



City of Westminster

Licensing Sub-Committee Report

Item No:

Date:

2 February 2023

Licensing Ref No:

22/10448/LIPN - New Premises Licence

Title of Report:

The Cambridge at Raffles
Old War Office
Whitehall
London
SW1A 2BX

Report of:

Director of Public Protection and Licensing

Wards involved:

St James's

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

Miss Jessica Donovan
Senior Licensing Officer

Contact details

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1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	2 November 2022		
Applicant:	57 Whitehall Sarl		
Premises:	The Cambridge at Raffles		
Premises address:	Old War Office Whitehall London SW1A 2BX	Ward:	St James's
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	<p>Raffles Hotel sits on the site of the Old War Office in Whitehall and is destined to become one of London's finest 5* hotels.</p> <p>The Cambridge Restaurant and Bar is a 947 sq ft restaurant and bar space on the ground floor of the hotel with access from Whitehall Place.</p> <p>The Premises are outside the West End Cumulative Impact Zone and the applicants are aware of Policy HOT1 and its associated policies.</p> <p>The hotel will employ the very latest security equipment as well as a high ratio of concierge, door, security and ancillary staff to manage both residents and guests.</p> <p>The highest materials are being employed to ensure sound proofing, safety, waste facilities and management systems.</p> <p>The applicant has provided two plans which can be found at Appendix 1. A colour-coded blow up of The Cambridge Restaurant and a copy of the Hotel Ground Floor and Lower Ground Floor plans.</p>		
Premises licence history:	This is a new premises application and therefore no Premises Licence history exist.		
Applicant submissions:	<p>The applicant has provided the following submissions:</p> <ul style="list-style-type: none"> • A promotional brochure • Plans for the proposed smoking area • Smoking Policy • Dispersal Policy <p>A copy of the documents can be found at Appendix 2.</p>		
Applicant amendments:	None		

1-B Proposed licensable activities and hours							
Plays:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Films:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Live Music:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Recorded Music:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Anything of similar description to that falling within live music, recorded music and performance of dance:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Late Night Refreshment:				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	02:00	02:00	02:00	02:00	02:00	02:00	02:00
Seasonal variations/ Non-standard timings:		00:00 to 00:00 for residents and bona fide guests. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
End:	00:00	00:00	00:00	00:00	00:00	00:00	00:00
Seasonal variations/ Non-standard timings:		N/A					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Ian Watson
Received:	29 November 2022

I refer to the application for a New Premises Licence.

The applicant has submitted floor plans of the premises.

This representation is based on the plans and operating schedule submitted.

The applicant is seeking the following

1. To provide for the Supply of Alcohol 'On' and 'Off' the premises Monday to Sunday between 09.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.
2. To provide Late Night Refreshment 'Indoors' and 'Outdoors' Monday to Sunday between 23.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.
3. To provide regulated entertainment 'Indoors' comprising
 - Plays
 - Films
 - Live Music
 - Recorded Music
 - Anything of a similar description to Live Music, Recorded Music and Performance of DanceMonday to Sunday between 09.00 to 02.00 hours. NYE to NYD. 24 hours for residents and their guests.

I wish to make the following representation

1. The hours requested for the Supply of Alcohol will have the likely effect of causing an increase in Public Nuisance within the area.
2. The hours requested to permit the provision of late-night refreshment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.
3. The hours requested to permit the provision of regulated entertainment will have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.

The applicant has provided additional information with the application which is being addressed.

Should you wish to discuss the matter further please do not hesitate to contact me.

Responsible Authority:	Metropolitan Police Service (<i>Withdrawn 19 January 2023</i>)
Representative:	PC Tom Stewart
Received:	30 November 2022

As per the below email, I am still waiting to agree some conditions with Mark Browning in regard to the following applications:

Raffles Hotel (The Gurkha At Raffles Hotel) 22/10460/LIPN
Raffles Hotel (Whitehall Place @Raffles Hotel) 22/10467/LIPN
Raffles Hotel (The Cambridge At Raffles) 22/10448/LIPN
Raffles Hotel (Pavilion @Raffles Hotel) 22/10455/LIPN
Hotel Licence (22/10484/LIPN).

Until these conditions have been agreed/discussed with the applicant, the MPS will be objecting to the above applications under the grounds of "The Prevention of Crime and Disorder" licensing objective.

Please accept this as a formal representation.

Correspondence from the Metropolitan Police Service to the applicant on 29 November 2022:

Following the site visit at the Raffles OWO last week, please see below the two conditions that I would like to see attached to the Hotel Licence (22/10484/LIPN).

- *The Premises shall have policy on protecting children from child sexual exploitation. The policy shall include training for all front of house staff on the signs and indications of child sexual exploitation as well as the reporting of suspicious activity to the appropriate authorities.*
- *The premises licence holder shall ensure that the management team register and successfully complete the nationally recognised counter terrorism training product referred to as ACT eLearning package or can demonstrate that the ACT eLearning product has been successfully completed within the preceding 12 months and that all front of house staff employed by or at the premises complete the ACT eLearning within a reasonable period not exceeding 3 months from the day they start their employment.*

In regard to the:

Raffles Hotel (The Gurkha At Raffles Hotel) 22/10460/LIPN
Raffles Hotel (Whitehall Place @Raffles Hotel) 22/10467/LIPN
Raffles Hotel (The Cambridge At Raffles) 22/10448/LIPN
Raffles Hotel (Pavilion @Raffles Hotel) 22/10455/LIPN

I would like to propose that the following conditions are added:

- *The need for SIA registered security will be risk assessed on a continual basis. This risk assessment will be made available upon request from a police officer or local authority officer.*
- *There shall be no entry or re-entry to the premises after midnight save for hotel residents and their bona fide guests.*

As the last date for objection is tomorrow, I may need to submit a representation in order to ensure that these condition are agreed/considered. I'll hold off until tomorrow afternoon in any

case. I am happy to discuss these conditions further.

I look forward to hearing from you.

Following an agreement of conditions with the applicant, The Metropolitan Police Service withdrew their representation on 19 January 2023. A copy of the agreed conditions can be found at Appendix 4.

2-B Other Persons			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	30 November 2022		
Raising concern about potential for nuisance and noise in a residential neighborhood from unsociable operational hours. Will need mitigation. None given. Application notes indoor and outdoor service as late as 2am.			
Name:		[REDACTED] [REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	29 November 2022		
[REDACTED]			
[REDACTED]			
<p>This representation relates to the above application for a new premises licence. The application is for a new premises licence for a premises identified as the Cambridge Restaurant and Bar which is located on the ground floor of the larger premises known as the Raffles Hotel in the former Old War Office.</p> <p>[REDACTED] the Old War Office ("OWO") and particularly, is on the [REDACTED] as the ever-growing rooftop bar that forms part of the OWO development; however, we are making Representations in relation to all 7 of the Applications for new Premises Licences in the Old War Office development, that have been made simultaneously.</p> <p>The nature of the development at the Old War Office is complex and significant in its scale and we would suggest all 7 licence applications need to be considered simultaneously, as it is only with an appropriate prospective that takes in the likely impact of all 7 licences, that the relevant issues can be appropriately determined by the Licencing Authority.</p> <p>Both commutatively and individually, the applications are likely to impact on the four Licencing Objectives as set out below:-</p> <p>The Prevention of Crime and Disorder</p> <p>The provision of licensable activities, in particular the sale by retail of alcohol, and to some extent the provision of regulated entertainment, has a well-documented link to the propensity for persons to commit acts of crime with disorder, both against each other and those innocent members of the public that they encounter. The application seeks substantial hours for the sale of alcohol and provision of regulated entertainment, and so the grant of this application on its current terms is likely to increase crime and disorder in the surrounding area. We also note that</p>			

the application includes the provision of late night refreshment and Westminster City Council has identified that locations providing late night refreshment offer a considerable attraction to persons who are and have consumed alcohol, both at the premises and in the local area, effectively increasing the number of people likely to be on these premises late into the night on any given day. The combined OWO premises has a significant capacity and so will realistically be holding a large number of persons who will have consumed alcohol late into the night. When those customers leave the premises late in the evening or in the early hours of the morning, the identified link between the consumption of alcohol and the propensity to engage in crime and disorder will be all too readily played out in the surrounding residential neighbourhood.

The Prevention of Public Nuisance

Further to our comments above on the prevention of crime and disorder, a substantial number of people leaving this premises late in the evening or in the early hours of the morning will have, we would go so far as to say, an obvious impact on local residents who will be expecting to quietly enjoy their homes and get a good night's sleep. Westminster City Council has identified the (perhaps all too obvious) link between persons consuming alcohol and listening to regulated entertainment and the propensity for those persons to cause noise nuisance to local residents as they gather and pass by residents' homes.

We would add that the provision of regulated entertainment itself has the potential to result in noise breakout and that noise is likely to disturb residents, especially in the late evening and early hours of the morning. Again, for a combined premises of this size, the above is a considerable issue that causes concern to all local residents, including our client.

Public Safety

Due to the nature of the premises, it is highly likely that large numbers of people (many of whom will have consumed alcohol), will depart simultaneously when the premises close to the public or at the end of any particular event. This is a highly trafficked area and the management of such persons needs to be demonstrated to the highest level to ensure the safety of those departing customers. This is a clear and substantial risk and needs to be considered in detail by the Licensing Authority at an appropriate subcommittee.

Protection of Children From Harm

We can expect the various licence premises within this combined development to have in place, robust age verification systems, however, as we have noted above, public nuisance is highly likely to be caused by departing customers (especially in the evening and early morning) and many of those that live in the neighbourhood surrounding the premises have families with children who require more sleep than the parents. The impact on those children of this operation is likely to be even more significant than it will be on neighbouring adult residents.

Matters Generally

We strongly suggest to the Licensing Authority that the applications submitted in relation to the OWO development, including this application, fail to sufficiently address the requirements of Westminster's Statement of Licensing Policy; including but not limited to, Policies CD1, PS1, PN1, CH1, RNT1, HOT1, MD1 and PB1. Further, the nature of the 7 applications and the draft Conditions attached to them, fail to clearly and adequately identify the number and nature of the persons allowed on the Premises and receiving Licensable Activities at any given time.

Our clients will ensure that they or their representatives are free to attend any subcommittee hearing that the council may convene in relation to this and the 6 other abovementioned applications, and will provide a detailed comment by way of their own witness testimony, along with detailed submissions from us, their legal representatives.

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:

Policy HRS1 applies

- A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.
- B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:
1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.
 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.
 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.
 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.
 5. The proposed hours when any music, including incidental music, will be played.
 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.
 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.
 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.
 9. The capacity of the premises.
 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.
 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.
 12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.
 13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.
 14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days

	<p>are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <ol style="list-style-type: none"> 1. Casinos: Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005. 2. Cinemas, Cultural Venues and Live Sporting Premises: Monday to Sunday: 9am to 12am 3. Hotels: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours. 4. Off licences: Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm. 5. Outdoor Spaces: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 6. Pubs and bars, Fast Food and Music and Dance venues: Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am. 7. Qualifying Clubs: Monday to Thursday: 9am to 12am. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 8. Restaurants: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 9. Sexual Entertainment Venues and Sex Cinemas: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p>Policy HOT1 applies</p>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or late-night refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel. 5. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone. 6. The application and operation of the venue meeting the definition

	<p>of a Hotel as per Clause C.</p> <p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities are within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel. 5. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone. 6. The application and operation of the venue meeting the definition of a Hotel as per Clause C. <p>C. For the purposes of this policy a Hotel is defined as a premises that is primarily used as an establishment providing overnight accommodation for customers.</p>
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4. Equality Implications

The Council in its capacity as Licensing Authority has a duty to have regard to its public sector equality duty under section 149 of the Equality Act 2010. In summary, section 149 provides that a Public Authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

Section 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

5. Appendices

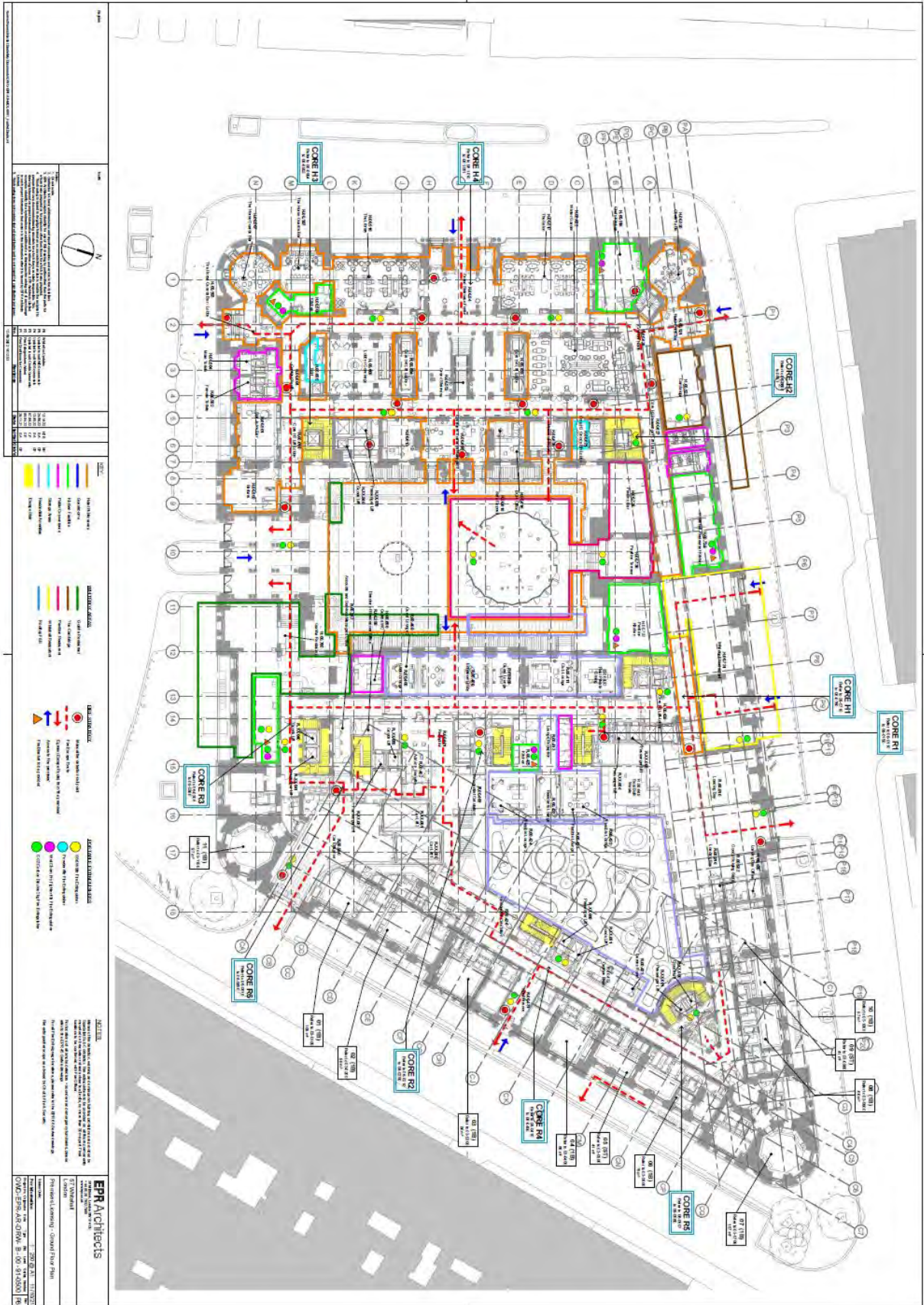
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

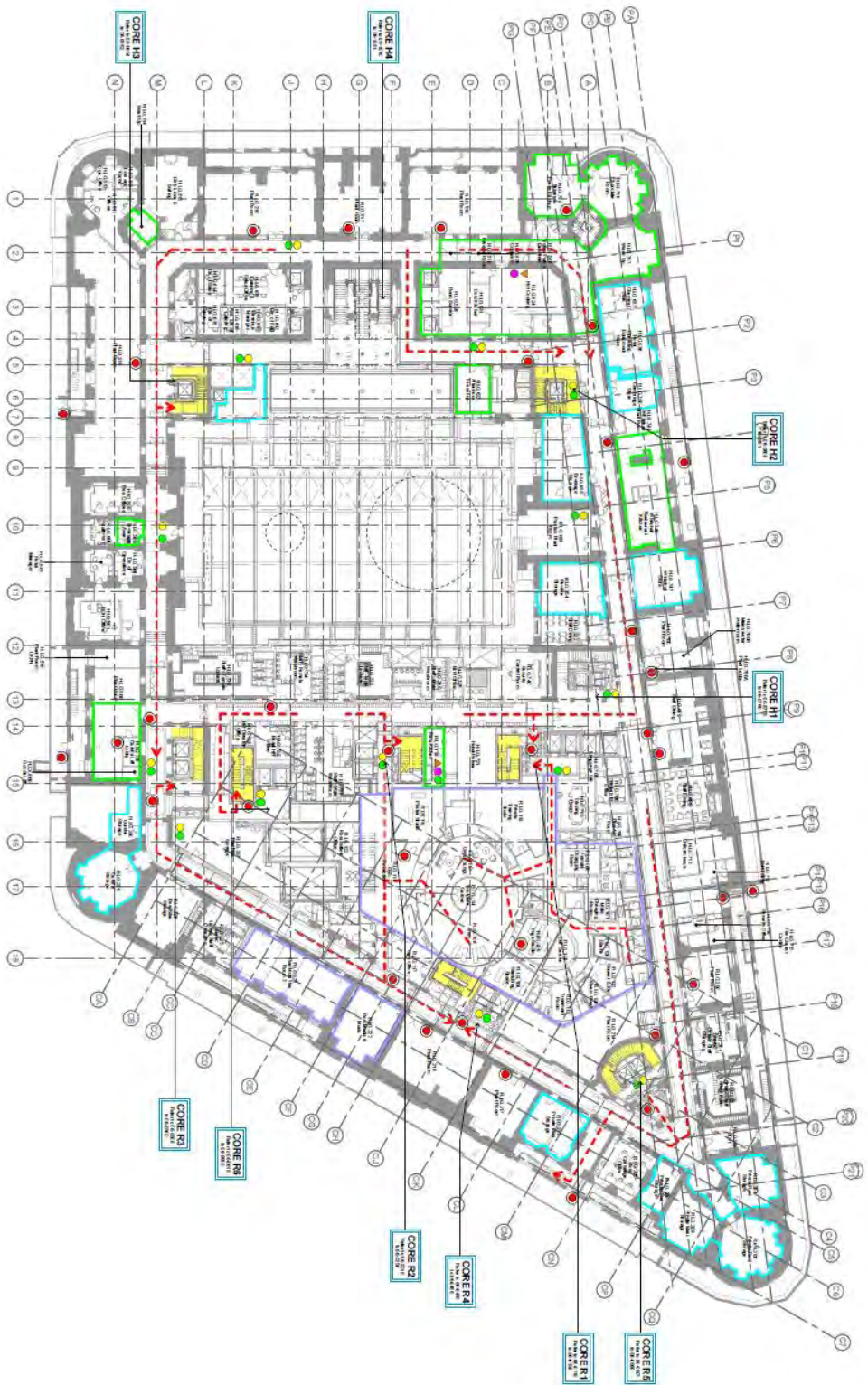
Report author:	Miss Jessica Donovan Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: jdonovan@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

Background Documents – Local Government (Access to Information) Act 1972

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	01 October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Service representation	29 November 2022
5	Metropolitan Police Service representation <i>(Withdrawn 19 January 2023)</i>	30 November 2022
6	Interested Party 1 representation	30 November 2022
7	Interested Party 2 representation	29 November 2022





<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>1</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>2</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>3</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>4</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>5</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>6</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>7</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>8</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>9</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>10</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>11</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>12</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>13</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>14</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>15</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>16</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>17</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>18</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>19</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>20</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>21</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>22</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>23</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>24</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>25</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>26</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>27</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>28</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>29</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>30</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>31</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>32</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>33</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>34</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>35</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>36</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>37</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>38</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>39</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>40</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>41</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>42</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>43</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>44</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>45</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>46</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>47</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>48</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>49</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> <tr><td>50</td><td>ISSUED FOR PERMIT</td><td>07/15/11</td></tr> </tbody> </table>	NO.	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ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2009 CODE. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURE AND FINISHES UNLESS OTHERWISE NOTED. 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES. 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2009 CODE. 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 10. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURE AND FINISHES UNLESS OTHERWISE NOTED. 12. 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PROJECT INFORMATION

OWNER: [REDACTED]

PROJECT: [REDACTED]

LOCATION: [REDACTED]

DATE: 07/15/11

SCALE: 1/8" = 1'-0"

DESIGNED BY: [REDACTED]

CHECKED BY: [REDACTED]

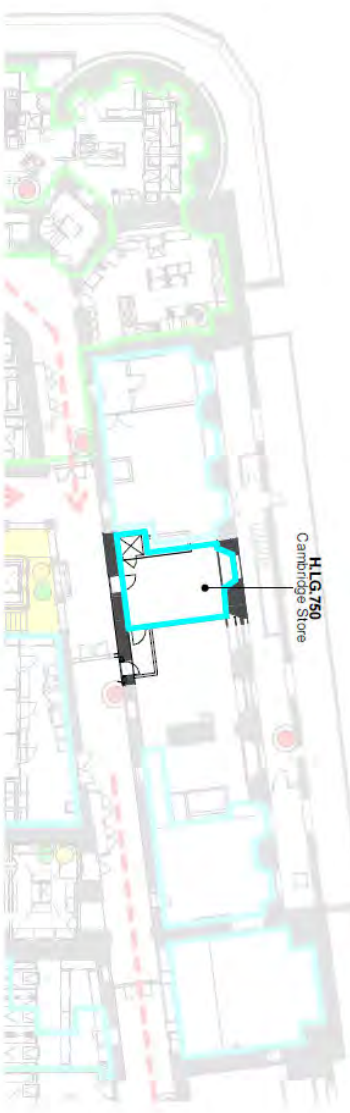
APPROVED BY: [REDACTED]

EPR Architects

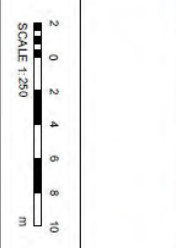
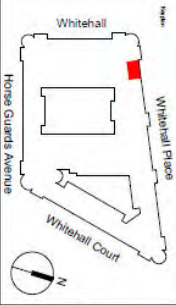
1000 N. LA SALLE ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.271.1234
WWW.EPRARCHITECTS.COM



Premises License - Cambridge Ground Floor Plan



Premises License - Cambridge Lower Ground Floor Plan



No.	Description	Rev.	Date	By	Check
01	Issue for Review	1.0	12/02/22	EH	AM
02	Revised for S&S comments	1.1	13/02/22	EH	AM
03	Final	1.2	13/02/22	EH	AM

KEY:

- Green: Kitchen Facilities
- Blue: Public Conveniences
- Yellow: Storage Areas
- Red: Garden Restaurant
- Orange: The Cambridge
- Purple: Paddock Restaurant
- Light Blue: Independent Restaurant
- Dark Blue: Rooftop Food and Beverage

FIRE STRATEGY:

- Red circle: Manual fire detection call point
- Red dashed line: Fire Escape Route
- Red arrow: Egress (Escape Route) from the premises
- Blue arrow: Access to the premises
- Blue triangle: Fire Barrier to be provided

PORTABLE EXTINGUISHERS:

- Yellow dot: SSW or Fire Extinguisher
- Red dot: Powder dry Fire Extinguisher
- Blue dot: Wet Chem Fry/Fighter or Fire Extinguisher
- Green dot: CO2 Carbon Dioxide 2kg Fire Extinguisher

EPR Architects
 57 Whitehall
 London
 W1R 3LN
 Tel: 020 7493 8800
 Email: info@ep architects.com

Project Information
 1:250 @ A3 05/10/22
 OWO-EPR-AR-DRW-B-XX-01-0002 PS

NOTES:

1. Manual fire detection, warning and emergency lighting provisions are provided by Specialist Sub-Contractor. Fire extinguishers to be provided on all floors permanently provided on trucks or trailers.

2. Final incidents to be confirmed with Fire Officer.

3. For locations of all smoke detectors & sounders EPR 46 Series drawings, please refer to the Fire & FSO Series drawings.

4. Fire extinguisher scope as detailed by Chubb Fire & Security.



AN INTRODUCTION

THE OWO®

Whitehall, London SW1.

The OWO opens in 2022 with London's first Raffles Hotel, 85 Raffles branded residences, and a collection of world-class dining experiences.

The former Old War Office building, a prominent address on Whitehall, offers 5 remarkable restaurant spaces, averaging 3,703 sq ft, in an unrivalled location.

Each space will have a unique style and personality, with flavours from around the world to tempt the palates of hotel guests, residence owners, and the multitude of visitors to London.

An unparalleled canvas to take your restaurant ambitions to new heights.



THE OVO



THE SPACES

ROOFTOP

Flagship 4,819 sq ft rooftop restaurant on the 6th floor with a turret lounge and spectacular views across the capital.

PAVILION

5,019 sq ft Pavilion restaurant with adjacent restaurant and bar.

WHITEHALL PLACE

Ground floor restaurant of 3,828 sq ft with prominent street access and heritage features.

THE GURKHA

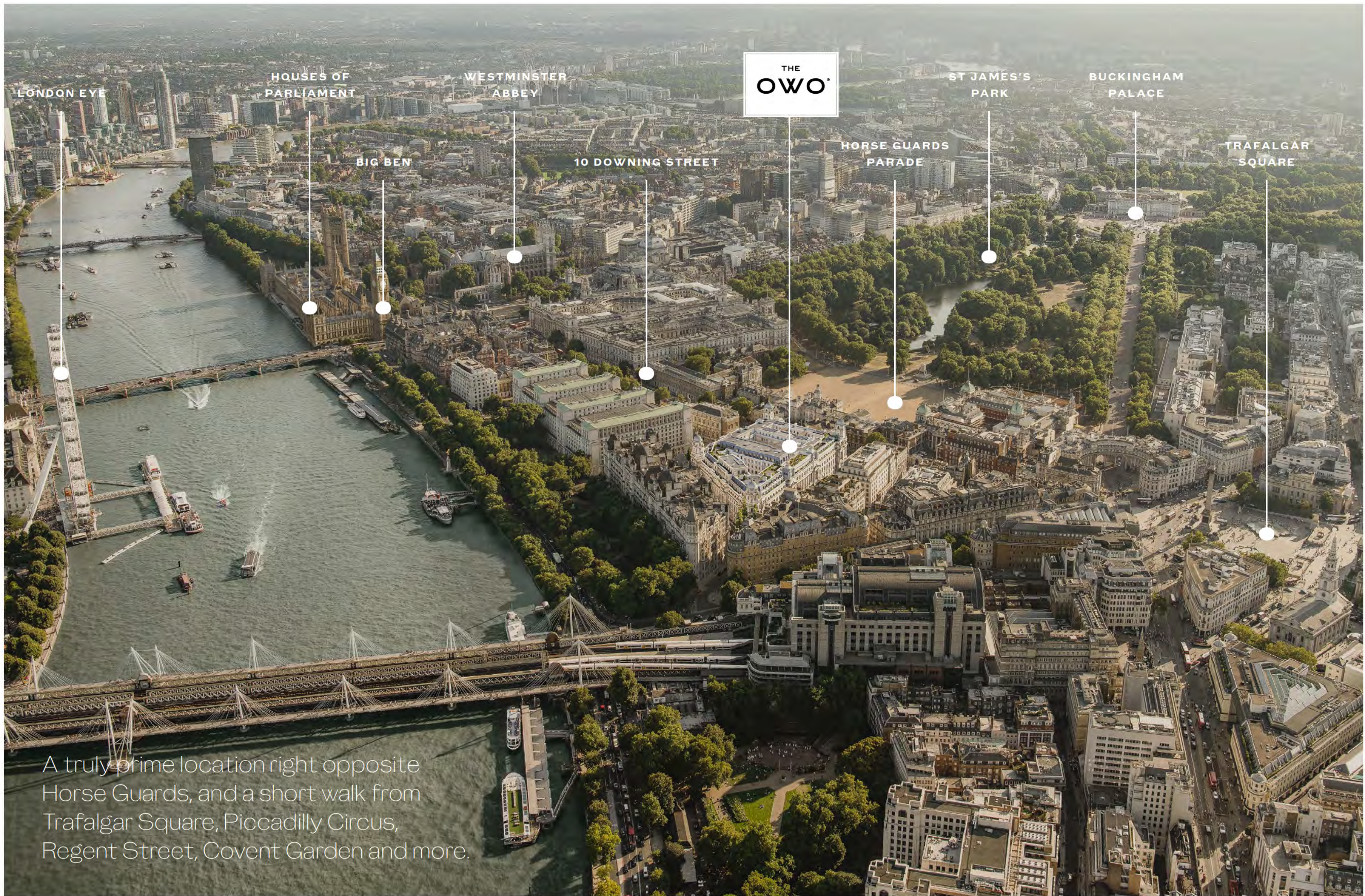
3,906 sq ft restaurant with street access on Horse Guards Avenue.

THE CAMBRIDGE

947 sq ft ground floor retail café space with Whitehall Place street access.

This is a rare opportunity to be part of an extraordinary new chapter in the building's history. Crafted by the world's leading designers, architects and artists, the world has yet to experience anything quite like it.





LONDON EYE

HOUSES OF PARLIAMENT

WESTMINSTER ABBEY

THE OWO

ST JAMES'S PARK

BUCKINGHAM PALACE

BIG BEN

10 DOWNING STREET

HORSE GUARDS PARADE

TRAFALGAR SQUARE

A truly prime location right opposite Horse Guards, and a short walk from Trafalgar Square, Piccadilly Circus, Regent Street, Covent Garden and more.



THE LOCATION

Minutes from London's iconic attractions.

Within walking distance of The OWO are four of London's leading attractions including Buckingham Palace, Houses of Parliament, Big Ben, and Piccadilly Circus. The most popular in Westminster are the National Gallery and Westminster Abbey, attracting approximately 4 million visitors each per year.



Above: The National Gallery, Big Ben, Horse Guards Parade, Downing Street.



Above: Bond Street, Estiatorio Milos restaurant, The Ritz Hotel,
Dover Street Market and Burlington Arcade.
Opposite: Royal Warrant Holder, Fortnum and Mason.

THE LOCATION

A new generation of brands
alongside venerable
institutions.



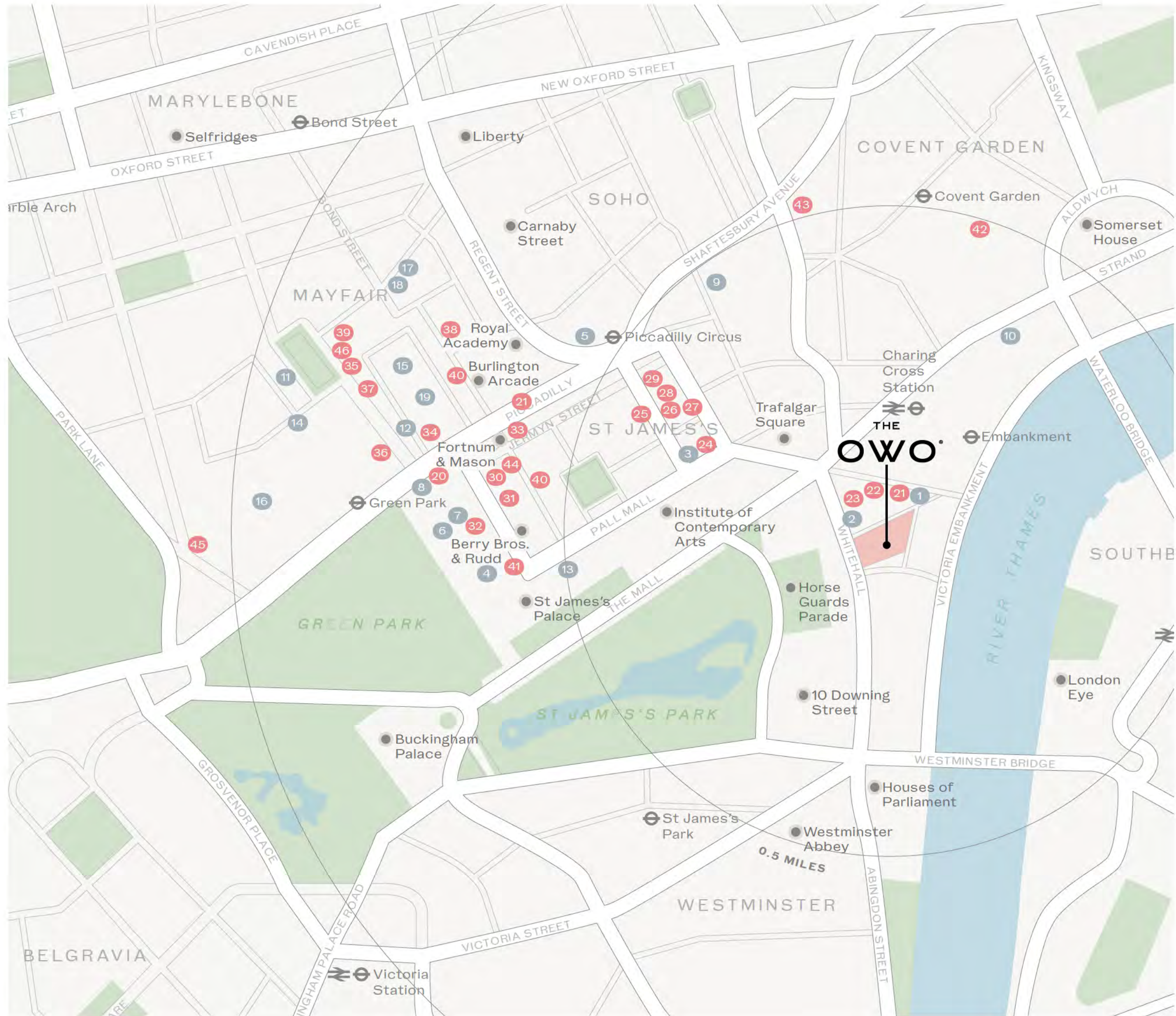
The area is home to some of the capital's most established
institutions from Christie's to the Royal Academy,
as well as historic private members' clubs like Whites and
the Carlton Club. Today, these are joined by
a new generation of restaurants, flagship stores and
galleries from Fortnum & Mason to the cutting-edge
Dover Street Market.

HOTELS/CLUBS

- 1 Corinthia London
- 2 Great Scotland Yard
- 3 Sofitel
- 4 Dukes London
- 5 Hotel Café Royal
- 6 The Stafford
- 7 St James's Hotel and Club
- 8 The Ritz
- 9 W London
- 10 The Savoy
- 11 Annabel's
- 12 The Arts Club
- 13 67 Pall Mall
- 14 Mark's Club
- 15 Oswalds
- 16 5 Hertford Street Club
- 17 Conduit Club
- 18 The Westbury Hotel
- 19 Browns Hotel

RESTAURANTS

- 20 The Wolseley
- 21 The Northall
- 22 Kerridge's Bar & Grill
- 23 The Yard Restaurant
- 24 Wild Honey
- 25 Estiatorio Milos
- 26 Imperial Treasure
- 27 Scully St James's
- 28 Aquavit
- 29 Ikoyi Restaurant
- 30 Café Murano
- 31 Sake no Hana
- 32 Seven Park Place by William Drabble
- 33 45 Jermyn Street
- 34 Mahiki Mayfair
- 35 Sexy Fish
- 36 Novikov
- 37 Park Chinois
- 38 Cecconi's
- 39 Hakkasan
- 40 Gymkhana
- 41 Chutney Mary
- 42 Sushi Samba
- 43 Louie
- 44 Quaglino's
- 45 Nobu Park Lane
- 46 Amazonico



ST JAMES'S PARK



THE CAMBRIDGE



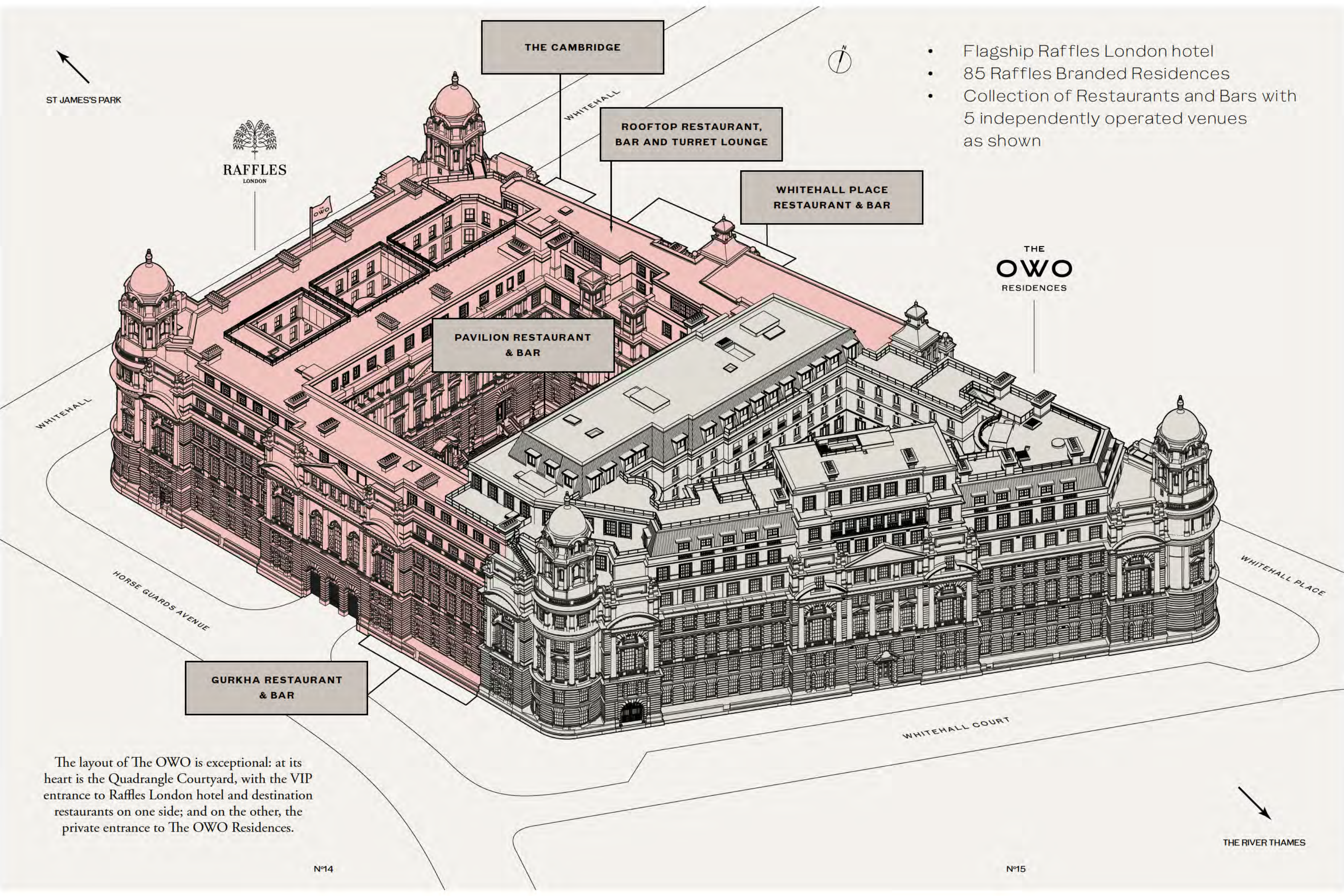
- Flagship Raffles London hotel
- 85 Raffles Branded Residences
- Collection of Restaurants and Bars with 5 independently operated venues as shown

ROOFTOP RESTAURANT, BAR AND TURRET LOUNGE

WHITEHALL PLACE RESTAURANT & BAR

THE OWO RESIDENCES

PAVILION RESTAURANT & BAR



GURKHA RESTAURANT & BAR

The layout of The OWO is exceptional: at its heart is the Quadrangle Courtyard, with the VIP entrance to Raffles London hotel and destination restaurants on one side; and on the other, the private entrance to The OWO Residences.

THE RIVER THAMES

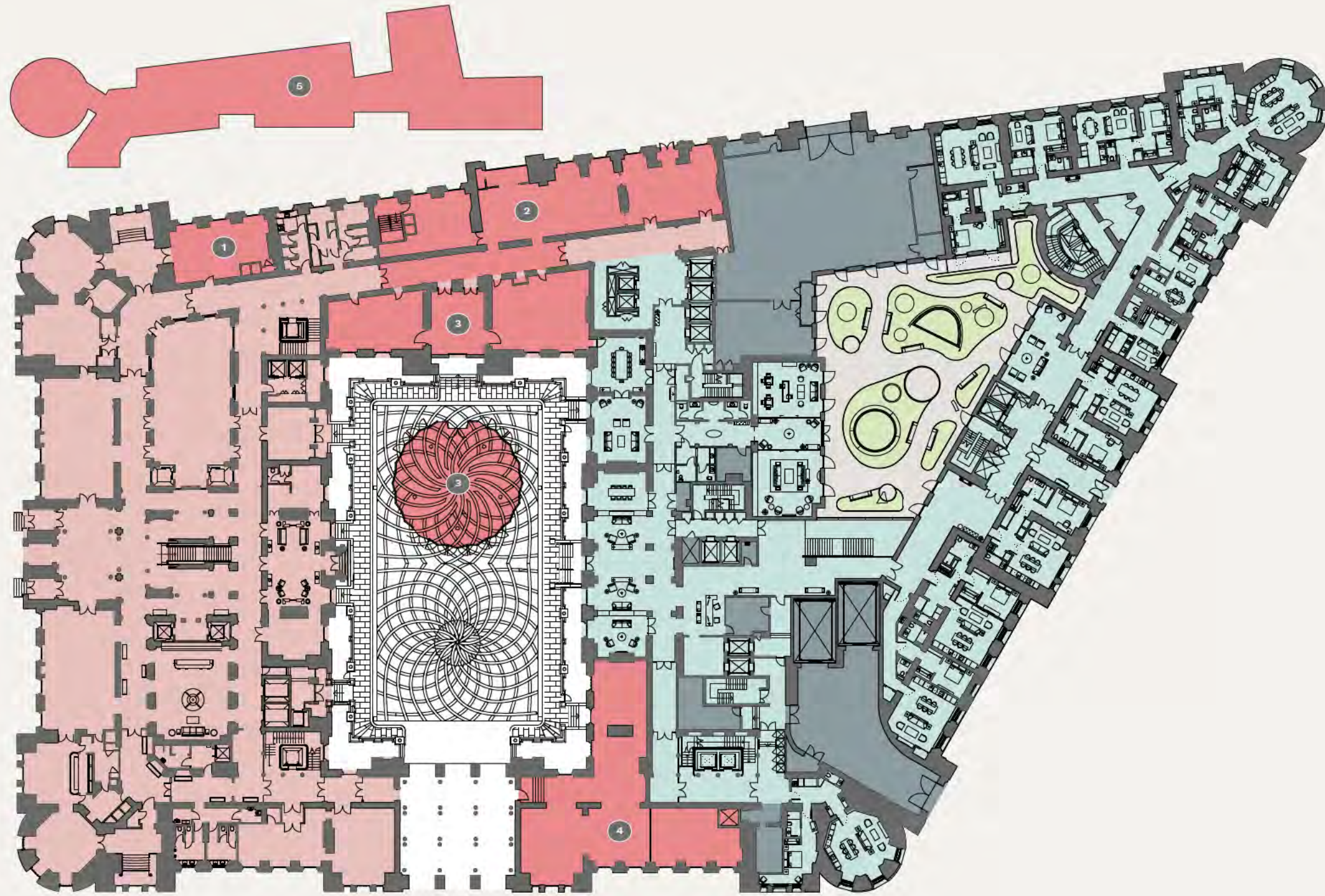
WHITEHALL PLACE

SIXTH FLOOR

WHITEHALL

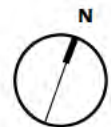
GROUND FLOOR

WHITEHALL COURT



HORSEGUARDS AVENUE

Floorplate



- Raffles Hotel
- Independent Restaurants & Bars
- Parking/Other
- Residential Gardens
- Residential Amenities

- 1 The Cambridge
- 2 Whitehall Place Restaurant & Bar
- 3 Pavilion Restaurant & Bar
- 4 Gurkha Restaurant & Bar
- 5 Rooftop Restaurant & Bar (Sixth Floor)