

Safety, Security, and Management Statement

Proposed Roof Top Bar at Kingsbourne House, 229-231 High Holborn, London WC1V 7DA

This statement outlines the measures to ensure the safety, security, and effective management of the proposed rooftop venue at Kingsbourne House, located in the London Borough of Camden. Appended to this document is a reply to the specific questions raised in the consultation reply from the Metropolitan Police.

The operation of the venue will adhere to the highest standards, complying with local authority requirements and addressing potential concerns of neighbouring properties and the wider community.

The venue will be named La 'Yam. The name La 'Yam has many meanings and origins. In Sanskrit, Layam means "*absorption*" or "*union*." It is also believed to have Hebrew origins, where it means "*aim*" or "*compass*." Additionally, in Arabic, Layam means "*shining*" or "*radiant*."

La 'Yam will be operating mainly in day time and will be a facility for the offices of Kingsbourne House and businesses surrounding it. The objective is to create an extra much needed breakout space for office users and professionals by enabling them to have meetings outside their main offices in a branded designated area. It will also be available for corporate events during the year or just to enjoy there afternoon drink or have a healthy lunch. All of this will be wrapped in a cooperate package to allow the local businesses and office employees to qualify for discounted corporate prices and access during the working day.

1. Safety Measures

To protect customers, staff, and the wider public, the following safety measures will be implemented:

- **Structural Safety:**

The rooftop area has been designed and maintained in line with British Standards and Building Regulations. Structural assessments will ensure the roof can safely accommodate customers, furniture, and associated infrastructure.
- **Fire Safety:**

A comprehensive fire risk assessment has been conducted. Key measures include:

 - Fire-resistant materials for construction.
 - Installation of a fire detection and alarm system.
 - Clearly marked fire exits and evacuation routes.
 - Fire extinguishers and equipment positioned strategically throughout the space.
- **Health and Safety:**

The bar and food preparation areas will comply with all health and safety legislation, including routine inspections, staff training on first aid, and compliance with food and beverage hygiene standards.

2. Security Measures

To ensure the security of customers and the surrounding community:

- **CCTV:**
A comprehensive CCTV system will cover all venue and entry/exit areas, monitored 24/7 and compliant with GDPR regulations. This includes all landings, stairwells and lifts.
- **Access Control:**
Entry to the rooftop venue will be controlled via a booking system with customers met and checked-in at the ground floor (for those arriving from other offices blocks) by secure entrance procedures. Staff will be trained to manage access responsibly.
- **Lighting:**
Low level lighting will be installed to enhance security and deter anti-social behaviour, without causing light pollution for neighbouring properties.
- **Staff Presence:**
SIA certified security personnel will be present during operating hours, ensuring a safe environment and preventing disturbances. This includes staff at the entrance and in the venue.

3. Management Plan

Effective management will be critical to the successful operation of the rooftop bar.

- **Hours of Operation:**
The bar will operate within the hours agreed with the London Borough of Camden, respecting noise regulations and minimizing disruption to the local area and will comply with the noise mitigation plan set out in the submitted Noise report.
- **Noise Control:**
 - A noise mitigation management plan will include measures such as soundproofing, speaker placement, and regular monitoring and disposal of bottles quietly
 - Music sound will be limited to comply with local authority noise restrictions and those mitigations set out in the submitted Noise Assessment.
- **Waste Management:**
A robust waste disposal system will be in place to prevent littering and ensure recycling and refuse collection are carried out efficiently and at appropriate times. Waste storage will be in the existing waste storage area of the basement of the building and will be collected from the rear ground floor door.
- **Community Engagement:**
Regular communication with local residents and businesses will address any concerns and ensure the bar operates as a valued part of the community.
- **Staff Training:**
All staff will receive training in customer service, health and safety, and responsible alcohol service, creating a safe and welcoming environment.
- **Occupancy Control:**
The maximum capacity of 200 people will be strictly monitored and managed in accordance with fire safety and licensing conditions.

4. Licensing Compliance

The operation of the rooftop venue will fully adhere to the already granted licensing regulations, including:

- Licensing hours as determined by the relevant authority.
- Preventing underage access and alcohol sales.
- Minimising risks associated with alcohol consumption through responsible service policies.

5. Monitoring and Review

The management team will regularly review safety, security, and operational practices to identify improvements. Feedback from patrons, staff, and the community will be considered in these reviews.

Conclusion

This rooftop bar will be designed, operated, and managed with a focus on safety, security, and community responsibility. By implementing these measures, the venue will provide a high-quality and safe environment for patrons while respecting the needs of the surrounding area.

Feedback on Consultation Reply from Metropolitan Police.

Met Police Comments	Applicant's Reply
<p><i>The application states that, "The application is for a dual use to continue as an informal outside space, ancillary to the office use below as well as to be used as a bar accessible to the public at defined times". Will the office space and be operational at the same time and potentially compete for space? Areas of crossover are not recommended as they can lead to potential conflict.</i></p>	<p>During office hours we are planning to operate as a canteen space for local professionals from surrounding area to come for lunchtime from noon until 2 p.m. We will serve food over the counter as well as hot and cold beverages including alcoholic. Security will be greeting customers at the ground level and guiding them to the lift up to 7th floor where clear directional signage is in place. Chance of a conflict is extremely low due to the type of service we will provide during office operational hours.</p>
<p><i>Existing toilet provision exists on Floor 7. This will be used both for the roof top bar and for the office space. As the application is for a dual use this space continues to be available as Class E space for at least 10 years." The shared toilet facilities again could lead to issues</i></p>	<p>We have toilets at the opposite side of the venue and clear signage will be displayed directing guests, as well as trained staff advising to use toilets on that side. Use of the shared toilet will be minimised to avoid congestion and any potential conflict.</p>
<p><i>Compartmentation is strongly recommended so that both the office space and the proposed bar can work independently of each other. There should be no access from the stair core onto an office floorplate unless in an emergency as part of an egress strategy. Access needs to be controlled.</i></p>	<p>We will have a security team guiding customers in the right direction with a help of signage. Existing office entrances on each floor all requires intercom system and an access card or fob to enter. This will prevent rooftop customers from entering office areas. Only stair cores and elevators would be shared.</p>
<p><i>Having shared access into the building is also not recommended. The uses should be separate and having a dedicated stair core for each use would make more sense. The stair core/lift to the bar would require CCTV.</i></p>	<p>The existing building design does not allow us to have dedicated stair core; however, we will have dedicated security at the entrance and monitored CCTV of all floors and flights of stairs, as well as in the lift.</p>
<p><i>Violence against women and girls (VAWG) is an important topic and needs to be considered in a place such as Camden with its attractive night time economy. How does the venue look to mitigate against this?</i></p>	<p>SIA trained security at the door, inside the venue and regular toilet checks. Staff would be trained on this topic. Challenge 25 policy will be in place.</p>

<p><i>Licencing SAVI is a police initiative scheme and is a confidential self-assessment tool designed to help the owners and operators run safer and more secure venues.</i></p>	<p>It is clearly a very helpful initiative and we have commenced a process of accreditation and are familiar with these resources.</p>
<p><i>More information is required on safeguarding for customer/users as the open terrace is at height. Although more for licensing to comment a no glass policy should be considered as a glass bottle from this height could cause serious injury to the public below</i></p>	<p>We designed inward sloped barriers with a minimum height of 110 cm and a gap of 70 cm between the barriers and the building's edge. Majority of floor spaces will be occupied with tables and chairs which will encourage patrons to seat with table service. This is what happens at the London Bridge rooftop bar.</p>
<p><i>There seemed to be missing information as to the details of how this venture will function. There were no proposed opening times. It would be beneficial to see a management plan for this proposal.</i></p>	<p>We will operate 7 days a week from 11am to 11pm.</p> <p>Monday to Friday during office hours food and light refreshments will be served during lunchtime (specific time range, e.g., 12pm - 2pm). From lunchtime until 5pm, the venue will operate as a canteen, coffee shop, co-working space, and meeting area for local professionals from surrounding offices.</p> <p>Our target audience are local professionals working in nearby offices, freelancers, and remote workers and those looking for a relaxed and productive atmosphere for a few hours during the day.</p> <p>We aim to create a casual, yet professional atmosphere. Deliver fast service and quality food for time-constrained individuals and flexible spaces for different needs (meeting, working, or relaxing).</p> <p>After 5 pm, the venue will transform into a cozy, laid-back bar designed for local professionals to unwind after work. The atmosphere will feature soft background music, creating a relaxed space perfect for catching up, socializing, or de-stressing with friends or colleagues. The bar will offer a selection of cocktails, beers, and spirits, providing a diverse range of beverages to suit different preferences.</p> <p>Saturdays and Sundays, the venue will shift into a bar and lounge, offering a relaxed, social environment for patrons to enjoy drinks and food. The space will also be available for occasional private events</p>

