



## Operational Management Plan.

Hawley Wharf  
November 2019

### Concept

The way music is made today has changed. Traditional format recording studios are becoming less accessible and are associated with a hefty price tag to cover equipment and labour costs.

Simultaneously piracy and streaming have created the perfect conditions for a new wave of electronic creators to thrive. These creators are in need of an affordable home where they are able to grow with other like minded producers.

In response to this demand Ten 87 proposes to create a multi use music recording, production and creation complex within the basement of Building A within Hawley Wharf.

Our proposed scheme comprises of between 10-14 long, and short term let studio units, plus ancillary kitchen and communal facilities.

The proposed complex will provide quality creative workspace for musical professionals in Camden and beyond, including; recording artists, record producers, songwriters, sound engineers and record labels. The Studios will be affordable according to current market rates.

The studio units will be soundproofed and acoustically treated to world class standards. Please refer to Fig.1 of the appendix for indicative plans.

### Planning Status

This document forms part of the application for minor material amendments to planning permission ref: 2018/1715/P, alongside other documents submitted.

Ten 87 Studios requires B1(c) use class for proposed recording studio complex.

In order to support the studios created, it is intended to offer an ancillary food and beverage area (as shown within the indicative floorplans at Figure 1). This will be

primarily used by those occupying the studios but will also benefit from some passing trade. This will only make up 155 sqm of the total floor space.

## **Hours of Operation**

Ten 87 studios: 24 hrs, 7 days per week

Ancillary Food & Beverage Offer: Working hours of the ancillary food and beverage space will conform with opening hours of the ground floor food and beverage offer and will comply with the licensed hours.

Access controlled doors will limit public access to recording studio area.

Recording studio clients have separate 'out of hours' access route using access control.

Ten 87 staff on call in case of management issues.

## **Management and Staffing**

The venue will be managed by the Ten 87 Studios team who are based in Tottenham. There will be one full time member of staff responsible for the management of the Hawley Wharf site, who will be on call 24/7. This member of staff will be responsible for resolving site issues and act as a point of contact for all Hawley Wharf members. In addition, there will be a cleaning and maintenance team on site 3-4 times per week.

## **Visitor Numbers**

At any one time, there may be 2-4 people permanently using each studio unit (totaling 28 - 56 regular residents). It is common for studio members to invite session artists and musicians as guests, which gives the potential for an increase of up to 70 visitors in total, although this is anticipated to be less frequent.

## **Waste Management**

Refuse will be placed in a position suitable for Camden Council Commercial Waste Collection operatives. Recycling and Waste will be left at 8am daily for morning collection period or disposed of by our in-house cleaning team. On the weekend our waste will be stored in a purpose-built waste storage unit within the 'lobby' area until the Monday 8am collection. Servicing will be undertaken in accordance with the servicing for the wider development.

## **Entrance and Evening Exits Strategy**

Many of our clients use their studios according to standard Mon - Fri working hours and exits consisting of large groups of people are unlikely. Our members require separate dedicated 24 hour access, via the main stairwell (shown in the middle of the plan). Step free access will be available via the existing lifts to the basement space, and access will be controlled via fob entry at all times. As set out above, it is anticipated that circa 2-4 people will use each studio, the likelihood of several units entering and exiting at the same time is unlikely. It is anticipated that upon exit, people will disperse quickly. In any event, some activity in this location 24/7 is helpful from a surveillance perspective and acceptable in this town centre location.

### **Neighbour Relations**

Ten 87 Studios will communicate with neighbours to ensure they are given information and points of contact for enquiries.

Clear signage will be displayed at all exit points to indicate that local residents are present and noise should be kept to a minimum when making their way to transport links.

### **Servicing Arrangements**

Postal deliveries to be accepted within working hours within the ancillary Food & Beverage demise and distributed to the studio tenants.

### **Security**

The site will be monitored by CCTV, and will be secured by access control doors systems including Fob access. 24/7 Activity from tenants will provide increased natural surveillance within the complex at all times of day.

### **Health and Safety**

MG Fire Safety have been appointed as fire safety consultant for the scheme.

Full risk assessment will be carried out on the building and regularly reviewed. Each new event will require a new risk assessment to be submitted to venue management.

Please see fig.2 of the appendix for the Fire Safety Strategy Report

All contractors will be required to provide a method statement, copies of insurance and comply with in-house policies.