

Butcher, Susan

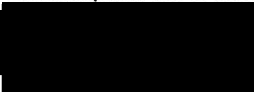
From: M&CP - Licensing
Sent: 28 December 2017 17:46
To: Aznar, Stephen; Blake, Steve; Breese, Robert; Butcher, Susan; Davenport, Peter; Hewitt, Andre; Minas, Aggie; Patel, Sangeeta
Subject: FW: Fwd:
Attachments: Beech Street Tunnel Event March 2018.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Christopher Gorman-Evans
Sent: Thursday, December 28, 2017 5:45:52 PM (UTC+00:00) Monrovia, Reykjavik
To: M&CP - Licensing; Breese, Robert
Cc: Jane Northcote
Subject: Fwd:

Please see the attached objection sent on behalf of the Cromwell Tower House Group with respect to the application by the Barbican Centre for a premises licence to be granted under the Licensing Act 2003 with respect to Beech Street Tunnel from 16/03/2018 to 18/03/2018.

All the best for the New Year,

Christopher M. Gorman-Evans


**Christopher M. Gorman-Evans
for Cromwell Tower House Group**



December 28, 2017

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

Submitted by email to licensing@cityoflondon.gov.uk

Dear Members of the City of London Licensing Team

Re: Objection to application by the Barbican Centre (the “Applicant”) for a premises licence to be granted under the Licensing Act 2003 with respect to Beech Street Tunnel (the “Premises”) from 16/03/2018 to 18/03/2018 (the “Application”)

I write on behalf of the Cromwell Tower House Group (“CTHG”) to OBJECT to this Application. The CTHG is the Recognized Tenants’ Association for Cromwell Tower, in Cromwell Place within the Barbican Residential Estate, at the eastern end of the Beech Street Tunnel. Cromwell Tower is a residential tower comprising 111 flats.

We are very much supportive of innovative cultural events in the City of London provided that they are held in appropriate locations and organized and conducted in such a way as not to create an unreasonable nuisance to residents.

We are keen to engage in dialogue with the Applicant to ensure that the event to which the Application relates is a success. However, this has not been possible within the timescales of this Application. The Application was filed on or about December 1, 2017. The first opportunity for residents to discuss the proposed event with the Applicant was at a meeting held on December 12, 2017. The Applicant circulated a note of their understanding of the discussions at that meeting only on December 20, 2017. The relevant officer of the Applicant has since been on leave and will remain so until after the last date for representations to be made with respect to the Application, which is December 29, 2017. This has meant that essential dialogue with the Applicant has not been possible to date. We believe that the only way to have our concerns heard is to object within the licensing system. We hope that the Applicant will bring forward detailed plans of appropriate procedures, or revised proposals, to address our concerns. We look forward then to working constructively with the Applicant to make the event a success.

Our key concerns relate to **prevention of public nuisance**, given the substantial impact the proposal will have on the 111 homes in Cromwell Tower:

1. Access to Cromwell Place:-

This event, and its set-up and take-down, risk blocking access to our homes. The obstruction is likely to be caused by:

- (a) Queues and crowds of event-goers entering and leaving the event;
- (b) Contractors' vehicles involved in setting up and taking down the structures in and around the Beech Street Tunnel and other materials used in the event; and
- (c) Beech Street closure causing traffic problems, so that vehicles cannot reach us.

We have been advised by the Applicant that up to 1,000 people may enter the Premises for each performance session, and that each performance session is anticipated by the Applicant to be about 30 minutes long. Therefore, there will potentially be about 1,000 people every half hour entering, and about 1,000 people leaving, the performance area of the Premises. We are concerned about the obstruction to the roadway caused by this considerable number of people.

The plan of the Premises comprised in the Application (the "Plan") does not show the area in front of Cromwell Place and specify to any meaningful extent how attendees will queue/enter/exit and be managed. However, the Plan indicates that this area will be the primary entrance point for the Premises; so, at times there may be as many as 2,000 people in front of Cromwell Tower. Unless properly managed with an organized queuing system, this number of people will obstruct the road and make it impossible for vehicles to access and service our Tower. The Plan shows emergency exit points in three locations (Golden Lane and each of the east and west ends of the Beech Street Tunnel), but does not seem to show the intended non-emergency exit points; our reading of the Plan is that the eastern end of the tunnel in front of Cromwell Place is likely to be the primary non-emergency exit point as well as the primary entrance point, but the Applicant should clarify this.

We understand from the Applicant that, although apparently not referred to in the Application, the Applicant intends to close Beech Street to traffic as far east as the junction with Whitecross Street and Silk Street, so denying road access to Cromwell Place. This is unacceptable.

Cromwell Tower comprises 111 homes. Cromwell Place is the only road access, and the only level pedestrian access, to these homes. Access is required for, among other things (i) the Tower's lobby porters twice a day, (ii) daily refuse collection, (iii) access to and from the residents' car park, (iv) multiple deliveries and collections of goods to and from the Tower including but not limited to several Amazon and courier deliveries each day, food and grocery deliveries, and Royal Mail deliveries, (v) contractors who may be working within the Tower, (vi) moving home for incoming and outgoing long leaseholders and tenants, and (vii) access by those residents of the Tower who use mobility vehicles. None of these vehicle movements are amenable to restriction to a limited number of windows each day, which we understand to be the Applicant's current thinking on this topic; nor are they any less relevant on a Saturday and Sunday than on other days of the week.

The Application does not explain how the Applicant will keep free the requisite access to Cromwell Place. Unrestricted road and pedestrian access into Cromwell Place from Beech Street needs to be maintained at all times.

The Applicant needs to provide a traffic management plan that ensures both that (A) it is clear to vehicles accessing Cromwell Place that they do have access, and so are not put off and, for example, fail to make their delivery, because the driver is confused or uncertain as to whether they have access, and (B) it is clear, at an appropriate distance from the Premises, to vehicles that intend to pass east to west through the Beech Street Tunnel that access through the tunnel is denied. This should be clearly signposted before vehicles enter Chiswell Street from the A501 or Finsbury Square and before vehicles enter Chiswell Street or Silk Street via Moor Lane or Milton Street and not just as vehicles arrive at the closed section of road.

2. Noise Pollution:

The Application raises a number of potential noise pollution issues.

We are primarily concerned about:

- (a) noise from the performances; and
- (b) noise from event-goers queuing for, entering and leaving the event.

We are also concerned about noise from sound checks and other set-up and take-down noise.

The Application refers, very briefly, to management of music noise from the performances within the Premises and to management of noise from people leaving the event; however, it does not address management of noise from the set up and take down of the performance space and structures, nor from the large crowds of people queuing for and entering the event.

The set-up of the performance space will, we understand, include the erection of scaffolding within the Beech Street Tunnel and a number of other activities that have potential to create noise in residents' homes both during set up/take down and the performance phase. The Applicant should explain how it proposes to ensure that residents are not disturbed by such noise. Noisy activities within the Beech Street Tunnel are audible outside it. Indeed the structure and acoustic characteristics of the tunnel often amplify noise, which affects residents of adjacent buildings.

As far as sound leakage from performances within the Premises is concerned, the Application states: "*The Event Partners will ... work closely with local agencies and resident groups to ensure recorded music playback causes minimal disturbance*". In principle we support the target of "minimal disturbance", but we are concerned that this concept is subjective and open to interpretation; therefore, the Applicant should specify this target in a way which can be monitored and enforced. We believe that the proper approach to be taken would be for weekend sound monitoring on residents' balconies beforehand, so as to establish the true low-level of background noise here, particularly after 8.00pm and before 10.00am, and for the event organisers to use devices which ensure that the sound produced by the event does not rise above that background level. A wide range of testing points should be used, as noise travels to different Barbican residential buildings, and to flats at different altitudes and with different aspects within a single residential Barbican building, in unpredictable ways. The

Barbican is extremely quiet on weekend afternoons and evenings and the objective should be to achieve zero noise impact on residences wherever located.

Groups of up to 2,000 people massed in a queue for entry and exiting the Premises will inevitably create substantial noise from conversation. This noise will inevitably substantially affect homes in Cromwell Tower and will be an issue throughout the afternoon and into the very late evening on a Saturday and Sunday. We know from past experience that simply to “*communicate with event-goers that they are in a residential area, and ask them to leave quietly*” will not be effective, and in any case relates only to the departure of event-goers and not their queueing ahead of admission to the Premises.

3. *Toilet Facilities:*

In our view, the need for toilet facilities and the practicability of their locations has been significantly underestimated by the Applicant. Given that a crowd of 1,000 people may be queueing for entry to the event just before 1,000 leave it, the proposed arrangements are likely to be inadequate. The Barbican Cinemas 2 and 3 location has very limited toilet capacity and the more extensive Barbican Centre toilets are located some distance away. These latter are accessed from the Premises via a convoluted route and take some 5-10 minutes to reach. People leaving their place in a queue for entry are unlikely to want to go as far as the toilets in the lower levels of the Barbican Centre to relieve themselves. We do not want any part of Cromwell Place or the surrounding streets to be used as a urinal. Public urination has been a chronic problem in and around the Beech Street Tunnel area over a long period of time. The Applicant needs to demonstrate how adequate toilets will be provided for the event-goers.

We are keen to make this event work and very happy to work with the Applicant to reach solutions to address our concerns. We are currently not confident that such solutions will be in place before the Licensing Committee hearing on January 24, 2018.

Yours sincerely,

Christopher M. Gorman-Evans
for Cromwell Tower House Group Committee