

**Premises Licence Application Supplementary Document**  
**By**  
**Gin and Olive Bars and Restaurants Southampton Limited**  
**140 Above Bar Street Southampton SO14 7DU**

In addition to the premises licence application form the applicant would like to submit the following supporting information.

The applicant encloses a copy of their Risk Assessment which was carried out prior to making the licence application to assess the risks of operating a licenced premises in Above Bar Street for each of the four licencing objectives and the measures which it proposes to mitigate these risks.

Please see attachments:  
Risk Assessment – Page 10

The results of the risk assessment have enabled the applicant to include the proposed conditions to their premises license.

In addition the applicant has sought advice from other operators in the local area, security companies and both the Licencing Manager and the Licencing & Alcohol Harm Reduction Team at Hampshire Police have visited the premises and seen the fit out and discussed the operating schedule. Recommendations from both the Licencing Manager and the police officers have been noted and taken into account in the application.

The applicant would also like to address any concerns from the following people who may wish to object to the premises licence application and has tried to answer their concerns in detail. However, if any party does still have any concerns the applicant invites them to contact the applicant and discuss this before making any representations. The applicant can be contacted by email at [info@ginandolive.co.uk](mailto:info@ginandolive.co.uk)

The applicant has identified that the following parties may have concerns:

1. The neighbours living in the Guildhall Apartments
2. The Police
3. The Licencing Manager

The potential concerns are addressed as follows:

1. To address any concerns by neighbours

The managing agents for both the commercial units and residential units have been consulted and have provided the attached letter in support of the application and any concerns which the residential occupants may have in respect to the premises licence application.

Please see attachment:

Letter from Platinum Property Management – page 20

Unit 5 is a purpose built commercial unit in the Arts Complex which from the initial plans was always to be used as one of 7 bars and restaurants located on the ground floor of the Arts Complex.

Please see attachments:

Arts Complex Advertising Materials – page 21

Arts Complex Supporting Statement and Summary of Community Consultation Clauses 3.14 and 3.15 – page 48

The Arts Complex is situated in the Cultural Quarter of the city centre on a main road (Above Bar Street) which contains a number of bars, restaurants and late night venues (nightclubs). It is a busy road and main bus route and route from Bedford Place/ London Road to West Quay and Ocean Village. It is not situated in a residential area.

The Arts Complex was not built primarily as a residential building it is and always has been a mixed use development with a theatre, art gallery and 7 bars and restaurants. In addition there are 38 flats.

Immediately above Unit 5 there is a 1 metre thick concrete ceiling and above this there is the art gallery and office space for City Eye.

The flats are then located from the third floor and above and towards the rear of the building.

None of the flats are immediately above Unit 5 and none of the flats have bedroom next door to Unit 5 and a copy of the floor plan for the second floor is enclosed to confirm this.

Please see attachments:

Arts Complex Floor Plan for 2<sup>nd</sup> Floor – page 85

When building unit 5 consideration would have been given to the residents of the flats as it was always intended to be a bar and restaurant and the 1m thick ceiling was installed to reduce the noise to the flats.

A noise survey was completed prior to obtaining planning permission and it concluded that the noise levels would be adequate for people living from the third floor and above if fitted with standard double glazing. It has already been confirmed by Platinum Property Management that the property facing the Guildhall in fact benefits from triple glazing.

Please see attachments:

Environmental Noise Assessment – page 86

The outside seating area can only be used until 11pm as per Southampton Highways tables and chairs licence and therefore reducing noise from outside.

Please see attachments:

Tables and Chairs Licence information from SCC – page 105

However, it should be noted that the main taxi rank for the whole of Above Bar Street is located outside Unit 6 where crowds will gather and make noise throughout the evening. The applicant has requested a closing time of 2:30am so that this is staggered with the other premises so as not to add to the cumulative impact and will also implement a dispersal policy to minimise noise generated from their premises.

Please see attachments:

Licensed premises map and tax ranks from SCC – page 106

All the occupiers of the units in the Arts Complex have outside seating and the former occupier of Unit 5 had outside seating. The advertisement for the unit stating that the premises has an external terrace which can be used up to 11pm as does the current advert for Unit 6 next door and Unit 1b

Please see attachments

Adverts for Units 5, 6 and 1b - page 107

Any concerns about noise from building works are not relevant as these were only during the fit out and will not be ongoing and have no relevance to the premises licence. In addition it is noted that other building works have been carried out to the Arts Complex including regular maintenance to the residential lifts which is not located within unit 5.

The unit was always planned to be a restaurant / drinking establishment and any flats which were purchased from new would have been aware of this. In addition any flats purchased after the previous tenants, Neighbourhood bar were operating would be aware the flat was located in the same complex as bars/restaurants and since Neighbourhood Bar closed any tenants purchasing a flat would have seen the advertisement on the window advertising the unit for a new bar and restaurant and confirming A3/A4 usage. This should also have been picked up on their searches and informed to them by their conveyancing solicitors.

Please see attachments

Photograph of advert for Unit 5 confirming it was an A3/A4 unit to let - page 119

Additionally there are currently flats on the market and these are being marketed with wording such as

"From the moment you step outside you are surrounded with city living. Restaurants bars pubs and cafes are all close by".

"The Guildhall Apartments are located in the new cultural quarter of Southampton with a new arts complex, studio and gallery space. With the Mayflower theatre close by, West Quay Mall and the abundance of restaurants, bars and coffee shops, there is plenty of opportunity to enjoy a quiet night out or paint the town red!"

"Outside of the property is surrounded with the buzz of city living, well known restaurants, bars, pubs"

"Close by is Southampton High Street where there are a wide range of restaurants bars and supermarkets as well as other doorstep leisure facilities including a theatre art gallery and independent coffee shops"

Please see attachments:

Flat sales brochures - page 120

We do not believe that the residents were sold the buildings without being fully aware of the commercial units being bars and restaurants and that the properties were located in a busy city centre rather than a residential area.

Neighbourhood Bar occupied the unit from opening in 2015 to December 2018 when the business ceased to trade.

The remaining units are occupied by the following:

Unit 1a – Costa Coffee

Unit 1 b – under offer (previously Gourmet Burger Kitchen)

Unit 2 – Nandos

Unit 3 and 4a – Grumpy Monkey

Unit 4b – Metricks Coffee

Unit 6 – The Stable

Gin and Olive is a bar and restaurant and not a nightclub. The bar will specialise in gin and a vast spirits collection along with cocktails. The average drink is £15 and average spend per customer of £56. They also stock a large non alcoholic spirit range and their non alcoholic

cocktails are marketed to look the same as the alcoholic versions to cater for those people who prefer not to have alcohol as the owners do not drink themselves.

The unit has been outfitted to a high standard and provides for quality tables and chairs for its customers to sit and enjoy their drinks. Although (subject to Covid-19 restrictions) there will be some customers who chose to stand at the bar the majority of customers will be seated.

Additionally there is no dancefloor and no regular DJ or live music. The option for live music has been included in the application for the occasion that a DJ or musician is booked to play this would not be a regular weekly occurrence.

The music played is lounge music such as bossa nova jazz and café del mar and not chart or club music and the venue is intended to be a high end bar and restaurant which people can come and enjoy food and drinks with their friends throughout the day and late evening.

It is anticipated that the Southampton premises would attract customers from the Mayflower and MAST theatres along with customers who have visited Southampton to go to West Quay shopping centre or the Ocean Village Marina.

The applicant has included examples from their Southsea bar and restaurant as examples along with the menus to indicate the likely offering in Southampton.

Please see attachments

Photos of Southsea, food, cocktails and gins and spirits as examples of offerings – page 134

Gin and Olive Menus for Southsea – page 139

## 2. To address any concerns by police

The applicant is aware that the venue sits within the Night Time Economy Area of Above Bar Street which is a stress area and falls within the Cultural Quarter the applicant is aware that within the Southampton City Council Statement of Licencing Policy 2021 to 2026 that the Arts Complex is an exception to the usual provisions for granting new licences to venues in this area under section 6.24.

However, whilst the applicant does not need to prove that the premises will not add to the cumulative impact of the area they believe that the measures put in place on their operating schedule will be sufficient to uphold the four licencing objectives and by staggering their closing time with other venues in the area this would assist with lessening the cumulative impact.

The premises will attract different customers and agrees with the comments which Phil Bates the licencing manager confirmed in his email of 21 May 2021 which stated:

**"I can see who a premises being run and set up as proposed, namely a restaurant and gin bar will meet the criteria to compliment the cultural quarter"**

**Please see attachments**

**Licencing Policy – page 172**

**Email from Phil Bates dated 21 May 2021 – page 204**

**The applicant has been looking for a premises in Southampton since 2016 and has carried out plenty of research into the different areas.**

**Having ruled out premises in Bedford Place and at the Marina in Ocean Village the applicant was in negotiations to purchase the lease of a property in Oxford Street in Spring of 2019. However, at this time a number of other premises in this area were closing and on further research the applicant decided that this would not be best suited for their business. The applicants carried out further research into the Guildhall Area and Above Bar Street following viewings on Unit 5 The Arts Complex in the Summer of 2019 and decided that this was the correct location for their business and began the negotiations with the lease.**

**Their research has been carried out at different times of year, different days and different times of day and was not an overnight decision in the middle of a pandemic when all venues were closed.**

**As mentioned the applicant has previously spoken with the police and two of the licencing team have visited the premises and upon their visit they were shown around the premises, shown the CCTV system in operation, shown the incident book, refusal of sale logs, notices, staff handbook and training log and company policies.**

**The only comment made on the policies was to include an additional sentence in the Drugs and Weapons policy to confirm that any items seized would be locked in the safe until handed to the Police.**

**One of the officers tested out the CCTV system and commented that it was one of the most advanced in the area.**

**The applicant understands the importance of well trained and knowledgeable staff. Staff will be employed two weeks before opening and undergo a full training program before they start work including training on alcohol in general, drugs, refusing sales, the Licencing Act 2003 and the four licencing objectives, the premises licence and conditions for this premises and this will be signed off by the staff member and the General Manager.**

**In addition the bar tenders will undergo additional continuous training and spot checks with the pour test kit to ensure if they are free pouring they are doing so accurately.**

**Any new staff employed after the initial training will be given individual training on the same material before they commence work and regular refreshers will be held during staff meetings.**

There is a refusal log behind each of the bars in the premises to record any refused sales additionally when the door staff are on duty any refusal of entry will be recorded in their own books.

There is an incident book in the office to record any incidents, further to discussions with the police it has been agreed that a note will be placed in the incident book each day even when there are no incidents to report. Additionally when the door staff are on duty any incidents which they are involved in will be recorded in their own books which will be kept in the cupboard by the main entrance.

The applicant has a zero tolerance on drugs and staff will undergo training as mentioned above so that they are aware of the suspicious behaviour to look out for and to alert the manager and door staff of their suspicions. The toilets will have a regular checking/cleaning schedule throughout the day and night and this will include the door staff checking when on duty.

Please see attachments:  
Company policies – page 206

There are 32 cameras fitted to the premises, 4 outside (3 front and one rear) and 28 inside to deter any illegal activity and to monitor any suspicious activity. The operating schedule contains the standard wording required by the police in relation to the recordings and making these available for the police if required and the training and management of the CCTV system.

SIA Security will be provided by Team Security who are already employed by the applicant. The applicant is aware that Synergy operate a number of venues in the area but they feel Team Security are more suited to their premises and all staff are SIA Qualified.

Having researched all other premises licences in the area and also speaking with Team Security and Synergy the applicant has been informed that they will require two door staff for the first two hundred customers and then an additional member of door staff for each further 100 customers.

Door staff at all other premises in the area are on their licences to start at 9pm however it has been observed that some do start earlier than is required on their licence. The applicant has specified on their licence application that their door staff are to be present from 9pm on Fridays and Saturdays in reality it is highly likely that they will be there from as early as 7pm as the staff are very much treated as one of the team and any handover by the manager can be done prior to the peak in food service.

At least one of the door staff will have a body worn camera and will be positioned on the main entrance. The applicant has included standard wording as required by the police regarding the type of camera required and making recordings available to the police if required.

The applicant has spoken with Jemma Paul from Synergy who runs around 70% of the doors in Southampton and she has advised that one body worn camera by one of the door staff when on duty would be sufficient for the prevention of crime and disorder especially as the CCTV system covers the whole of the inside and the manager will have a radio link to the door staff enabling them to assist quickly if there were any incidents inside and the member of staff with the body worn camera would be able to record inside if there were any incidents which required this.

The applicant envisages that door staff will be required on Southampton football club match days and on bank holidays and other days where any local high profile events may take place and will undertake a risk assessment for any additional days when door staff will need to be employed.

Door staff ID everybody on entry when on duty to ensure that anyone entering after 9pm is over 18. This will assist with the prevention of children from harm. Anyone without valid ID who looks under 25 will be refused entry.

The staff will be trained on challenge 25 be told about test purchases and will be told to ask for ID if in doubt. Challenge 25 posters are be displayed in the premises.

### 3. To address any concerns by the Licencing Manager

This premises is in the Arts Complex which sits with the Guildhall Cultural Quarter and is an exception from the cumulative Impact policy under section 6.24. The premises will be operating as a high end gin and cocktail bar and restaurant. The premises has undergone a major refit and aims to attract affluent customers to the city and compliments the cultural quarter. The food menu contains steaks, fish along with vegetarian and vegan options. The drinks menu is extensive and contains the largest gin collection in Hampshire along with other spirits and high end cocktails. The average drinks price is £15 and average spend per customer is £56 and this fits with the target market and will attract different customers from other premises in the local area. The applicant has noted a gap in the market for a high end bar and restaurant which also allows people to dine later in the evening and to sit and enjoy drinks until late in a relaxed atmosphere.

This premises is a purpose built unit for a bar and restaurant and has both A3 and A4 use (A3 food and drink and A4 drinking establishments). The Arts Complex was granted planning permission to contain seven bars/restaurants and one commercial unit in each building (North and South) would be granted A4 planning as a late night drinking establishment. Unit 3 being the unit in the North Building currently occupied by Grumpy Monkey which is open until 1:30am on Friday and Saturday's and Unit 5 in the South Building which is the unit which the applicant has taken on.

The additional planning permission for Unit 5 attracting the applicant when purchasing the lease as there were other units for rent at the same time but this one having A4 use was more attractive to the applicant.



The unit was advertised as being a bar and restaurant and this is what it is going to be used for, the late licence is for late night bar where people can relax and enjoy their drinks and the premises will not be run as a nightclub. There is no dancefloor and no plans for regular live music / DJ.

Southampton City Council are the superior landlord and their consent to the lease which was granted on 1 December 2020 to Gin and Olive was required before the lease could be granted.

Southampton City Council were fully aware that the business was to be a gin bar and the permitted use is stated in the lease as follows:

“the use of the Property as a restaurant and gin bar”

The applicant feels that it would be wrong of Southampton City Council to oppose granting the premises licence to the premises as this would then be in conflict with the approval they have given for the premises to operate in the lease. Southampton City Council vetted the applicant and their business plan before signing off the lease.

From discussions with the Police and Licencing Manager the applicant notes that there were concerns over the initial plans to open until 4am. However the applicant has amended the closing time to 2:30am on Friday and Saturdays. The Licencing Manager was in agreement with this during the discussions with the applicant but questioned the re entry time suggesting that this should be midnight. However, the applicant has researched this further and believes that this should be one hour before closing and set at 1:30am on a Friday and Saturday.

It is hoped that by setting out the likely areas of concern and the evidence into each of these that any party who may have had concerns is relieved somewhat at the research and mitigating factors which the applicant has set out. As mentioned previously the applicant welcomes anyone with concerns to email [info@ginandolive.co.uk](mailto:info@ginandolive.co.uk) so that these can be addressed.



BAR AND RESTAURANT

**PREMISES LICENCE  
RISK ASSESSMENT**

**Gin and Olive Bars and Restaurants Southampton Limited**

**Unit 5 The Arts Complex 140 Above Bar Street Southampton SO14 7DU**

The purpose of this risk assessment is to identify the risks for each of the four licencing objectives and the measures put in place to mitigate the risk.

The four licencing objectives are:

1. The Prevention of Crime and Disorder
2. Public Safety
3. The Prevention of Public Nuisance
4. The Protection of Children from Harm

## **1. THE PREVENTION OF CRIME AND DISORDER**

It is noted that the premises is in the late night zone of Above Bar Street whereby there are a number of licenced premises ranging from coffee shops, restaurants, bars and nightclubs and there is therefore the presumption that there will be increased crime in the area.

Gin and Olive is a bar and restaurant. It will offer high quality food, the largest collection of gin in Hampshire, high end spirits and cocktails. The menus are designed to attract a certain type of customer whether attending the theatre or on a date night. There will be groups of friends who attend but due to the cost of our drinks it is not premises where people would come to "get drunk" it is envisaged that customers come to enjoy their food and drinks in comfortable surroundings.

Whilst there will be some standing room in the bar area downstairs, the majority of the customers will be seated at tables and chairs where they can relax and enjoy their drinks. There will not be a dance floor nor will there be a regular DJ.

The premises is therefore unlikely to attract the same crowd as would be going to Switch and Café Parfalt the nightclubs in the immediate vicinity.

Measures to mitigate the risk:

### **CCTV**

The premises is fitted with a comprehensive high definition CCTV system. There are 32 cameras in total, three outside to the front of the premises and one outside at the rear. The remaining 28 cameras cover the whole premises including staff areas.

The hard drive is located in the manager's office and the manager will be provided with full training on the CCTV system.

Recordings will be retained for 31 days and will be made available to Police if required.

### **Alarm and Security**

The building is fully alarmed and the alarm is monitored by Admiral Security.

All staff areas will be locked whilst the premises is opened and within the locked staff room the staff will have a locker to keep their valuables.

### **External Lighting**

A trough light has been erected at the front of the building (Above Bar Street) to provide additional lighting to the entrance/ exit.

### **Door Staff**

Team Security will be employed to provide trained SIA registered door staff each Friday and Saturday evening from 7pm onwards.

The number of door staff will depend upon capacity with two door staff being required until 9pm and an additional two staff from 9pm onwards.

At least one member of the door staff will wear a body worn camera.

The Door staff will have radios as will the General Manager to provide communication regarding any potential issues.

On bank holidays, city events and Southampton football club home games it is anticipated that door staff will be required in addition to Friday and Saturday evenings.

Door Staff will carry out ID checks before customers enter the building.

Team Security will prepare their own risk assessment of the premises and will provide their own log book which will confirm which door staff are on duty, their SIA number and also record incidents and refusals which will remain in the premises.

### **Drugs and Weapons**

The premises will operate a no tolerance drugs and weapons policy which includes recording any searches carried out, seizing or any drugs and weapons and informing the police of such search and seizures and a notice will be placed at the entrance to inform customers of the policy.

### **Challenge 25**

All staff to be trained on challenge 25 the importance of checking ID and notices placed in the premises to inform customers of the policy.

On days which the door staff are working they will assist with verifying the age of customers.

Any refusals due to age will be recorded in the refusal log book which will be located behind each bar.

### **Glass and Bottles**

A bar back will be employed to be responsible for the frequent collection of empty glasses and bottles.

### **Dispersal Policy**

Customers to be given 30 minutes to finish the drinks which have been purchased and they will be reminded to leave the premises quietly.

### **Staff Training**

Staff will be given full training on all company policies and this will be logged in a handbook which will be signed and kept on site. Regular refresher training will be provided to staff.

### **Southampton Go**

As we are located in Above Bar Street which is part of the BID we will join Southampton Go which will assist with sharing information with others in the local area, being aware of local events and provides access to local radio networks.

## **2. PUBLIC SAFETY**

The provision of alcohol increases the risk to public safety.

Measures to mitigate the risks:

### **Fire Safety**

Southern Fire Protection to provide a risk assessment and evacuation plan for the premises.

The capacity for the building will be set by the fire assessment.

There are two entrances and exits to the front of the building onto Above Bar Street and one rear fire escape on to Park Walk. Customers will only use the main entrance to the front of the building to control occupancy of the building.

Staff are to be trained on the fire evacuation policy and notices showing the route and evacuation point to be displayed in the premises.

Fire Alarms, Emergency Lighting and Fire Extinguishers to be regularly tested and maintained by Southern Fire Protection.

Weekly fire alarm tests to be carried out by the Manager and recorded in the Fire Safety book which is kept at the premises.

### **Accident and Incident Reporting**

All accidents and incidents are to be reported to the Manager and recorded in the accident or incident log book which will be kept in the manager's office.

Additional accident book for the kitchen to be located in the kitchen.

### **Equipment**

New equipment is being installed and the required gas safety certificates will be issued. The equipment will be regularly maintained and serviced as required.

### **First Aid**

Managers to be first aid trained to ensure there is always at least one member of staff on site who is first aid trained.

### **Duty of Care Policy**

The staff will be trained on the effect of alcohol, the signs to look out for when someone is intoxicated or taken drugs and the duty of care including the Ask Angela scheme.



### **3. THE PREVENTION OF PUBLIC NUISANCE**

Potential sources of noise would be from music, customers talking, plant and machinery, rubbish disposal.

This would occur from inside the building, customers sitting outside and leaving the premises to the front via Above Bar Street and the bin room to the rear of the building on Park Walk.

It has been identified that an environmental noise assessment was carried out in June 2011 before the planning permission for the Arts Complex was approved.

The report is available on Southampton City Council's website as a public access document.

The report concluded that noise levels measured on site were influenced by traffic noise from Above Bar Street, New Road and Park Walk. Traffic was frequent during the day. Other sources of noise were aircraft, seagulls and people in the street. In the night time music from bars and nightclubs on Above Bar Street significantly contributed to the noise climate.

The report noted that acceptable noise levels within the residential properties built in the Arts Complex would be achieved by installing standard thermal double glazing such as 6mm glass / 12 mm air gap and 6mm glass construction and that residential properties were suitable for construction from the third level and above.

In the South Building where we are located the ground floor contains an Art Gallery, Unit 5 (Gin and Olive) Unit 6 (The Stable).

The first floor is the Art Gallery and City Eye offices.

The residential properties are situated from the second floor which is the third level and above.

Measures to mitigate the risks:

#### **Outside**

The Tables and Chairs Licence does not allow alcohol to be served outside after 11pm.

#### **Dispersal**

Notice reminding customers to leave the premises quietly will be displayed in the premises by the exit.

Music to be turned down during the final 30 minutes drinking up time before the premises closes to encourage a winding down before customers leave.

We will also offer to call taxi's for our customers so they can wait inside and only exit once their taxi is ready for them.

#### **Rubbish**

The premises has a self contained bin room to store the wheelle bins which is located at the rear in Park Walk.

#### **Extract System**

The Kitchen extract will be regularly maintained and cleaned to prevent unwanted odours occurring.

#### **Litter**

When customers are seated outside staff will clear away plates and glasses regularly and there will be a designated smoking area with ash trays provided.

The pavement outside the premises will be regularly cleaned and swept to avoid litter.

#### **4. THE PROTECTION OF CHILDREN FROM HARM**

We expect families to dine with us during the day due to proximity of the theatre and shops.

Measures to mitigate the risks:

##### **Admittance of Children**

No children (under 18 years) will be admitted after 9pm

Before 9pm any children (under 18 years) must be accompanied by an adult

##### **Challenge 25**

All staff to be trained on challenge 25 the importance of checking ID and notices placed in the premises to inform customers of the policy.

On days which the door staff are working they will assist with verifying the age of customers.

Any refusals due to age will be recorded in the refusal log book which will be located behind each bar.

Anthony Ferrelra

Dear Anthony,

**Premises Licence application for Gin & Olive**

I write to you on behalf of Platinum Property Management who are instructed to manage the Southampton Arts Complex on behalf of the Long-term Leaseholders of the property, Harbome Holdings Limited.

I have provided you with a copy of the marketing brochure for the Guildhall Apartment complex, as you can see from the document the original designation of Unit 5 & Unit 6 was as a restaurant or shop, and the original planning application approved by Southampton City Council for the development would have been on this basis.

I would first note that both Unit 5 & Unit 6 are divided from the residential areas of the complex by the entirety of the First Floor which is occupied by the John Hansard Gallery and City Eye Studios thus there is no transfer of sound within the building.

With regard to the objections you have received only one apartment, No. 6, is actually located immediately above the entrance to the unit and as it benefits from triple glazed windows these should provide ample protection from any noise emanating from Gin & Olive. Furthermore the apartments external areas are located in a sunken courtyard which would also prevent noise becoming an issue.

Apartments No. 15 and No. 20 are also located on the Western Elevation however these apartments are set back, No. 20 by a considerable distance, and are respectively located on the Third & Fourth Floors. All other apartments which have objected to your licence are located away from the Western Elevation, with some on the opposite side of the building. To note the commercial tenants share an internal refuse area, thus there will be no issue at the rear of the building with the disposal of waste at night.

I would finally note that Platinum Property Management have managed the building since March 2019 and I can find no record on file of every having received any complaints with regard to noise from the former occupier of Unit 5, Neighbourhood, or the occupier of Unit 6, The Stables, both of which trade as Bar / Restaurants.

Kind regards

**Michael Lucey | Director of Property Management**

Voting in elections on 6 May: Local Elections and Police & Crime Commissioner for the Hampshire Police Force Area Elections

## Grosvenor Developments hands over new building shell to Southampton City Council

🕒 14/10/2015



David Owen, Divisional Director from McLaren; Simon Armstrong, Projects Director at Grosvenor; Cllr Simon Letts, Leader of Southampton City Council and Mick Shuter, Area Director for Galliford Try.

Grosvenor Developments ("Grosvenor"), has handed over for fitting out the Arts Complex element of the mixed-use Arts Complex scheme on Southampton's Guildhall Square to Southampton City Council. The £12.6m fit-out of the scheme by construction group Galliford Try, appointed by the Council, will now get underway on site. Arts Council England is a major funder of the Arts Complex capital project via its National Lottery funded capital programme.

Commenting on the handover, Simon Armstrong, Projects Director at Grosvenor, said: "The handover of the Arts Complex shell to Southampton City Council is a significant milestone to have reached in the development of the Arts Complex scheme. It means that we are now in the home straight with the arts facilities due to be completed in late 2016.

"The Arts Complex has already begun to add to the vibrancy of the Cultural Quarter. Nando's opened last month and more restaurants, such as Tapas Barcelona, will be added throughout autumn 2015."

Councillor Simon Letts, Leader of Southampton City Council, added: "This is another important milestone in the scheme achieved and it's great to see the excitement building across Southampton as we move closer to opening this fantastic facility, which will offer brand new attractions for residents and visitors alike. The Arts Complex will act as a catalyst for the cultural and economic regeneration of the city, bringing investment, jobs and new homes to a previously derelict site."

Mick Shuter, Galliford Try Area Director commented on their role as the fit-out contractor adding: "We are delighted to be working with Southampton City Council on this exciting project. We are committed to the council's vision of working with local stakeholders to maximise the opportunities created by this scheme, and look forward to delivering a high quality product while providing a positive experience for the whole community."

The Arts Complex will comprise of two adjacent landmark buildings linked by a pedestrian walkway. The arts accommodation will include a multi-purpose performing arts venue that will be operated by Nuffield – with a flexible 447 seat auditorium, a 135 seat studio, seat auditorium, a 135 seat studio, screening facilities, café/bar, rehearsal and workshop spaces; a contemporary art gallery (John Hansard Gallery, University of Southampton), and film/video studio facilities (City Eye). These sit alongside seven restaurants, all of which have been let to a variety of restaurant and coffee shop operators, and The Guildhall Apartments, of which just two are remaining to be sold.

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## Final line up confirmed for Southampton's arts complex

16 November 2015

Following the opening of The Stable restaurant this week, Grosvenor Britain & Ireland (Grosvenor) has announced that the commercial element of the Arts Complex in Southampton's Cultural Quarter is now fully let.

Five national brands will be opening at the scheme, alongside two local operators. The full list of operators is:

- Gourmet Burger Kitchen (GBK), which was set up in 2001 by three New Zealanders in London and now has more than 60 restaurants across the UK;
- Costa Coffee, which is promoted as the nation's favourite coffee shop;
- Nandos, the international piri piri chicken restaurant operator originating in South Africa;
- The Stable, which is part of Fullers Smith & Turner PLC;
- Mettricks, Southampton's specialist Tea and Coffee House;
- Neighbourhood, a brand run by Faucet Inn Ltd, will open a 2,987 sq ft bar and restaurant. The "Neighbourhood" brand is already flourishing at London's Olympic Park; and
- Tapas Barcelona will be a 5,000 sq ft restaurant from Delicious Dining, the south's largest independently owned hospitality group.

The majority of restaurants will open by the end of the year. GBK and Mettricks will open in early 2016, once the pedestrianised link between Guildhall Square and East Park re-opens.

Simon Armstrong, project director at Grosvenor, said: "Our ambition for this element of the new arts complex was to secure a variety of restaurants and cafes that would appeal to everyone living in, studying in, working in and visiting the Cultural Quarter. I'm very pleased that we are now 100% let. The operators who have chosen to open here complement each other really well and are a good fit with Southampton's Cultural Quarter."

Cllr Councillor Simon Letts, leader of Southampton City Council added: "It is fantastic news that the commercial element of the Arts Complex is now fully let. This extensive range of new restaurants, cafés and bars will add even more vibrancy to the Cultural Quarter, and makes the area into a real destination for visitors and residents alike. It also demonstrates how the Arts Complex will provide an economic boost for the city, bringing investment to Southampton and creating jobs for local people".

In addition to the seven restaurants, the arts complex scheme incorporates The Guildhall Apartments - 38 residential apartments with views over the city. The arts complex element will be run by Nuffield Theatre and will provide facilities for City Eye, the University of Southampton's John Hansard Gallery and a multi-purpose performing arts centre with two flexible performance spaces, a dance studio and a bistro café/bar. Galliford Try was appointed in October this year to complete the £12.6m fit out of the Arts Facilities by end of 2016.







Home / Southampton New Arts Complex, Southampton



Part funded by Arts Council England's National Lottery-funded Capital programme, the new complex in Southampton's Cultural Quarter is a stunning contemporary arts hub for Southampton and the wider community. McLaren completed the project in phases. The building was constructed by March 2015 and the internal fit out and completion in spring 2016.

The new build 156,000 sq ft arts complex is two linked landmark buildings, framing Guildhall Square with cafés, restaurants and shops at street level. A new street links Guildhall Square with the park.

The new arts complex is constructed with a Reinforced Concrete (RC) frame with rain screen cladding and curtain walling on the majority of elevations.

The new multi-purpose centre includes two flexible performance spaces, a dance studio,



**CUSTOMER:**  
Grosvenor  
Developments  
Ltd



**LOCATION:**  
Southampton SO14



**SIZE:**  
156,000 sq ft



**COMPLETION:**  
March 2015

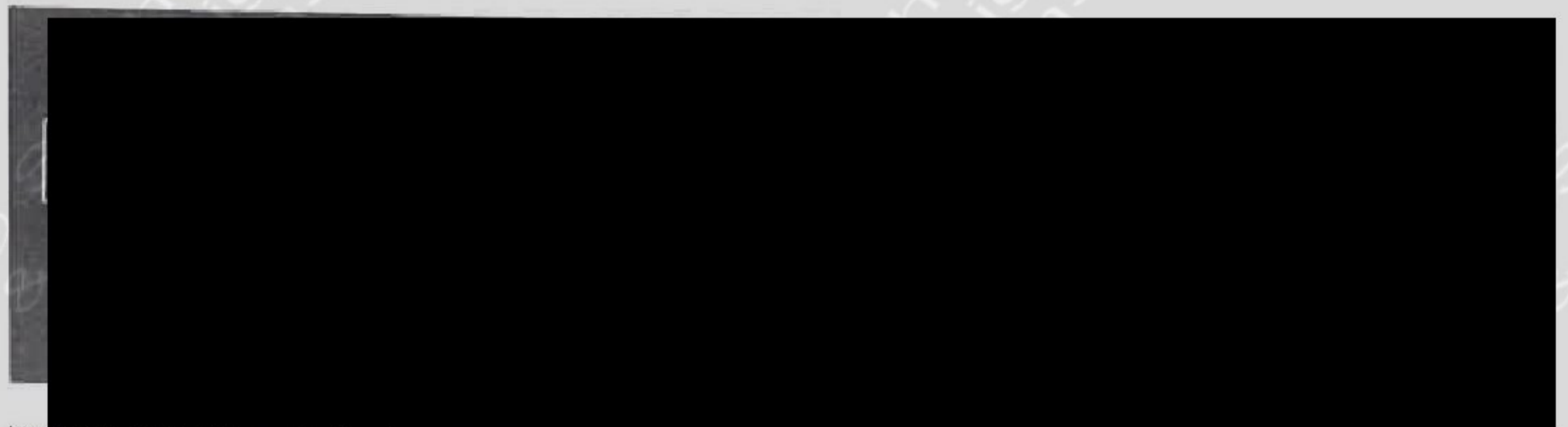
filmmaking facilities, gallery spaces and education facilities. Additionally, there are 38 residential apartments over seven floors, fully fitted out to a high specification.

Now complete, the new arts complex houses the Performing Arts Centre, a new home for the John Hansard Gallery and facilities for film and video organisation, City Eye.



April 16th, 2018

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# Guildhall Square

Southampton's Cultural Quarter

[Home](#) > [Guildhall Square Cultural Quarter](#)

**Please note due to the COVID-19 outbreak many events have been postponed or cancelled and businesses have temporarily closed. Please see our dedicated coronavirus page [here](#).**



Southampton's bustling Guildhall Square is well known as the Cultural Quarter of the City. Proud to be the hub of live music venues, museums, galleries, bars, cafes, and restaurants, this part of Southampton has developed immensely over the last five years to become a vibrant and arts enriched space.

In 2018 the Cultural Quarter became the home to the Nuffield Theatre, John Hansard Gallery (Studio 144) and City Eye, the much-anticipated new arts centre for Southampton. Not only is there lots to do and see in the businesses surrounding Guildhall Square but the space itself **plays host to many events, installations and exhibitions** much like the very successful 'Seaside In The Square'.

Whether you're looking for something fun and educational to do with the kids, a great night out, some fantastic food or an entertaining show, there's something for every occasion in Guildhall Square.

## Upcoming events in the Guildhall Square

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**Mo Gilligan**  
O2 Guildhall Southampton

📅 16th September 2021  
🕒 20:00



**The Levellers**  
O2 Guildhall Southampton

📅 15th December 2021  
🕒 19:00

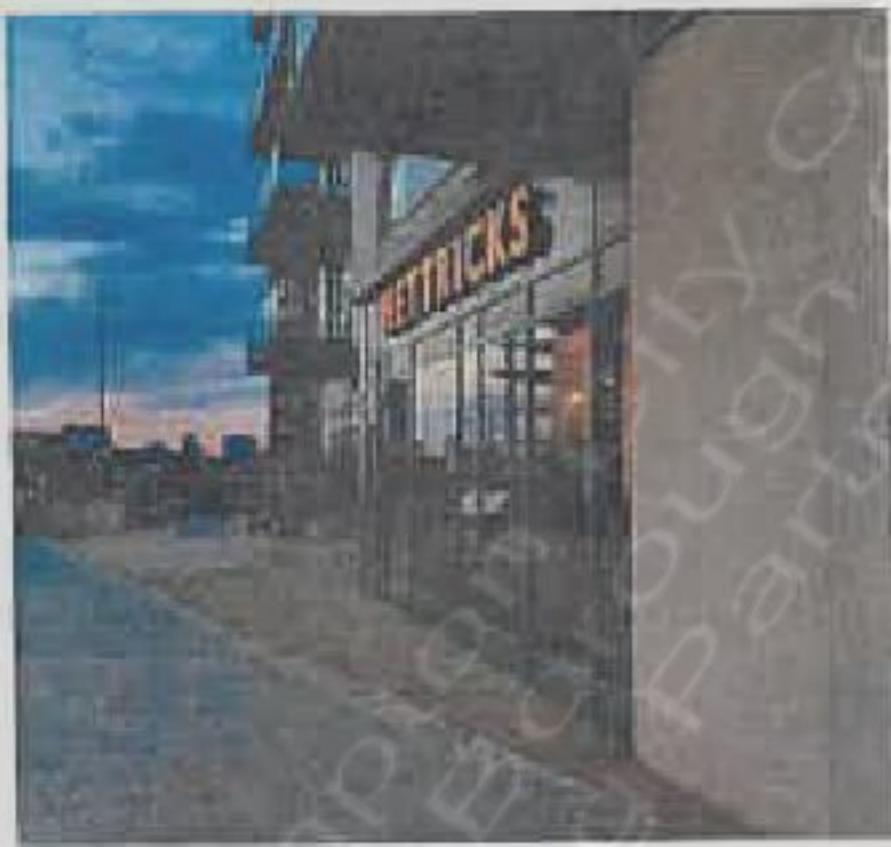


**Average White Band**  
O2 Guildhall Southampton

📅 16th November 2021  
🕒 19:00



**The businesses in the Cultural Quarter**



### Mettricks (Woolston)

Eat & Drink in Southampton

Sourcing only the highest grade speciality coffees from around the world.



### Nandos Chicken Ltd (Arts Quarter)

Eat & Drink in Southampton

Afro-Portuguese chain restaurant serving flame-grilled chicken in spicy chili sauce.



### Scholars Arms

Eat & Drink in Southampton

A great pub in the heart of the city offering food and drink.

## Inspiration



### Go alfresco in Southampton this April

Posted on: 2nd April 2021

Discover some of the places you can eat and drink outdoors in Southampton.



### Get your Craft Ale fix in Southampton!

Posted on: 4th March 2020

The boom of craft ale in Southampton and where to get yours freshly brewed!



### Five Arts Events To Look Forward To This Year In Southampton

Posted on: 3rd January 2020

With Christmas out the way, it's time to make plans for 2020!

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# Supporting Planning Statement and Summary of Community Consultation

**New Arts Complex  
Above Bar Street  
Southampton**

Savills Planning & Regeneration  
Brunswick House  
Brunswick Place  
Southampton  
SO16 2AP

JULY 2011

savills