

Silks Leeds

Proposal for Daytime Usage

Silks currently operates as a Gentlemen's Club from 22:00 – 04:00 or 05:00 (depending upon the day of the week). At present, the premises is closed during the day and due to requirements that its usage be discreet, presents an entirely blank frontage.

At the hearing held in respect of the previous renewal application, Mr Philip Kolvin QC explained the applicant's awareness that this a regeneration area and that blank frontages are not generally desirable. He discussed the proposal that the applicant would devise an active usage that would add to the vivacity of the Sovereign Square area during the daytime.

As a result, the Committee agreed to renew the SEV licence until 1 March 2016 to provide the applicant with time to devise a full proposal.

The applicant now seeks to operate the premises as a nail salon during the day.

Under this proposal, the current green frontage will be replaced with transparent vinyl and moveable furniture will be used to create manicure and pedicure stations. A partition will be constructed to obscure the first floor level, so that the bar area cannot be seen during the day when the curtains are opened.

During the evening, the furniture will be moved to create a lobby/waiting area and pay desk. Curtains will be installed which will obscure the entire frontage with the exception of the current double doors through which only the lobby will be visible.

The works necessary to implement this proposal have been approved by the Landlord, and planning permission has been granted (decision notice attached).

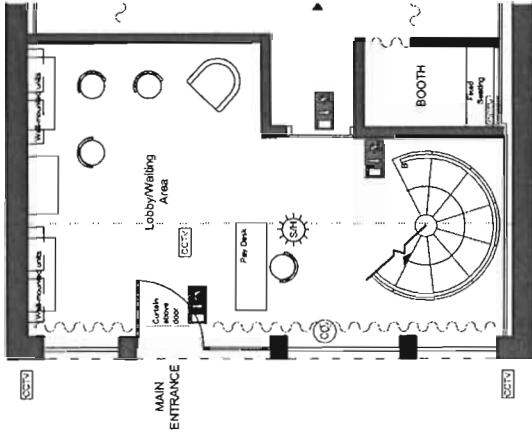
Images of the proposal are also attached, showing how the premises will operate during daytime hours and during its operation as an SEV.

The applicant is hopeful that this proposal will demonstrate that their business can continue to operate in the way it currently does during evening hours, whilst also providing a valuable contribution to the area during the daytime.

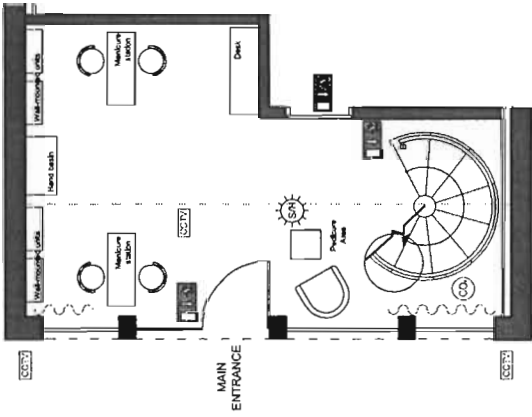
Notes:

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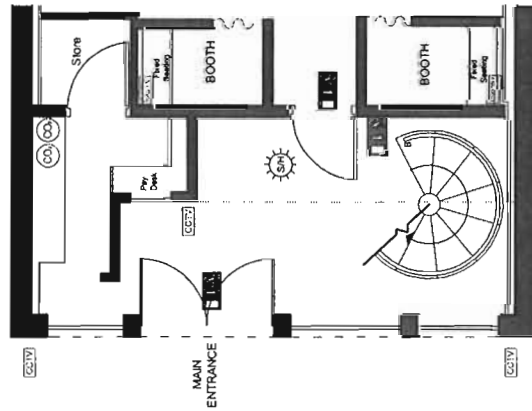
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Proposed Site Floor Plan



Proposed Nail Shop Floor Plan



Existing Floor Plan

- CLOSED CIRCUIT TELEVISION
- EMERGENCY LIGHT
- EMERGENCY LIGHT
- SMOKE / HEAT DETECTOR
- FIRE EXTINGUISHER
- BREAK GLASS
- FIRE ALARM SOUNDER
- BALLUSTRADE

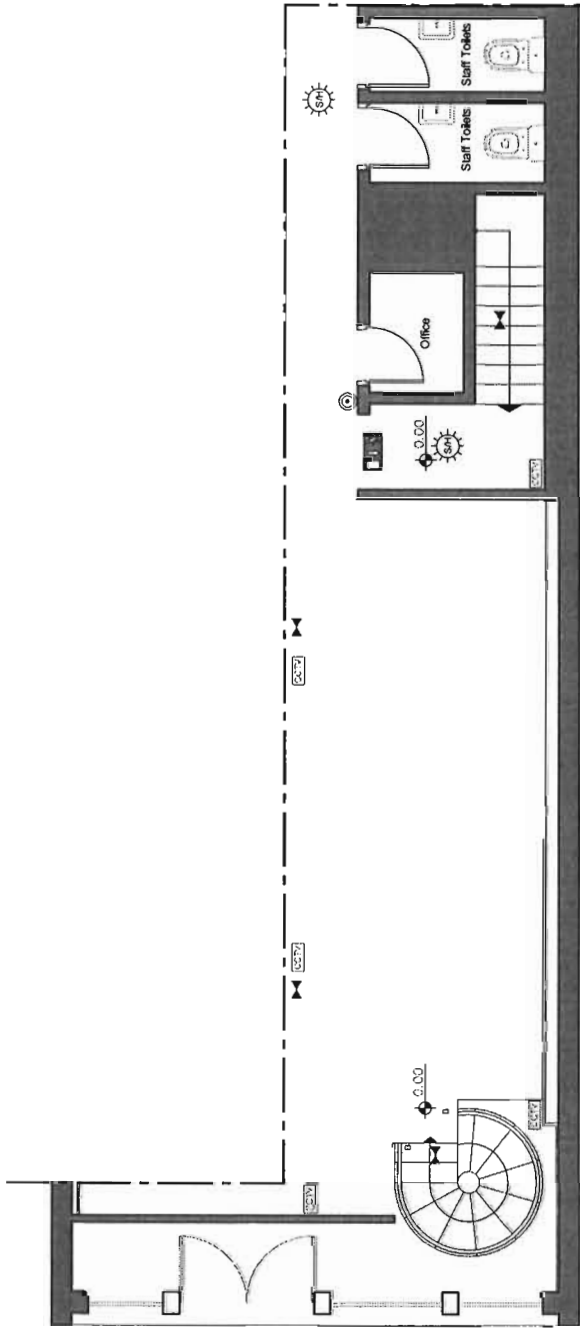
REVISIONS	DATE	CHKD	No






DesCosmos Architecture <small>Plot No. 14, Madhavi, Lane, LS2 4EA Tel: 0113 285 365 Fax: 0113 285 4254 Email: info@descosmos-architecture.co.uk</small>	
Project	Silks Nails Shop 2. Sovereign Place, Leeds LS1 4SP
Client	Elizabeth Morris
Title	Existing & Proposed Floor Plans
Drawn	EINA KOSMA
Scale	1:100&A4
Checked	EINA KOSMA
Date	November 2015
Job no	035
Dwg No	22 (01)
Rev	

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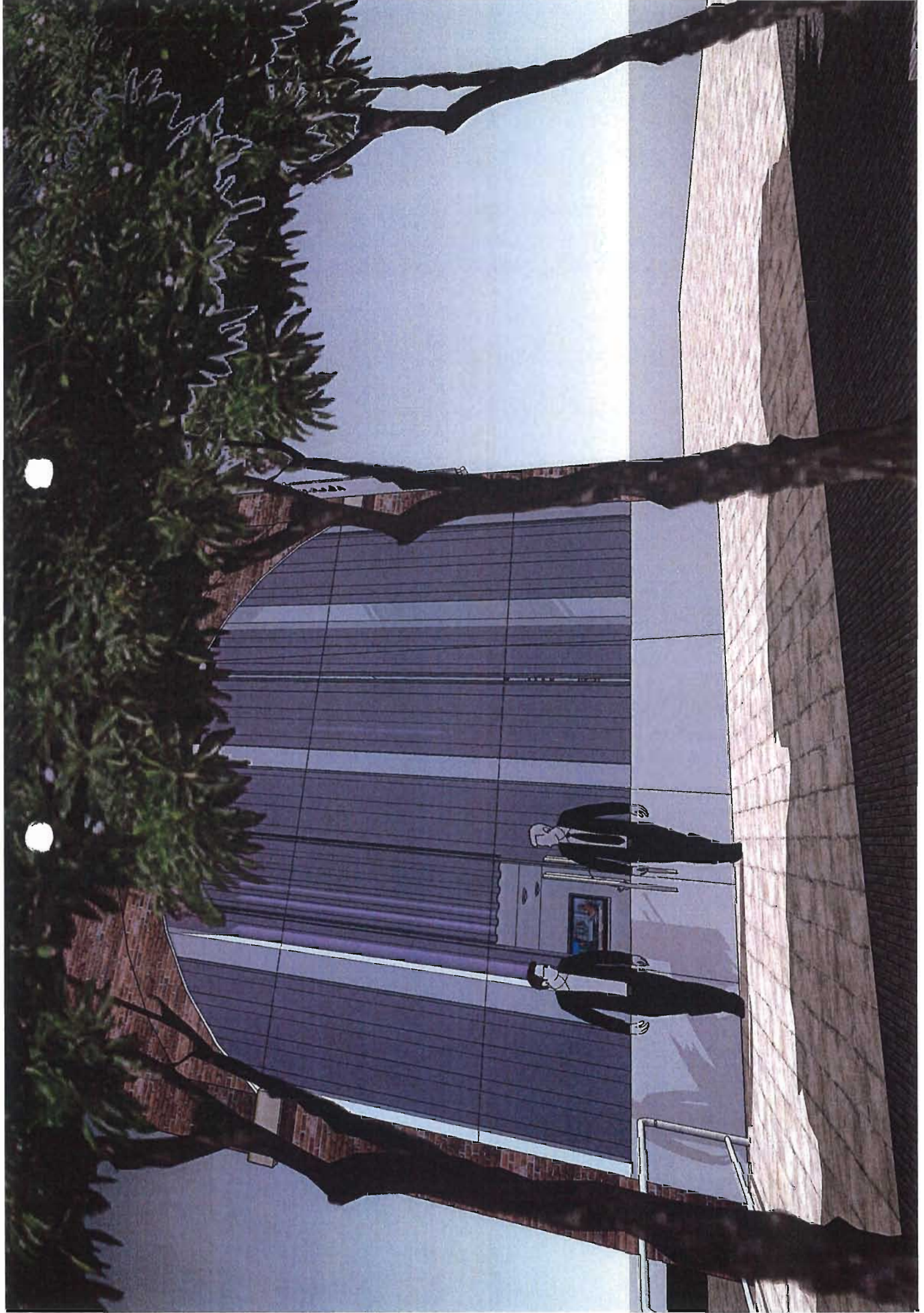
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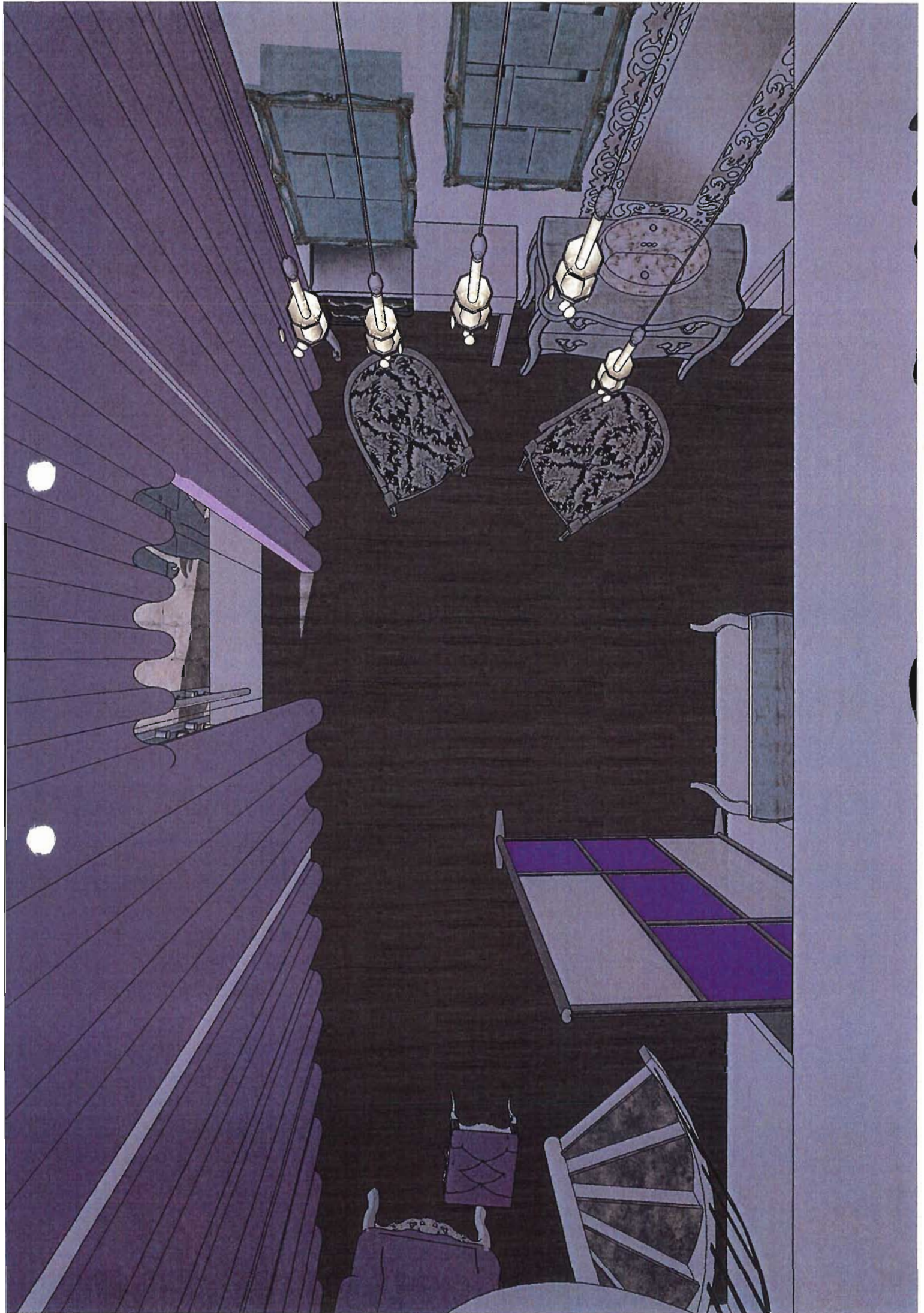
-  CCTV
-  EMERGENCY LIGHT
-  EMERGENCY LIGHT
-  SMOKE / HEAT DETECTOR
-  BREAK GLASS

REVISIONS	DATE	CHKD	No

DesCosmos Architecture <small>First Floor - Mechanical Layout, LS21 4EA Tel: 0113 286 3655, Mob: 07845 292514, Email: info@descosmosarchitecture.co.uk</small>	
Project	Silks Nails Shop 2 Sovereign Place, Leeds LS1 4SP
Client	Elizabeth Morris
Title	Proposed First Floor Plan - Staff Toilets
Drawn	EINA KOSMA
Checked	EINA KOSMA
Job no	035
Scale	1:1009/A4
Date	November 2015
Dwg.No	22 (02)
Rev	



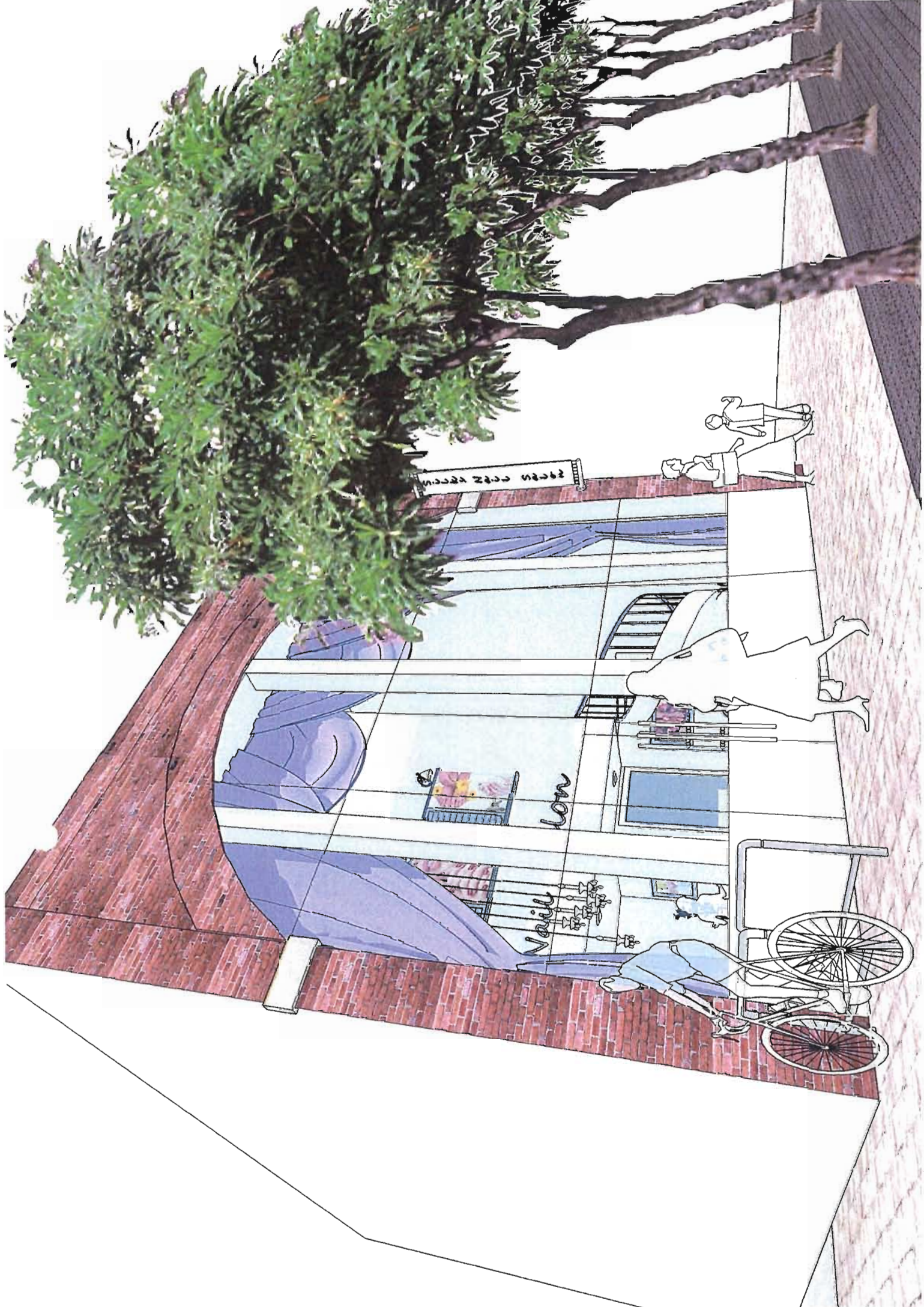


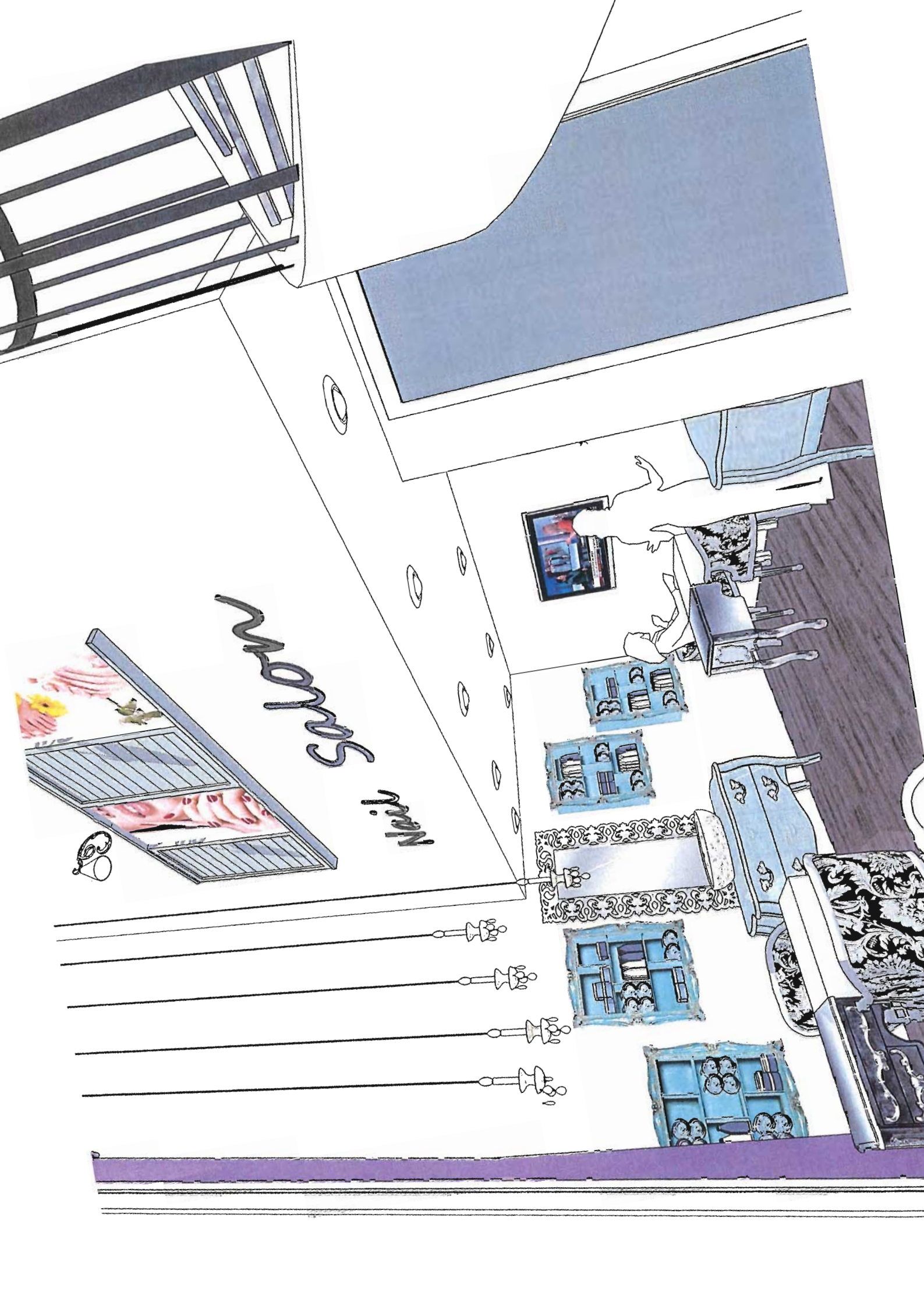




מסכת נails סלון

Nail Salon

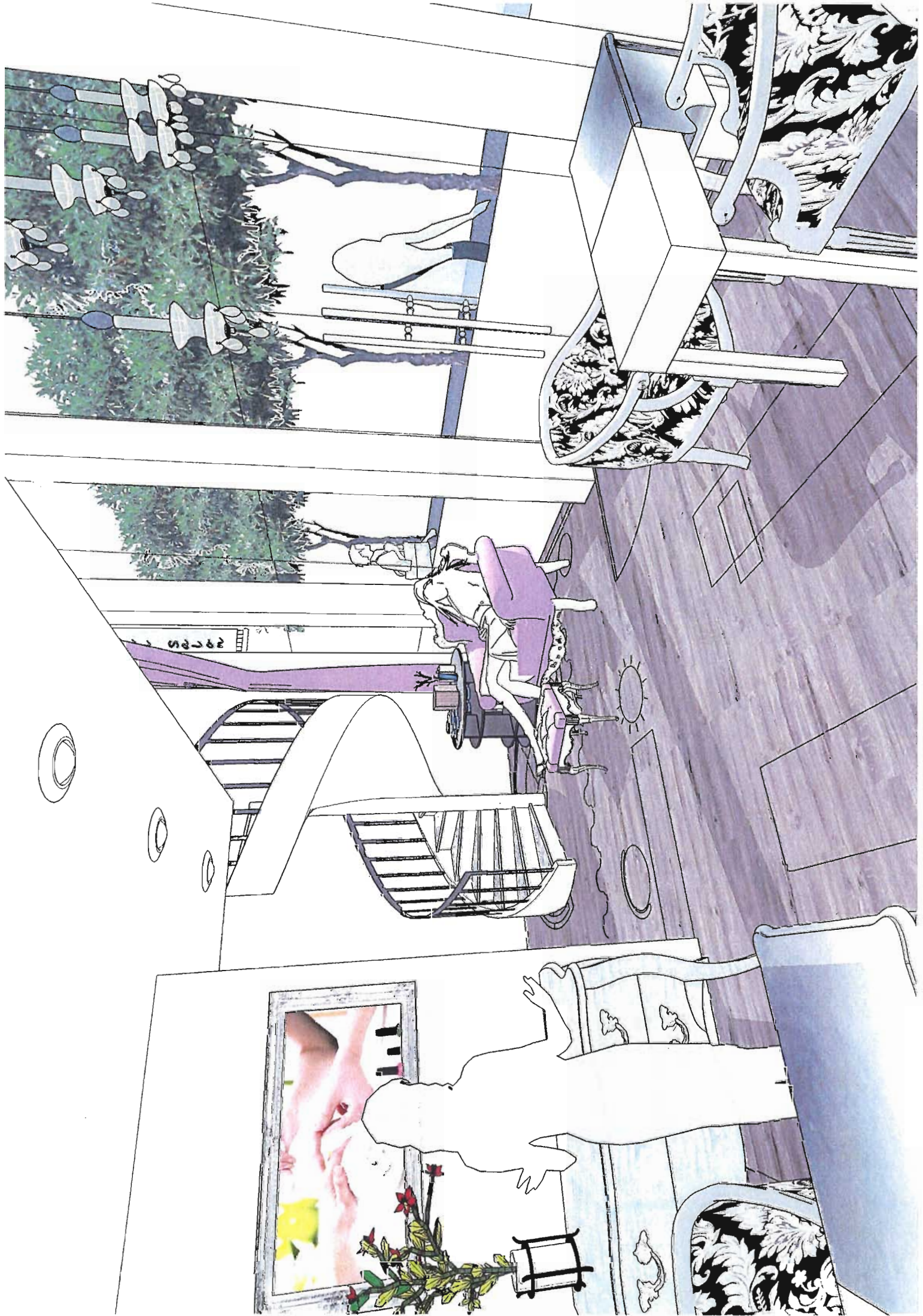




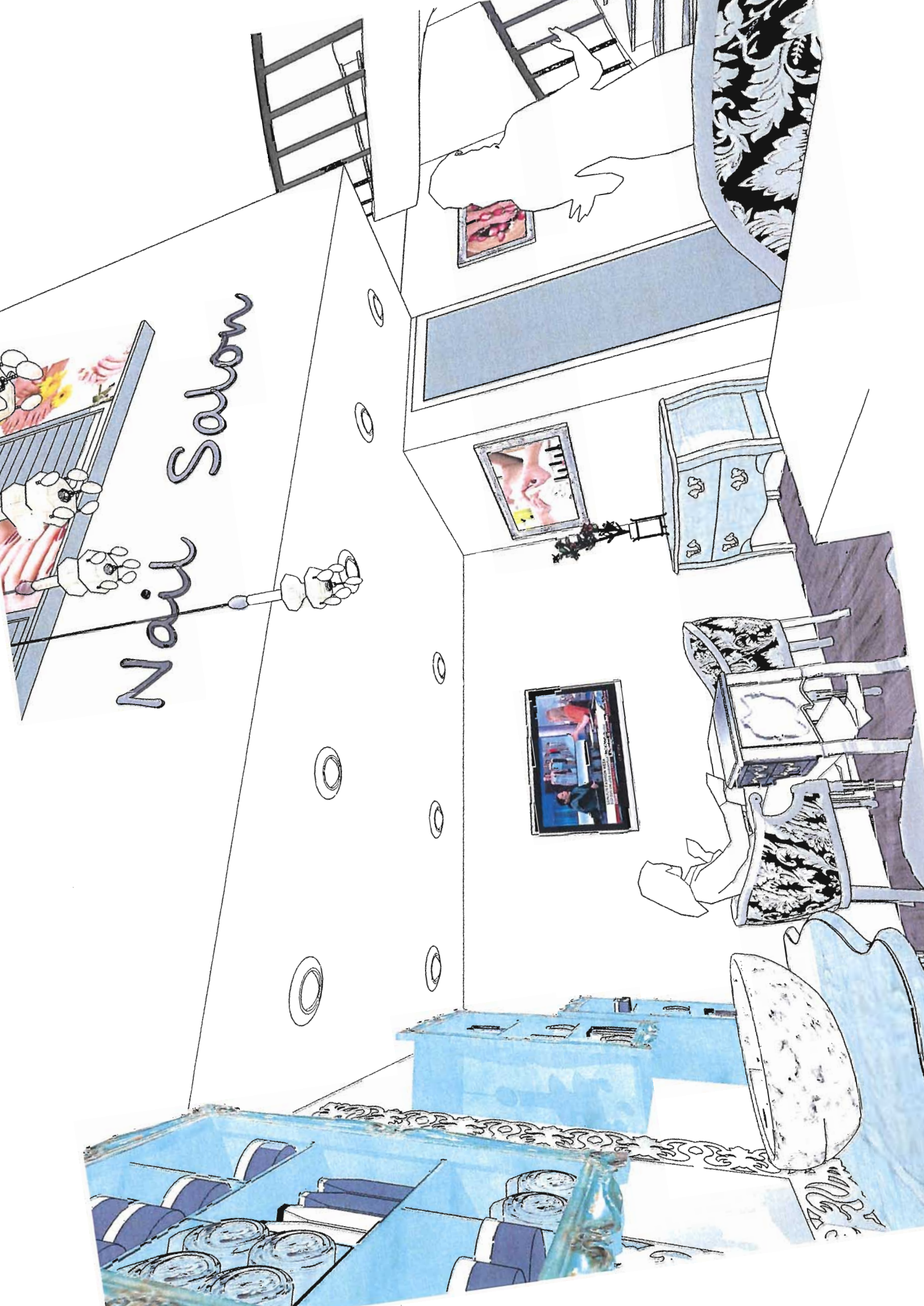
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