



CULINARY DESTINATION

The Cambridge capturing footfall from Whitehall facing towards Trafalgar Square.

GROUND FLOOR



LOWER GROUND FLOOR



GRAND COURTYARD

GRAND COURTYARD

The Cambridge

LOCATION



TOTAL AREA

FT²

M²

Ground

686ft²

64m²

Lower Ground

261ft²

24m²

Total Area

947ft²

88m²

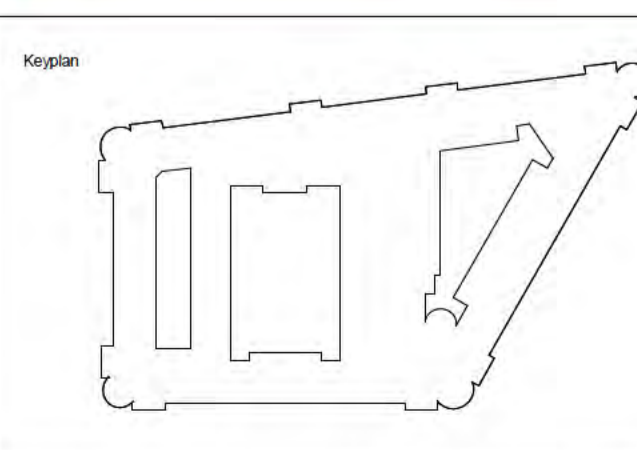




CGI of The Cambridge.



White Box Areas Updates - 17th December 2022:
 - All White Box Areas issued in co-ordination with MEP Consultant, Structural Engineering and Catering Consultant. Subject to operator and interior design layouts which are TBC.
 - Rooftop F&B storage space allocated at Basement 1.
 - Rooftop Extension granted.
 - Ground Floor External works updated to WSP S278 approved drawings.
 - Stair in Rooftop F&B space included.



Notes:
 1. Do not scale.
 2. Contractor to check all dimensions and report omissions and errors to the Architect.
 3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
 4. This drawing is issued in design format as an uncontrolled version to enable the recipient to prepare their own documents/working models for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited.
 5. This drawing does not contain shared coordinates and is not issued for coordination purposes.

No.	Revision	Date	Initial	CHK'd
P17	GA Updates for White Box	12.12.22	H2B	NH
P16	GA Updates for White Box	26.08.22	H2B	NH
P15	GA Updates for White Box	12.08.22	H2B	NH
P14	GA Update Issue for information	08.07.22	SA	CP
P13	Revision Updates	18.03.21	SC	CP
P12	GA Update Issue	05.02.21	HR	CP
P11	General Arrangement Updates	28.09.20	H2B	SRP
P10	General Arrangement Updates, issued for information	07.05.20	H2B/LJ	SRP
P9	Classification of Occupancies	20.03.20	H2B	SRP
P8	General Arrangement Updates	24.05.19	CP/H2B	J/N
P7	GA Sign Off - Updates	02.11.18	CP/H2B	J/N
P6	GA Sign Off	31.10.18	CP/H2B	J/N
P5	Pre-Tender Issue	31.08.18	CP	J/N
P4	General updates as provided. Hotel furniture layouts also amended.	17.08.18	NH/L	LAK

Legend
 Existing fabric
 Existing Fabric - Position assumed and to be verified on site
 Hotel / Residential Demise line
 Guest Occupancy
 Staff Occupancy

Scale Bar
 2 0 2 4 6 8 10
 SCALE 1:250
 m

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model
 Core name and drawing references
 Front of House Lift - Passenger Lift
 Back of House Lift - Goods Lift

Note:
 Structural and MEP models shown in GA plans are work in progress and uncoordinated.
 Final layouts are subject to fire strategy review, planning condition submittal/discharge and structure/services co-ordination

The areas stated on this drawing have been prepared for Westminster Development Services Ltd only and have been generated directly from a work in progress model. They do not include contingencies to allow for anomalies in the model, surveyed information, construction tolerances, workmanship and/or design by others which may affect the stated areas.
 These areas relate to the an impacted areas of the building at the current state of the design. The areas have been calculated as N/A in accordance with the RICS Code of Measuring Practice, 6th Edition.
 Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and construction processes.

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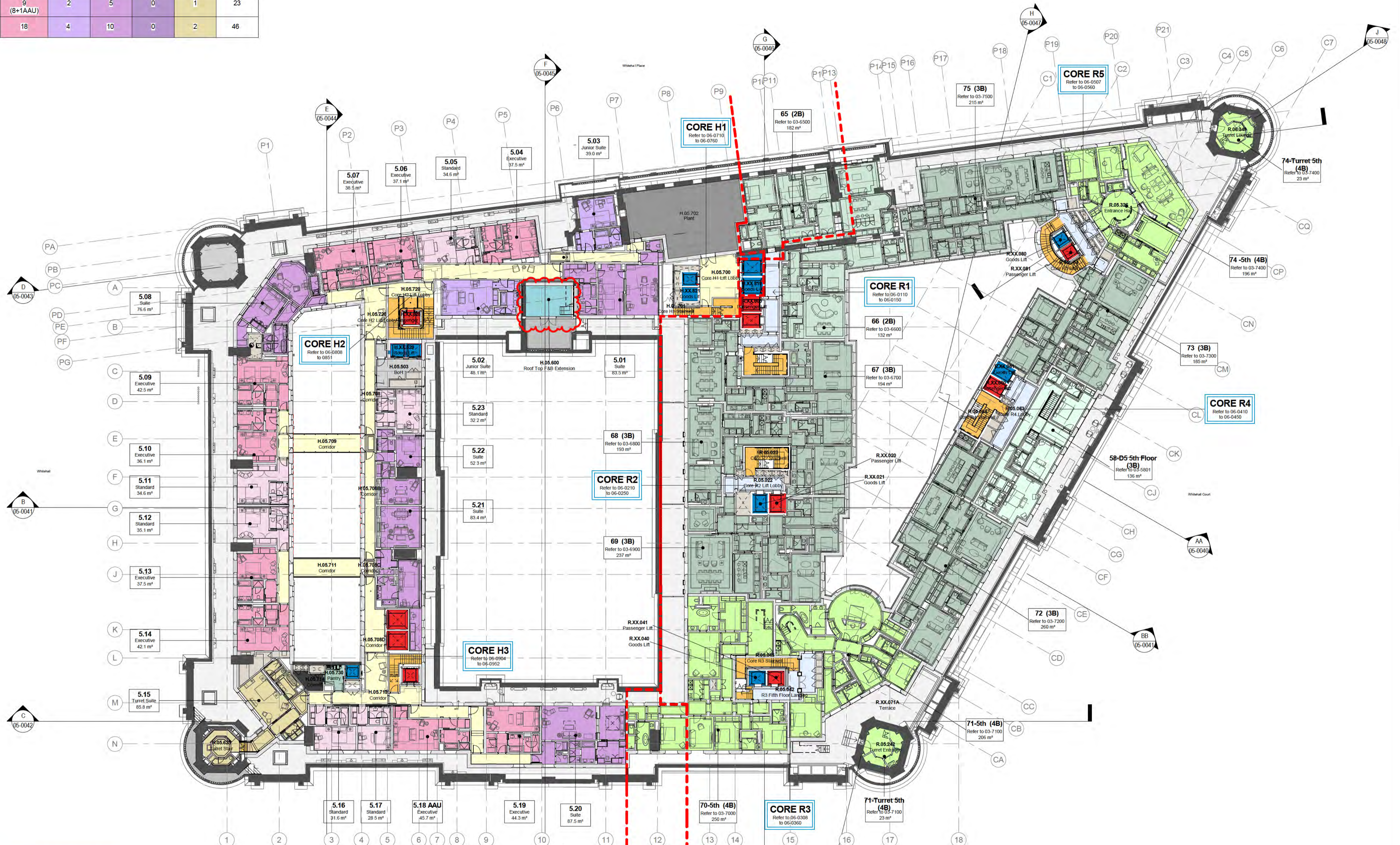
Proposed Sixth Floor Plan

Status Code: _____

For Information: 1:250 @ A1 11/07/17

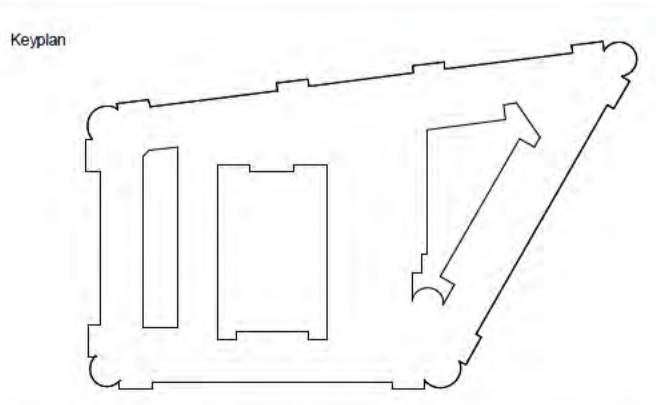
Project No: OWO-EPR-AR-DRW - B - 06 - 02-0056 | Rev: P17

ROOM TYPE	Standard	Executive	Junior Suite	Suite	Corner Suite	Heritage	TOTAL
N° ROOMS	6	9 (8+1AAU)	2	5	0	1	23
OCCUPANTS	12	18	4	10	0	2	46



White Box Areas Updates - 12th December 2022:

- All White Box Areas subject to co-ordination with MEP Consultant, Structural Engineers and Ceiling Consultant. Subject to operator and interior design layouts which are TBC.
- Roof/FAB storage space allocated at Basement 1.
- Roof/FAB Extension granted.
- Ground Floor External works updated to WSP S278 approved drawings.
- Star in Roof/FAB space included.



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P17	GA Update for White Box	26.08.22	H2B	NH
P16	GA Update for White Box	12.08.22	H2B	NH
P15	GA Update Issue for information	09.07.22	SA	CP
P14	GA Updates for Coordination - LFB Revisions	10.09.21	HR	CP
P13	GA Update Issue	05.02.21	HR	CP
P12	General Arrangement Updates	28.09.20	H2B	SRP
P11	General Arrangement Updates, Issued for Information	07.05.20	DJS	SRP
P10	Clarification of Occupancies	20.03.20	H2B	SRP
P9	General Arrangement Updates	24.05.19	CPH2B	SRP
P8	GA Sign Off - Updates	02.11.18	H2B	SRP
P7	GA Sign Off	31.10.18	CPH2B	SRP
P6	Pre-Tender Issue	31.08.18	CP	SRP
P5	General updates as clouded. Hotel furniture layouts also amended.	17.08.18	NH/J	LAK
P4	Updated to suit WDS requests	27.07.18	CP	SRP

Legend

- Existing fabric
- Existing Fabric - Position assumed and to be verified on site
- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy
- Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model
- Core name and drawing references
- Front of House Lift - Passenger Lift
- Back of House Lift - Goods Lift

Note: All occupancy numbers need to be reviewed once a resi facilities manager has been consulted and appointed.

Scale Bar: 2 0 2 4 6 8 10
SCALE: 1:250

Note: Structural and MEP models shown in GA plans are work in progress and uncoordinated.

Final layouts are subject to fire strategy review, planning condition submittal/discharge and structure/services co-ordination

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All core drawings can be found in the 06-Series. For specific drawings for each core refer to numbers on sheet.

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Proposed Fifth Floor Plan

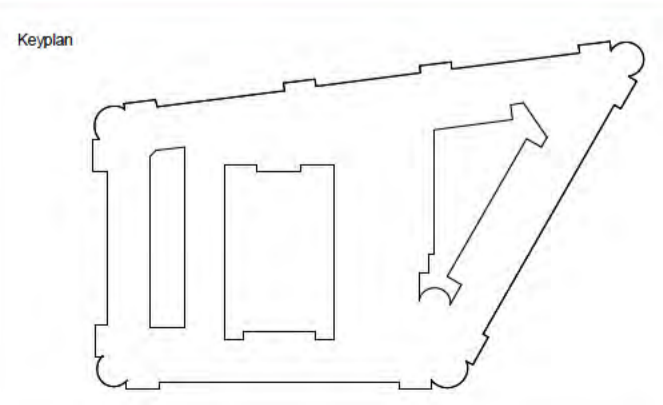
Status Code: 1:250 @ A1 11/07/17

For Information: 1:250 @ A1 11/07/17

Project No: OWO-EPR-AR-DRW - B-05-02-0055 | Rev: P17



White Box Areas Updates - 12th December 2022:
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 - Roofing FAB storage space allocated at Basement 1.
 - Roofing Extension granted.
 - Ground Floor External works updated to WSP S278 approved drawings.
 - Stair in Rooftop FAB space included.



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P23	GA Updates for White Box	26.08.22	H2B	NH
P22	GA Updates for White Box	12.08.22	H2B	NH
P21	GA Update Issue for Information	08.07.22	SA	CP
P20	GA Updates for Coordination - LFB Revisions	19.09.21	HR	CP
P19	Updates to Suit Planning Feedback	22.03.21	HR	CP
P18	Whitebox Updates	16.03.21	SC	CP
P17	Whitebox Area GA Updates	05.03.21	SRP	CP
P16	Whitebox Area GA Updates	19.02.21	HR	CP
P15	GA Update Issue	05.02.21	HR	CP
P14	General Arrangement Updates	29.09.20	H2B	SRP
P13	General Arrangement Updates. Issued for Information	07.05.20	H2B	SRP
P12	Clarification of Occupancies	20.03.20	IAO	SRP
P11	Barney to polkash room updated	13.09.19	SC	SRP
P10	General Arrangement Updates	24.05.19	CP	SRP
P9	GA Sign Off - Updates	02.11.18	JUN	SRP

Legend

- Existing fabric
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- Hotel / Residential Demise line
- Guest Occupancy
- Staff Occupancy

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 0 2 4 6 8 10
 SCALE 1:250

Uncoordinated mechanical and electrical equipment as modelled by MEP consultant in current WIP BIM model

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Core name and drawing references

Front of House Lift - Passenger Lift

Back of House Lift - Goods Lift

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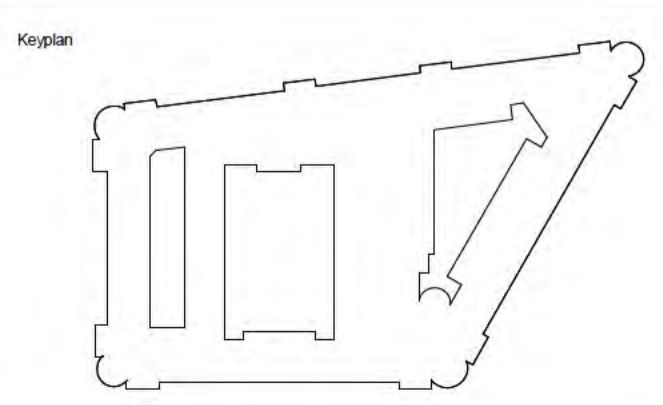
Proposed Lower Ground Floor Plan

Status Code:

For Information: 1:250 @ A1 11/07/17
 Project No: Originator Role Type B/L Level Series Number | Rev
 OWO-EPR-AR-DRW - B - LG - 02-0049 P24



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Proposed Lower Ground Floor Plan

Status Code:

For Information: 1:250 @ A1 11/07/17
 Project No: Originator Role Type BBL Level Series Number | Rev
 OWO-EPR-AR-DRW - B - LG - 02-0049 P24

SMOKING



RAFFLES
HOTELS & RESORTS

- ✚ Designated area for smoking as shown on the attached plan. The attached plans (several pages) show the Guest area for smoking (5th Floor), the area designated for staff or contractor smoking and the hotel area to be used if the main staff smoking area is closed.
- ✚ The area is cordoned off zone to allow for proper management.
- ✚ The area is covered by CCTV.
- ✚ Canopy provided in Hotel areas for adverse weather.
- ✚ Hotel areas marshalled by SIA security staff
- ✚ No drinks to be taken to outside smoking areas under any circumstances

DISPERSAL POLICY



RAFFLES
HOTELS & RESORTS

RAFFLES believes in maintaining a close relationship with local residents and the business community of Westminster, as well as statutory and responsible authorities. There will always be a duty manager on hand and freely available to deal with any complaints or concerns.

RAFFLES is a high quality hotel and dining experience with a high staff to customer ratio. A member of staff is always available to ensure that the primary entrance and exit for customers is always monitored. Staff are trained to the very highest standard and made aware of licensing regulations as well as safety and nuisance concerns.

RAFFLES has a Responsible Approach to Drinking Policy ensuring that customers are made comfortable and safe at all times and that the licensing objectives are upheld.

There is signage at the exits advising customers that they are in a residential neighbourhood and should leave quietly.

RAFFLES ensures that customers consume their meals and drinks in a relaxed and sensible way ensuring that (unlike with pubs and bars) they don't collectively feel the need to rush out at a particular time.

In addition, staff members are on hand to advise customers as to the nearest transport hub and to ensure that there is no unnecessary noise. Staff are also able to help with ordering taxis.

LARGE EVENTS: Where large events are dispersing, additional staff will be on duty to ensure a staggered exit of guests, using exits wherever possible away from residential concentration and providing clear guidance to nearby transport hubs.

The above points are also detailed within the Raffles London at The OWO Operational Management plan which is a live and working document that encompasses all scenarios of both guest and supplier entry and exit to the building.

Premises History

Appendix 3

There is no licence or appeal history for the premises.

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as necessary for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or

less in a manner which carries a significant risk of undermining a licensing objective;

- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

- 8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 8(ii) For the purposes of the condition set out in paragraph 8(i) above -
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -
- $$P = D + (D \times V)$$
- Where -
- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.
9. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

Conditions consistent with the operating schedule

10. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
11. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times monitoring the system when the premises is open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
12. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime).
13. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue;
 - (b) any complaints received regarding crime and disorder;
 - (c) any incidents of disorder;
 - (d) any faults in the CCTV system;
 - (e) any refusal of the sale of alcohol;
 - (f) any visit by a relevant authority or emergency service.
14. Save for in the case of emergency or other exceptional circumstances, a Personal Licence Holder will be on duty at all times.
15. Any special effects or mechanical installation shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used when 10 days prior notice is given to the Licensing Authority and written consent is provided from the EH Consultation team:
 - i. dry ice and cryogenic fog;
 - ii. smoke machines and fog generators;
 - iii. pyrotechnics including fireworks;
 - iv. firearms;
 - v. lasers;
 - vi. explosives and highly flammable substances;
 - vii. real flame;
 - viii. strobe lighting.
16. The means of escape provided for the premises shall at all times be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
17. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all times be maintained in good condition and full working order.
18. All emergency doors shall be available at all times without the use of a key, code, card or similar means.

19. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
20. The edges of the treads of steps and stairways shall be marked and maintained so as to be conspicuous at all times.
21. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
22. All fabrics, curtains, drapes and similar features shall be either non-combustible or be durably or inherently flame retarded fabric.
23. The certificates listed below shall be submitted to the Licensing Authority upon written request:
 - a. Any emergency lighting battery or system certificate;
 - b. Any electrical installation certificate;
 - c. Any emergency warning system certificate.
24. The Licensee must ensure that competent persons are employed to assess the electrical requirements and the compatibility of the electricity supply with the equipment to be used. Appropriate safety devices (such as 30mA Residual Current Devices at Source) must be used for electrical apparatus, particularly for any electrical equipment exposed to adverse conditions or electrical equipment to be used in association with handheld devices (e.g. microphones). These should comply with the latest edition of BS 4293. The competent person must make a certificate of inspection of the electrical installation available for inspection.
25. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased. NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
26. Any entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall not be provided.
27. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
28. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance outside the premises.
29. Notices shall be prominently displayed at the exit requesting patrons to respect the needs of local residents and to leave the area quietly.
30. No noisy deliveries or collections shall take place between midnight and 07:00 hours.
31. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
32. Between the hours of 09.00 to 10.00 Monday to Saturday and 09.00 to midday Sunday the sale of alcohol shall be ancillary to the provision of food, with the exception of residents and their guests.

33. The number of persons accommodated at any one time (excluding staff) shall not exceed: XX.
34. Substantial food and non-intoxicating beverages shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
35. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
36. All public entrances will be supervised by a responsible member of staff at all times when that part of the premises is open to the public.
37. The hours for licensable activities and the opening times may be extended on New Year's Eve from the end of permitted hours to the start of permitted hours on New Year's Day.
38. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
39. Except in the case of emergencies, after 1am access and egress to the premises shall only be via the main hotel entrance.
40. Licence may not be used until a satisfactory Designated Premises Supervisor is appointed.
41. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
42. The Premises Licence Holder shall provide refresher training to staff, at intervals of no more than 12 months, on their obligations under the Licensing Act 2003. A written record shall be maintained and kept at the Premises. The record shall be available for inspection by an authorised Licensing Officer or Police Officer on request at all times the Premises are open.
43. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.

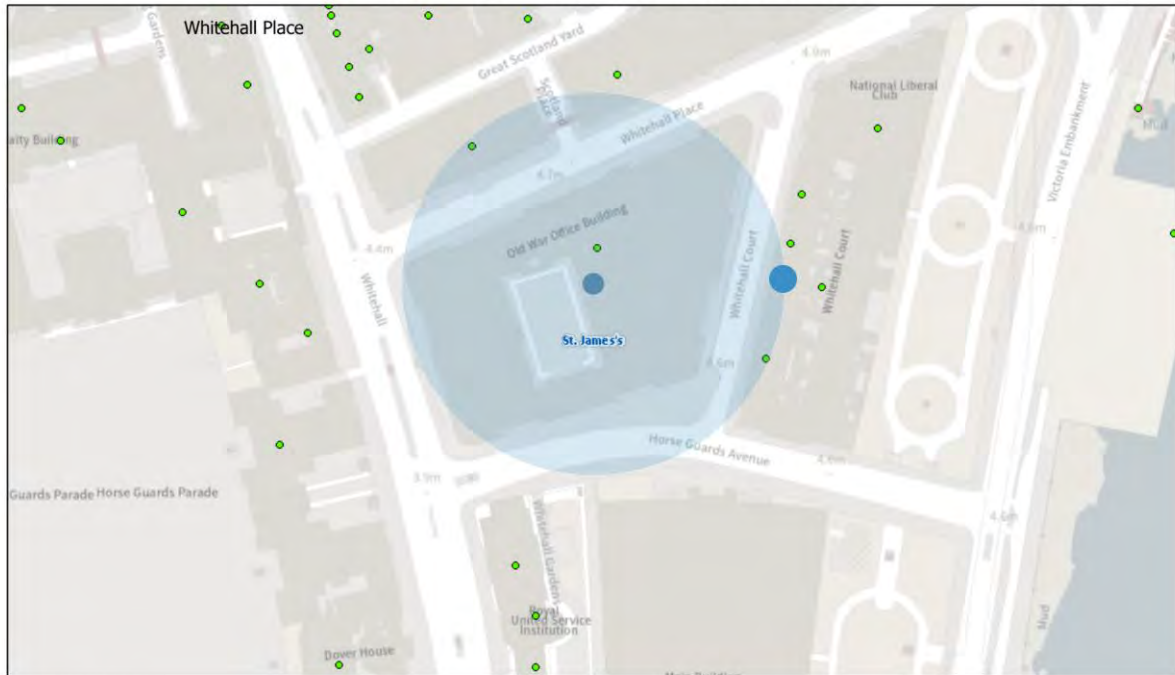
Conditions proposed by the Metropolitan Police Service and agreed with the applicant so as to form part of the operating schedule.

44. 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.
45. There shall be no entry or re-entry to the premises after 00:30 save for hotel residents and their bona fide guests.

Conditions proposed by the Environmental Health Service

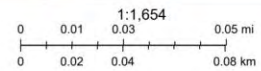
None

Old War Office, Whitehall, London, SW1A 2BX



18/01/2023, 10:48:09

- Property Mailing List
- Borough Boundary - Mask
- Ward Boundaries
- Ward Labels
- Borough Boundary - Detailed



Resident count: 112

Licensed Premises within 75 metres of Old War Office, Whitehall, London, SW1A 2BX				
Licence Number	Trading Name	Address	Premises Type	Time Period
20/07368/LIPV	The Farmers Club	First Floor 3 Whitehall Court London SW1A 2EL	Club or institution	Monday to Sunday; 07:00 - 00:00