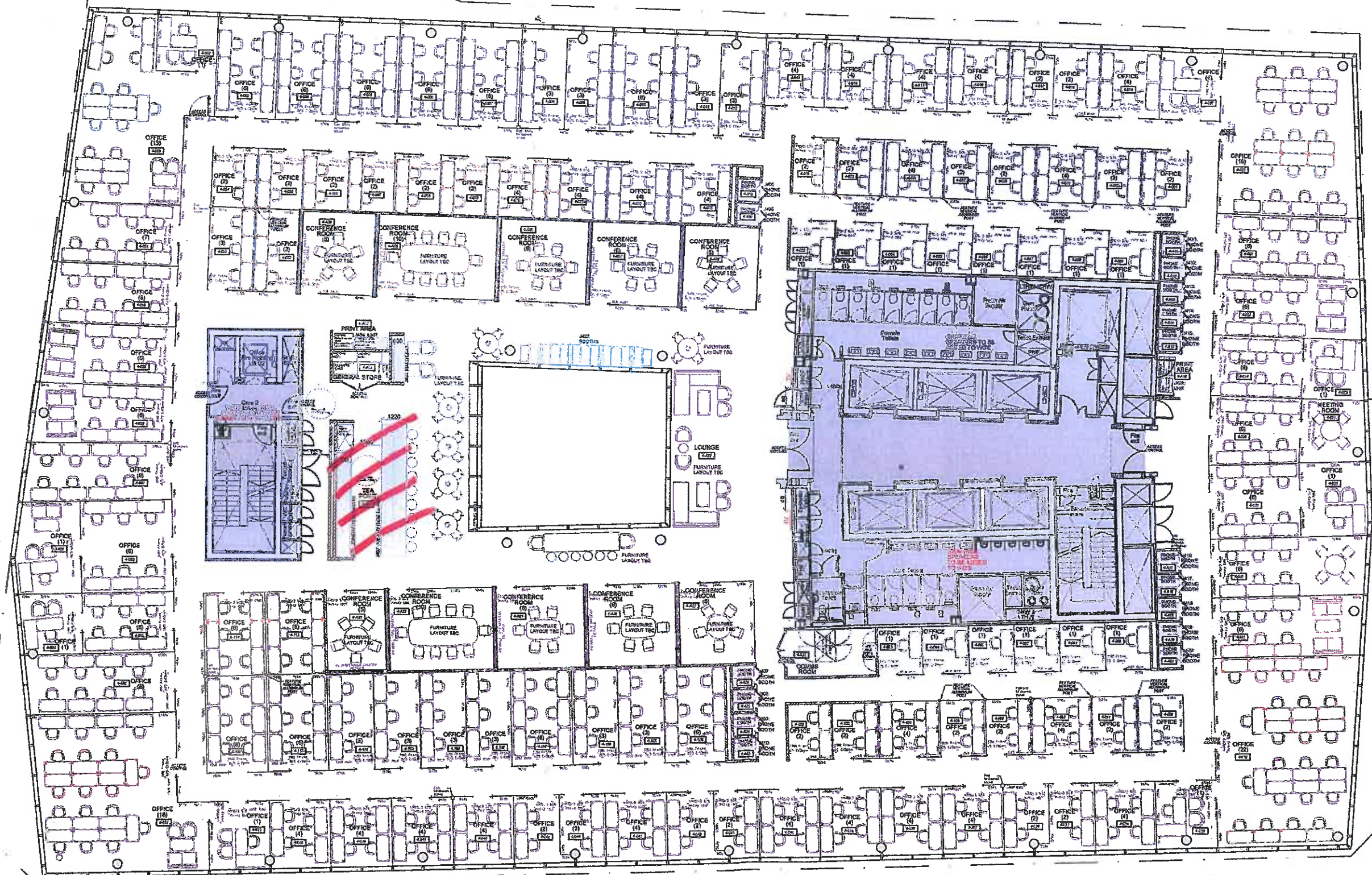
**Scale** 1:100 @ A1  
**Building** 01  
**Floor** 03  
**Detail** GA  
**Revision** AB

**Contract Number** 1000

**oktra**  
 Lessor House  
 132-140 Goswell Road  
 London EC1V 7DY  
 T: +44 (0)20 7553 9500  
 F: +44 (0)20 7553 9501  
 www.oktra.co.uk

©2015. This drawing is the exclusive copyright of Oktra and may not be copied or traded in any form without the prior written consent of Oktra. All dimensions must be checked on site and not relied upon for building. All drawings and proposals are subject to site conditions and shall be subject to the final design.





**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: 150mm (including 30mm floor tile).  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: 2748mm.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: 3480mm.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 110h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h x 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L. TO UNDERSIDE OF MF: 2748mm/ 2897mm NOT CHECKED.

**FOURTH FLOOR**

*Alcove  
Supply  
Area*



FLOOR SQ.M APPROX. = 2177  
 FLOOR SQ.FT APPROX. = 23433  
 Square foot shown is based on supplied building shell and includes all columns - subject to site survey  
 GENERAL CEILING HEIGHT = see below.  
 Unless other noted - Refer to survey details  
 FLOOR VOID = see below.  
 Unless other noted - Refer to survey details  
 CEILING VOID = see below.  
 Unless other noted - Refer to survey details

ACCOMMODATION SCHEDULE	
FACILITY	QTY
Open Plan	-
Offices ( 1 person )	22
Offices ( 2 person )	26
Offices ( 3 person )	12
Offices ( 4 person )	23
Offices ( 6 person )	22
Offices ( 7 person )	1
Offices ( 8 person )	4
Offices ( 13 person )	1
Offices ( 18 person )	1
Offices ( 22 person )	1
Conference Room (5 Person)	4
Conference Room (6 Person)	4
Conference Room (10 Person)	2
Board Room (18 Person)	-
Comms Room	1
Tea Point / Breakout	1
Copy Point	2
Refuse Room	1
Phone Booth	18
<b>TOTAL HEAD COUNT</b>	<b>442</b>

**KEY**

- 1200 X 600mm WORKSTATIONS WITH LEGS AT 102mm
- JOINTERY ITEM
- Minimal works prepared to this extent. Refer shown in red.
- Layout to area shown rationally. All subject to water and waste service routes and final site operation and design.

SEE VISTAK DETAILS DRAWINGS FOR AUDIO VISUAL.

AB	ISSUED AS DRAWING	AN	23.07.15
Rev	Descriptive amendments	Drawn by	Date
<b>AS BUILT</b>			

**Client**  
**WeWork**  
 Client Contact  
 Site Address  
 Workspace Exchange  
 Fove Street  
 London  
 Drawing Title  
 Fourth Floor - General Arrangement  
 Account Manager  
 Rob Gregory  
 Designer/Project Manager  
 Claire Elliott / Rob Parkin  
 Scales  
 1:100 @ A1  
 Drawn by  
 AN  
 First Drawing Date  
 01/03/2015  
 Contract Number  
 1000  
 Building  
 01  
 Floor  
 04  
 Date  
 GA  
 Revision  
 AB

**oktra**  
 Lesser House  
 132-140 Goswell Road  
 London EC1V 7DY  
 T: +44 (0)20 7553 8500  
 F: +44 (0)20 7553 8501  
 www.oktra.co.uk

© 2015 The Company is the exclusive Copyright of Oktra Ltd. All rights reserved. All dimensions shall be checked on site and not taken from the drawings. All drawings are prepared and subject to approval by the relevant authorities.





**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: 150mm (including 30mm floor tile).  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: 275mm.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: 3473mm.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 110h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h X 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L TO UNDERSIDE OF MF: 2753mm/ 2902mm.  
**FIFTH FLOOR**

**ALCOWAL SUPPLY AREA**



**FLOOR SQ.M APPROX. = 2167**  
**FLOOR SQ.FT APPROX. = 23325**  
 Square foot shown is based on supplied building shell and includes all columns - subject to site survey  
**GENERAL CEILING HEIGHT = see below.**  
 Unless other noted - Refer to survey details  
**FLOOR VOID = see below.**  
 Unless other noted - Refer to survey details  
**CEILING VOID = see below.**  
 Unless other noted - Refer to survey details

ACCOMMODATION SCHEDULE	
FACILITY	QTY
Open Plan	-
Offices ( 1 person )	14
Offices ( 2 person )	18
Offices ( 3 person )	18
Offices ( 4 person )	10
Offices ( 6 person )	23
Offices ( 7 person )	1
Offices ( 8 person )	4
Offices ( 13 person )	1
Offices ( 18 person )	1
Offices ( 22 person )	1
Offices ( 30 person )	1
Conference Room (5 Person)	4
Conference Room (6 Person)	4
Conference Room (10 Person)	2
Comms Room	1
Tea Point / Breakout	1
Copy Point	2
Refuse Room	1
Phone Booth	13
<b>TOTAL HEAD COUNT</b>	<b>444</b>

**KEY**

- 1200 X 610mm WORKSTATIONS WITH LEGS AT 100mm
- COMBINATION ITEM
- Minimal works proposed to these areas. Notes shown in red.
- Layout to area shown in red. All subject to utility and service routes and final user's operative and design.

SEE VISTAK DETAILS DRAWINGS FOR AUDIO VISUAL.

Rev	Description	Drawn by	Date
AB	ISSUED FOR DRAWING	NJ	23.07.15
	Discipline amendments		

Pre-Design - Construction - As Built  
**AS BUILT**

Client  
**WeWork**  
 Client Contact:

Site Address  
 Moorgate Exchange  
 Fins Street  
 London

Drawing Title  
**Fifth Floor - General Arrangement**  
 Account Manager:  
 Rob Gregory  
 Designer Project Manager:  
 Claire Elliott / Rob Parkin

Scale  
 1:100 @ A1  
 Drawn by  
 AN  
 Fast Drawing Date  
 01/03/2015

Contract Number  
 1000  
 Working  
 01  
 Date  
 05  
 Detail  
 GA  
 Revision  
 AB

**oktra**  
 Laser House  
 132-140 Gerwalk Road  
 London EC1V 7DY  
 T: +44 (0)20 7553 9500  
 F: +44 (0)20 7553 9501  
 www.oktra.co.uk

NOTE: This drawing is the property of Oktra and may not be copied or reproduced in any form without the prior written consent of Oktra. All drawings and specifications are subject to copyright by Oktra and its licensors.





FLOOR SQ.M APPROX. = 2080  
 FLOOR SQ.FT APPROX. = 22389  
 Square foot shown is based on supplied building shell and includes all columns - subject to site survey  
 Unless other noted - Refer to survey details  
 GENERAL CEILING HEIGHT = 0000mm  
 Unless other noted - Refer to survey details  
 FLOOR VOID = 000mm  
 Unless other noted - Refer to survey details  
 CEILING VOID = 000mm  
 Unless other noted - Refer to survey details

ACCOMMODATION SCHEDULE	
FACILITY	QTY
Open Plan	-
Offices (1 person)	14
Offices (2 person)	16
Offices (3 person)	20
Offices (4 person)	18
Offices (6 person)	18
Offices (7 person)	-
Offices (8 person)	1
Offices (16 person)	1
Offices (18 person)	1
Offices (22 person)	1
Offices (30 person)	2
Conference Room (5 Person)	4
Conference Room (6 Person)	4
Conference Room (10 Person)	2
Board Room (18 Person)	-
Comms Room	1
Tea Point / Breakout	1
Copy Point	2
Refuse Room	1
Phone Booth	10
<b>TOTAL HEAD COUNT</b>	<b>410</b>

**KEY**

- 1320 X 610mm WORKSTATIONS
- JOINERY ITEM
- Minimal works proposed to these areas. Notes shown in red.
- Lobby to area shown notionally. All subject to water and waste service routes and final cable operation and design.

SEE VISTAK DETAILS DRAWINGS FOR AUDIO VISUAL.

AB	ISSUED FOR DRAWING	NJ	20.08.15
Rev	Descriptive amendments	Drawn by	Date
<b>AS BUILT</b>			

Client  
**WeWork**

Client Contact

Site Address  
Moorgate Exchange  
Fore Street  
London

Drawing Title  
Sixth Floor - General Arrangement

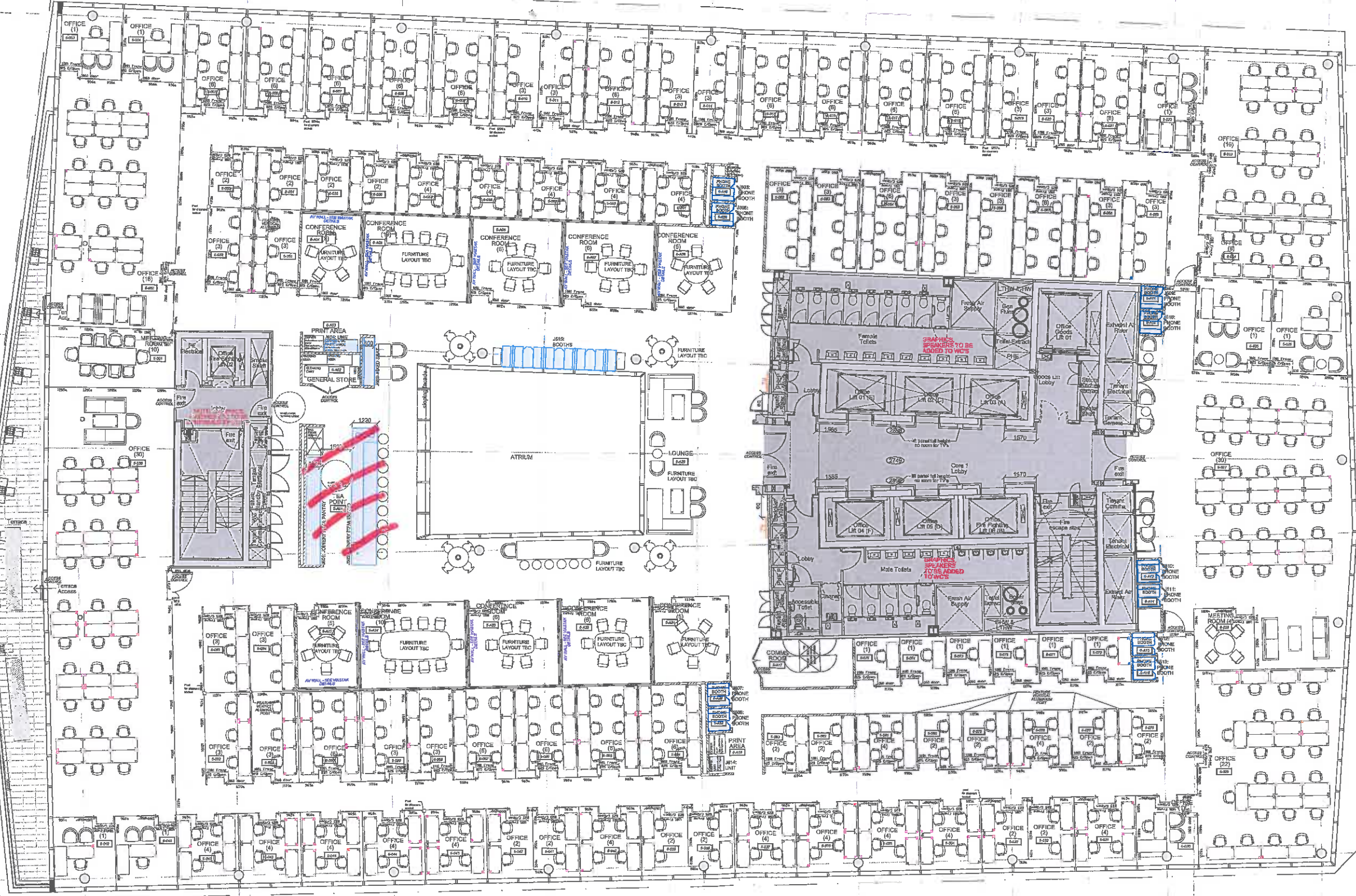
Account Manager  
Rob Gregory

Designer/Project Manager  
Claire Elliott / Rob Parlin

Scale	1:100 @ A1	Drawn by	AN	First Drawing Date	01/03/2015
Contract Number	1000	Building	01	Floor	06
				Detail	GA
				Revision	AB

oktra  
Laser House  
132-140 Goswell Road  
London EC1V 7DY  
T: +44 (0)20 7553 9500  
F: +44 (0)20 7553 9501  
www.oktra.co.uk

Page 139

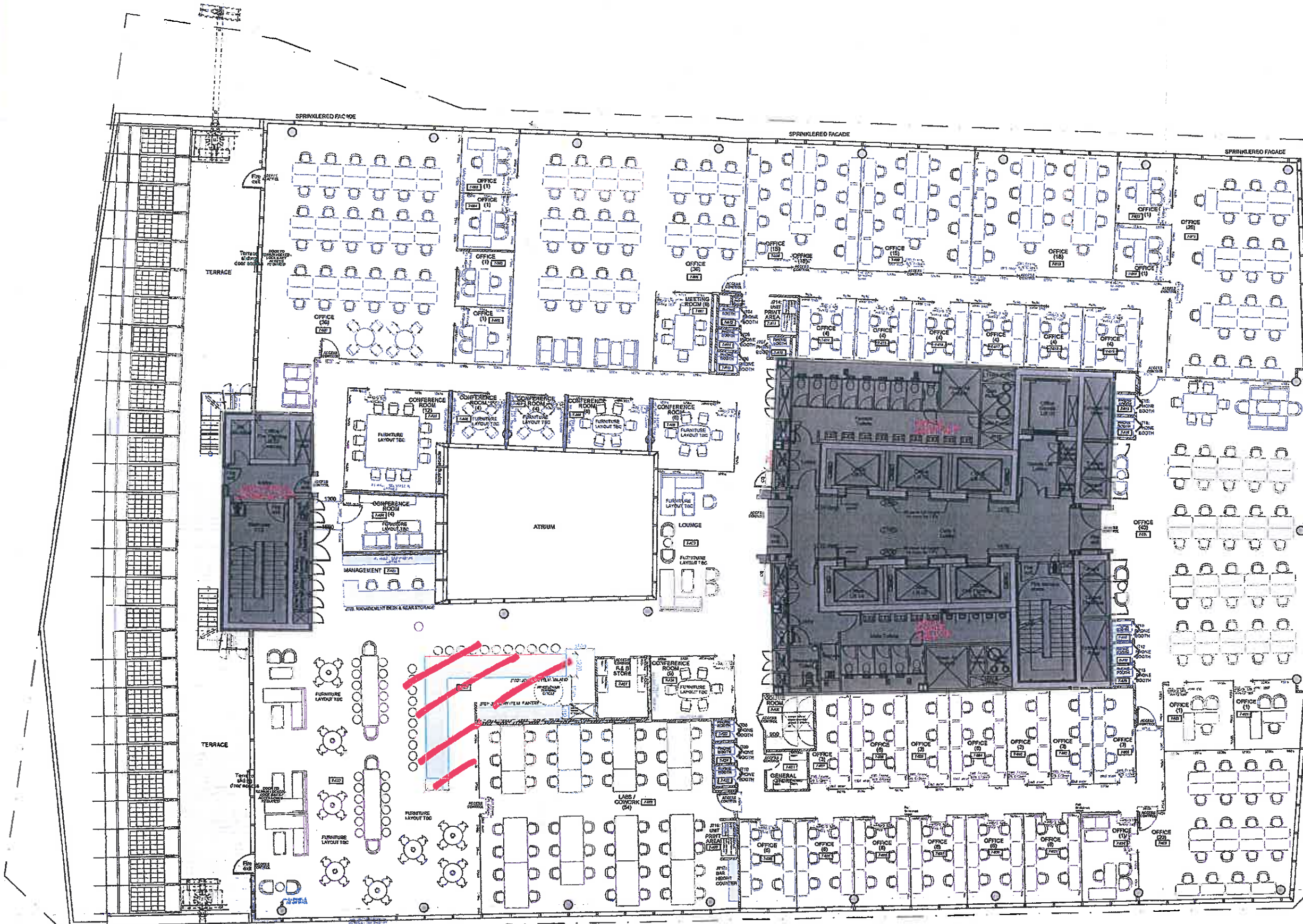


**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: 150MM (including 30mm floor tile) TBC.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: 2756mm.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: not known.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 120h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h X 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L TO UNDERSIDE OF MF: 2749/ 2898mm.  
**SIXTH FLOOR**

**AS BUILT**  
 SUPPLY AREA

NOTES: This drawing is the exclusive Copyright of Oktra and may not be copied or handed to any third parties without prior approval. All dimensions shall be checked on site and not scaled from the drawing. All drawings and proposals are subject to approval by statutory authorities.





**BUILDING INFORMATION (ALL DIMENSIONS APPROX AND ARE SUBJECT TO CHECKING BY ALL RELEVANT CONTRACTORS):**  
 OPEN PLAN FLOOR VOID: 150MM (including 30mm floor tile).  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF SUSPENDED/MF CEILING: Varies but generally 2760mm.  
 OPEN PLAN RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING SLAB: not known.  
 OPEN PLAN MAIN SKIRTING (EXISTING): 120h x 10mm deep.  
 OPEN PLAN FEATURE SKIRTING (EXISTING): 100h X 2mm deep.  
 LIFT LOBBY CEILING HEIGHTS F.F.L TO UNDERSIDE OF MF: 2760/ 2909mm.

**SEVENTH FLOOR**

/// ALCOHOL SUPPLY AREA



FLOOR SQ.M APPROX. = 1786  
 FLOOR SQ.FT APPROX. = 19224

Square foot shown is based on supplied building sheet and includes all columns - subject to the survey  
 GENERAL CEILING HEIGHT - see below  
 Unless other noted - Refer to survey details

FLOOR VOID = 000mm  
 Unless other noted - Refer to survey details  
 CEILING VOID = 000mm  
 Unless other noted - Refer to survey details

**ACCOMMODATION SCHEDULE**

FACILITY	QTY
Labs / Cowork	54
Offices ( 1 person )	9
Offices ( 2 person )	-
Offices ( 3 person )	5
Offices ( 4 person )	6
Offices ( 6 person )	8
Offices ( 15 person )	2
Offices ( 18 person )	1
Offices ( 20 person )	1
Offices ( 25 person )	1
Offices ( 33 person )	0
Offices ( 36 person )	2
Offices ( 40 person )	1
Conference Room (4 Person)	3
Conference Room (6 Person)	3
Conference Room (10 Person)	-
Conference Room (12-14 Person)	1
Comms Room	1
Tea Point / Breakout	1
Copy Point	3
Refuse Room	1
Phone Booth	10
<b>TOTAL HEAD COUNT</b>	<b>395</b>

**KEY**

- 1200 X 610mm WORKSTATIONS
- JOINERY ITEM
- Minimal works proposed to these areas. Notes shown in red.
- Layout to area shown nationally. All subject to walls and levels, service routes and final cable operations and design.
- Anticipated path of cleaning trucks that require a 2.5m turning circle and protected route.

SEE VISTAK DETAILS DRAWINGS FOR AUDIO VISUAL.

AS ISSUED FOR DRAWING NJ 20.08.15

Rev Descriptive amendments Drawn by: Date

Pre-Design - Construction - As Built

**AS BUILT**

Client: **WeWork**

Client Contact:

Site Address: **Moorgate Exchange**  
 Fins Street  
 London

Drawing Title: **Seventh Floor - General Arrangement**

Account Manager: **Rob Emery**

Designed/Project Manager: **Claire Elliott / Rob Parkin**

Scale: 1:100 @ A1 Drawn by: AN First Drawing Date: 01/03/2015

Contract Number	Building	Floor	Date	Revision
1000	01	07	GA	AB

oktra  
 Laser House  
 132-140 Gorwell Road  
 London EC1V 7DY  
 T: +44 (0)20 7553 9500  
 F: +44 (0)20 7553 9501  
 www.oktra.co.uk