



solutions

Straightforward Building Compliance

Our Ref: 10722
Date: 27/05/2020
Date of test: 27/05/2020

Report by – Jonathon Hill

(Institute of Acoustics; COC in Environmental Noise, COC in Building Acoustic Measurements)

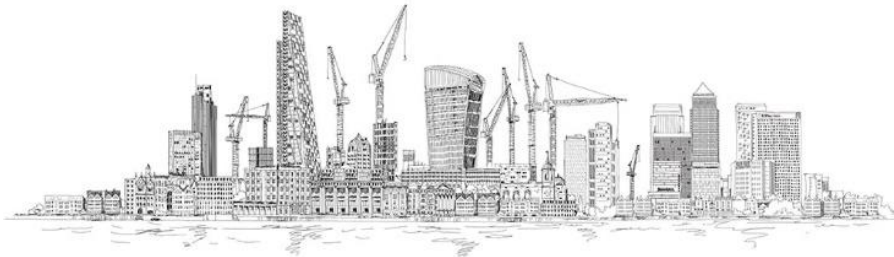
**Proposed Planning Assessment
Noise risk assessment**

Report Created following guidance from Institute of Acoustics Good Practice Guide on the control of Noise from Pubs, Bars and Clubs, Leeds Planning Guidance and DEFRA noise from Pubs and clubs.

Development
Austhorpe Road
Cross Gates
Leeds
LS15 8QR

Commissioned by

Chris Reading



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1. Overview

C80 Solutions has been appointed by Chris Reading to carry out an Environmental Noise assessment to assess proposed site for a new entertainment venue and the associated noise which could potentially affect nearby dwellings.

An Environmental noise survey has been undertaken to measure the typical ambient noise levels and background noise levels around the perimeter of the proposed development. Using this data, noise levels across the site have been calculated in accordance with BS8233 methodology, The Institute of Acoustics : Good Practice guide on the control of Noise from Pubs and Clubs, 2003, DEFRA Noise from pubs and club and the Leeds Council Planning guidance on Noise.

We will measure the Sound levels across a range of frequencies from different positions across the site to ensure we have a range of values which will help with the planning of the development. Sound levels will be measured over a 10 hour period at 15 min and 1 min intervals.

The proposed site of the new entertainment venue. The venue is proposed to be a functions room for parties and functions, so will not have regular opening times, whenever the functions

Test Procedure

The noise levels will be recorded in decibels (dB) and as guidance from the above mentioned documentation. The noise levels will be measured in LA_{EQ} (15 mins and 1 mins), LA_{90} (15 mins and 1 min) and L_{10} (15 mins and 1 min) in 1/3 Octave bands.

To achieve the result we will be taking measurements during the times when the venue is likely to be in use in the future i.e. between the hours of 2pm and 12pm. In this case the venue was tested continuously over a 10 hour period of when the venue will be open in 15 and 1 minute intervals.

The report will use NTi Data Explorer Software for exporting and Analysing the data. Wherever manual calculations will take place, logarithmical methods will be used apart from finding the average where mathematical methods will be used.

Using the values from the World Health Organisation(WHO) and the Leeds planning consultation guide the figures this will determine the build up of the external walls and glazing needed in the dwelling to mee the correct noise levels.

Environmental conditions can affect the assessments, for example, rain can cause the sound of traffic to increase and also reflects the sound from the wet surfaces. Wind can also affect how the sound waves travel. If they are downwind at time of measuring the sound levels, these can appear louder than they actually are, so conditions need to be dry and wind needs to be under 5/ms, for a conclusive test.

In this case the roads were dry and the weather was clear.



2. Equipment used for testing

All our equipment is calibrated in line with the guidance documents and calibrated regularly on site and in UKAS accredited laboratories.

All sound level meters should be calibrated before and after on site testing using our onsite calibration tools to 94dB. The sound level meter should also be calibrated in UKAS lab conditions every 2 years.

Our on site calibrators are calibrated every year in UKAS Labs in line with BS61672

Make & Model of equipment used	Serial Number	UKAS calibration Expiry
Nti Audio – XL2 Sound Level Meter	A2A-16040-E0	05/2021
Onsite Calibration tool – Larson Davis	CAL200 - 16546	05/2020

3. Methodology

For this assessment we will be inside the premises and measuring in the potentially worst affected habitable rooms.

Measurements will be made with windows closed due to secondary glazing being installed in the dwelling.

The Height of the microphone will be between 1.2m and 1.5m above the floor.

The microphone should not be less than 1.5m away from any window or door unless dimensions make this impossible. In such cases the maximum practicable.

The Microphone should not be less than 1m from any reflecting surface unless room dimensions make tis impossible.

It should be ensured that intermittent noise sources e.g. traffic and operation of appliances do not interfere with the measurements.

For any areas where readings cannot take place for any reason i.e. health and safety, then the appropriate calculations will be undertaken to get an accurate reading from other levels recorded on site.

The advice obtained for BS4142 for meteorological conditions should be complied with i.e. the advice given on 'precautions against interference and weather conditions'



4. Location of planning development and measured sites

Map 1.1



Photo 1.2



Map 1.1 shows the proposed site of the new entertainment venue. The venue is proposed to be a functions room for parties and functions, so will not have regular opening times, however it is most likely to be used in the afternoons and evenings.

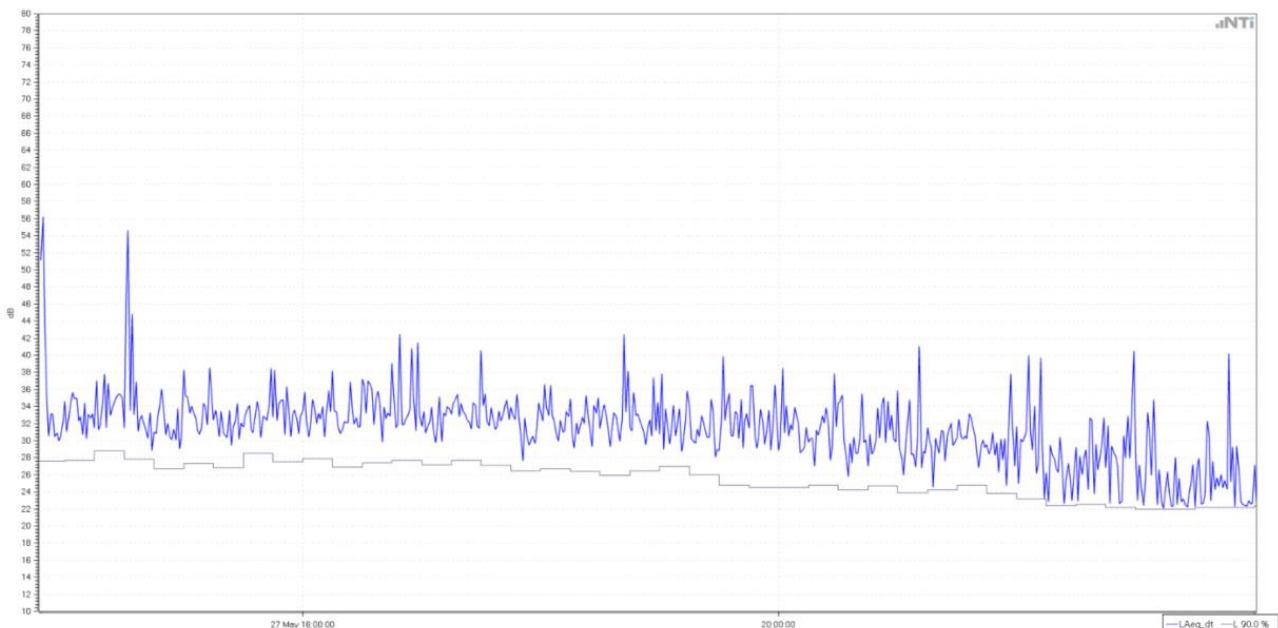
Photo 1.2 Shows the venue (on the first floor access through the blue shutters) in comparison to the dwelling (unoccupied) on the left hand side of the image.

5.Noise Impact Assessment

Data from recorded positions in the venue

Time	LA _{eq} (15 mins) (dB)	LA _{Max} (dB)	LA ₉₀ (dB)	L ₁₀ (dB)
14:00 to 14:59	44.2	74.4	27.8	38.1
15:00 to 15:59	33.6	50.7	28.5	35.9
16:00 to 16:59	34.7	55.8	27.4	36.9
17:00 to 17:59	33.2	51.3	27.1	36.2
18:00 to 18:59	33.4	58.2	26.4	36.1
19:00 to 19:59	32.8	58.3	25.6	36.7
20:00 to 20:59	32.1	51.9	24.6	34.9
21:00 to 21:59	30.9	54.9	24.2	33.9
22:00 to 22:59	30.3	56	22.6	32.4
23:00 to 23:59	27.4	63.2	22.1	27.3

(For full range of data please see Appendix 1.1)



The measurements were taken over a 15 minute period to get a clear representation of the background levels which are present at the time of testing.

The measurements were taken in what was perceived to be the area where sound would have the most affect to the potential adjoining dwelling. This would be the right hand window when facing the road from inside the dwelling. This area was closest to the windows and also closest to the wall adjacent to the dwelling next door.

The height of the microphone was 1.35m above floor level.

The microphone position was 1.2m away from the window and façade of the building.

There were no air conditioning units, boilers, refrigerators or other appliances on during the readings.

The weather was cloudy and dry.

There is also a bus stop and zebra crossing 25m away from the nearest window in the dwelling which would account for the higher noise. As you can see on the graph above and the LA_{MAX} readings, the bus stop, Zebra crossing and taxi rank nearby account for the peaks in noise.

6. Average Reading across proposed site

An average of all readings on site and all calculated readings will now be calculated to create an overall average for the proposed development of the venue

Type	Start	Duration	LAeq [dB]	LAFmax [dB]	L 10.0 % [dB]	L 90.0 % [dB]
Recorded	27/05/2020 13:47	10:13:04	35	74.4		
Project Result		10:13:04	35	74.4	35.6	23.2

7. Expected Sound Levels when the Venue will be in use

It is understood that the proposed venue would operate primarily as a community venue and occasionally being used as a music venue or venue for parties, rather than as a specific music or concert venue.

However, whilst it is understood that there will be provision for amplified music within the building space.

As such, it is considered pertinent to assess the potential impact of the entertainment noise on nearby noise sensitive receptors.

As the venue is not yet built the report will use average readings to work out what the relevant measures to be taken in the venue should be.

If no music is playing in the venue i.e. a dinner party or function with no music the expected noise from conversation is around 60dB

If a Band is Playing then the average Noise levels are between 85 and 95dB (depending on speakers used and placements then the noise levels can vary and this is a typical assumption)

If a DJ is playing the average noise is 105dB LA_{eq} (depending on speakers



used and placements then the noise levels can vary and this is a typical assumption)

As 105 dB is highest range of dB we will be using, this will be the base line when calculating the noise design criteria taking place.

To facilitate this, the assessment has been undertaken in accordance with the methodology determined within BS 4142. The assessment has primarily been undertaken based upon the ambient noise levels assumed values as stated above.

These are also based upon achieving a criterion of L 90 at the nearest noise sensitive receptors off the site which is considered by BS4142 . Given the type of sounds associated with entertainment noise (amplified music, bass beats etc) it is considered necessary to apply a +5dB rating level correction in line with the assessment methodology detailed within BS4142.

8. Noise from Entertainment premises

As stated on Leeds planning guidance the noise from the venue should not exceed the LA₉₀ background noise.

As stated above the worst case entertainment noise level will be 105 dB, however this will be controlled and the venue will be able to control the volume of the sound from the venue.

The LA₉₀ was measured as **23.2 dB**, the dwelling next door should not be able to hear more than the background noise. This falls below the World Health organisation standards as seen below

Noise criteria for dwelling for section 7.7 of BS 8233: 2014 states the following levels are adequate for the internal ambient noise levels for dwellings

Activity	Location	0700 – 2300 Hrs (LAeq)	2300-0700 Hrs
Resting	Living room	35 dB	
Dining	Dining Room / Area	40dB	
Sleeping (Daytime resting)	Bedroom	35 dB	30 db Laeq 8hr 45 db La Max

The levels should in the table are issued by World Health Organisation (WHO) and assume diurnal fluctuations in external noise.

The guidance states the background level should be under the WHO guidelines

The nearest noise sensitive premise is an uninhabited dwelling next door to the proposed venue. The venue is not attached structurally, they are 2 separate buildings (see photo Appendix 2). The front of the structures are only joined for aesthetic reasons built by previous owners.

The dwelling does therefore not have a 'party' wall for noise to travel through but 2 external walls.

The glazing in the venue is also benefitted as having secondary glazing to limit the noise coming from the front of the venue. The speakers will be placed in a fashion so the noise is pointed towards the audience and not the street outside, reducing the affect. The 2 layers of glazing will reduce the values up to 80dB having 2 sets of 6/16/6.8 (Rtr 40db).*

*(Pilkington Optitherm) data used.



	Activity Levels (When venue used without speaker amplification)	Activity levels (With speaker amplification i.e band or DJ)
Estimated LAeq	60 dB	105 dB
RW of glazing (6/16/6.8) X 2 (Secondary glazing) *	-40 dB	-40 dB -80 dB (For Secondary Glazing)
New external Noise Level	20 db	25 dB
Average LA ₉₀	23.2 dB	23.2 db
BS4142 Assessment Result	No Adverse affects*	+ 1.8 db May have adverse impact

*(Pilkington Optitherm) data used.

*Secondary glazing is going to be used in the assessment, two set of double glazing will be used.

As the Glazing alone wont be enough to limit the noise below the LA₉₀, volume control for the venue should be used which is capable of limiting noise at specific frequencies. The total dB setting should be set at 95 dB. This would make the noise from the venue 11.8dB quieter than the background noise levels. It should be noted that if external acts like DJs or bands ever perform at the venue then they should use the venues equipment to make sure the volume control measures stay in place. It would also be recommended that from 10pm the noise levels are reduced by a further 5 dB to account for less background noise.

Reference to the table above from the data taken on Austhorpe Road over a 10 hour period shows that the affect of secondary double glazing on top of double glazing facing the street should significantly improve the impact of noise resonating from the front façade of the venue, from its acoustically weakest point, the glazing.

It is noted that the calculations undertaken above assume window units would remain closed and that adequate ventilation would be provided by alternative means. Furthermore, doorways into the pub should be of a lobby design (two sets of doors with a lobby area between) with good quality heavy wooden doors. This will aid to prevent noise break out from the venue as people enter and leave. These doors, and all other doors on the external façade of the building, should be kept closed at all times when not being used.

	Activity Levels (When venue used without speaker amplification)	Activity levels (With speaker amplification i.e band or DJ)
Estimated LAeq	60 dB	105 dB
RW Dwelling make up of Venue	-54-60dB	-54-60db
RW Dwelling make up of dwelling next door *	-43 - 50 db*	-43 - 50 db*
New internal noise level	0 db	8 dB
Average LA ₉₀	23.2 dB	23.2 db
BS4142 Assessment Result	No Adverse affects	No adverse affects

*Assumed solid brickwork with minor cavity, no access to the dwelling next door as unoccupied and landlord had no access to keys.



* Details R_w taken from Table E.1 A BS8233:2014

As shown above the effect of the building elements which should attenuate the sound levels.

As stated by the Leeds Planning consultation and the University of Salford 'Procedure for the assessment of low frequency noise', the entertainment noise should not exceed the representative background noise level, LA 90, from 40hz to 160 hz. This low frequency noise can be a main source of complaint in residential areas.

To test this pink noise has been played to simulate the sound of music with Bass present, which is low frequency noise. Music such as Hip hop, rap and dance music often use low frequency noise. Pink Noise used as stated in Noise from pubs and clubs Report, University of Salford.

Background noise L90 1/3 Octave bands

Frequency	40 Hz (dB)	50 Hz (dB)	63 Hz (dB)	80 Hz (dB)	100 Hz (dB)	125 Hz (dB)	160 Hz (dB)
L90	53.1	60.8	53.6	51.5	53	50.4	49.6

Measure Pink Noise L10 (5mins)

Frequency	40 Hz (dB)	50 Hz (dB)	63 Hz (dB)	80 Hz (dB)	100 Hz (dB)	125 Hz (dB)	160 Hz (dB)
L10	56.9	67.6	96.4	95.9	96.9	97.3	98.9

Difference in Levels between L10Pink Noise* (simulated Music) and L90 Background noise

Frequency	40 Hz (dB)	50 Hz (dB)	63 Hz (dB)	80 Hz (dB)	100 Hz (dB)	125 Hz (dB)	160 Hz (dB)
Difference	3.8	6.8	42.8	44.4	43.9	46.9	49.3

*Pink Noise used as stated in Noise from pubs and clubs Report, University of Salford

The L10 should not exceed the L90 by more than 5dB as stated by the Institute of Acoustics – Noise from pubs and clubs and Leeds Council Planning guidance.

Build up of the property should already have an attenuation to limit the noise from affecting the residential dwelling next door to the venue.

To limit this further it would be recommended to use acoustic panelling to limit the low frequency noise even further. This panelling would need to be on the inside of the dwelling, on the wall facing the residential dwelling. For example a 50mm Sound reduction board can limit noise by 26 decibels in the Low frequency wavelengths. This on top of the existing structure of the venue.



When the noise survey took place, it was hoped measurements could be taken in the residential dwelling to examine the pink noise coming from the venue, however as mentioned earlier, the dwelling is uninhabited and the landlord stated he didn't have access.

As per the guideline from Good Practice Guide on the control of Noise from Pubs and clubs and the Leeds Council Planning consultation guidance, premises must be designed to ensure that music and associated noise is controlled, and to be inaudible in dwellings in the vicinity. The above data shows this can be met with the current plans for the venue and further reduction can be made with sound absorption boards.

9. Layout of the site and site management

The internal layout of the proposed properties should be designed in a way where the noise impact from venue is going to be minimal to the potential occupants of the dwelling next door. The stage should be located near the front of the venue so that none of the residual noise from the stage will be facing away from the dwelling next door.

The entrance to venue is located on the ground floor and is accessed through a set of stairs. Then another access door into the main venue.

With the provision of sealed acoustic doors where one can be opened and shut so the noise does not have a channel to access the street at lower level, which is in line with The Good Practice Guide on the control of Noise from pubs and clubs.

When leaving the venue people will also be asked to leave via the back exit as well as the front. The rear exit leads onto a Car park and commercial units. These premises be closed when exiting the venue making, this could potentially half the footfall from leaving the front exit. It is worth noting the venue is closing earlier than other pubs and clubs next door and adjacent to the property in question, so noise levels may carry on from other public houses. The venue should also aim to get clients to leave over an hour period to reduce the amount of people leaving at one time.

It is noted that noise associated with people, activities such as talking, shouting, laughing, mobile telephones ringing etc., the general sound that would be expected associated with a pub, or a entertainment venue, or a city centre street is very hard to a) quantify, b) predict and c) control. These noise sources are so variable depending upon the people involved, age, the weather, the general mood of the location, the time of day etc. that attempts to quantify a "typical" level would be futile. Any assessment of this type of noise would only endeavour to either vastly over predict noise, if based upon worst case probable volumes or potentially under predict if not.

As such it is concluded that the main way of controlling patron noise is down to operational procedures and the management of the entertainment venue. These would need to cover aspects such as:

Limiting the operational times of the external areas e.g. smoking areas at the front of the venue.

Clearly visible signage around the external areas requesting that patrons "respect the amenity and tranquillity of the area and keep noise to a minimum"

Active control of the external areas by management staff to ensure noise does not escalate and to eject those not willing to "respect the tranquillity of the area" in extreme circumstances;

Ensuring that sufficient taxi coverage is in



place (possibly by agreement with a local taxi firm) at closing time and numbers are clearly visible with use of the free telephone already in place on Austhorpe Road to arrange taxi pick up whilst waiting inside the venue for the taxi to arrive.

Systematic calming of the mood within the pub toward closing time by the playing of less energetic and more mellow music.

The only and best option for control of this aspect of the pub would be through management procedures, examples of the issues to be considered as stated previously.

The bar and toilets will be located to the rear of the venue where there is no dwelling attached.

The venue will also be responsible for reminding clients to be mindful of nearby residents when leaving the venue.

10. Conclusion

In summary, it is considered that whilst an entertainment venue has the potential to result in adverse impacts with relation to noise in an area, the control of these impacts is wholly within the sphere of the site owners/operator. Management procedures and considerations coupled with appropriate planning conditions can be successfully used to ensure that a venue of this type co-exists with the local community and existing pubs and clubs without resulting in undue impacts.

Based upon the assessments undertaken within the scope of this report and the assumptions made, it is considered that whilst some impacts may present themselves from the operation of the venue, these are wholly in accordance with appropriate standards. As such, there are considered to be no significant issues relating to noise that could not be controlled by the management and staff.



Appendix

Appendix 1.1

Audit Intervals

Type	Start	Duration	LAeq [dB]	LAFmax [dB]	L 10.0 % [dB]	L 90.0 % [dB]
15'	27/05/2020 13:45	0:12:04	45.8	72.6	40.3	27.6
15'	27/05/2020 14:00	0:15:00	33.2	47.4	36	27.7
15'	27/05/2020 14:15	0:15:00	34.7	48.6	37.2	28.8
15'	27/05/2020 14:30	0:15:00	44.2	74.4	38.1	27.8
15'	27/05/2020 14:45	0:15:00	33	50.9	35.1	26.7
15'	27/05/2020 15:00	0:15:00	34.1	57.1	36.5	27.3
15'	27/05/2020 15:15	0:15:00	32	43.8	34.8	26.8
15'	27/05/2020 15:30	0:15:00	33.6	50.7	35.9	28.5
15'	27/05/2020 15:45	0:15:00	33.9	46.8	37.1	27.5
15'	27/05/2020 16:00	0:15:00	33.9	51.4	36.6	27.9
15'	27/05/2020 16:15	0:15:00	33.3	49.4	35.9	26.9
15'	27/05/2020 16:30	0:15:00	35.1	53.8	37.7	27.4
15'	27/05/2020 16:45	0:15:00	36.5	55.8	37.3	27.7
15'	27/05/2020 17:00	0:15:00	32.7	44.6	35.8	27.2
15'	27/05/2020 17:15	0:15:00	34.5	51.3	36.9	27.7
15'	27/05/2020 17:30	0:15:00	33.3	47.4	36.7	27.1
15'	27/05/2020 17:45	0:15:00	32.1	44.3	35.5	26.5
15'	27/05/2020 18:00	0:15:00	33.3	54.3	36.3	26.7
15'	27/05/2020 18:15	0:15:00	32.4	49.4	35.5	26.4
15'	27/05/2020 18:30	0:15:00	34.9	58.2	36.8	25.9
15'	27/05/2020 18:45	0:15:00	32.9	52.3	35.6	26.5
15'	27/05/2020 19:00	0:15:00	33.1	58.3	35.8	27
15'	27/05/2020 19:15	0:15:00	31.3	47	34.3	26
15'	27/05/2020 19:30	0:15:00	33.8	54.6	36.3	24.8
15'	27/05/2020 19:45	0:15:00	32.9	52.6	36.3	24.5
15'	27/05/2020 20:00	0:15:00	32.5	51.2	35.1	24.5
15'	27/05/2020 20:15	0:15:00	32.3	50.9	35.1	24.8
15'	27/05/2020 20:30	0:15:00	31.1	49	33.9	24.2
15'	27/05/2020 20:45	0:15:00	32.4	51.9	35.4	24.7
15'	27/05/2020 21:00	0:15:00	32.4	54.9	34.4	23.9
15'	27/05/2020 21:15	0:15:00	30	44.5	33.6	24.2
15'	27/05/2020 21:30	0:15:00	30.6	48.8	33.6	24.8
15'	27/05/2020 21:45	0:15:00	30.9	50.3	34	23.8
15'	27/05/2020 22:00	0:15:00	33.1	54.5	34	23.2
15'	27/05/2020 22:15	0:15:00	27.1	42.1	30.1	22.4
15'	27/05/2020 22:30	0:15:00	29	56	31.3	22.5
15'	27/05/2020 22:45	0:15:00	31.8	53	34	22.2
15'	27/05/2020 23:00	0:15:00	28.2	48.1	29.5	22
15'	27/05/2020 23:15	0:15:00	24.5	40.9	25.3	22
15'	27/05/2020 23:30	0:15:00	26.9	44.8	28.5	22.2
15'	27/05/2020 23:45	0:15:00	30	63.2	26	22.2
15'	28/05/2020	0:01:00	22.7	25.5	23.1	22.4



Appendix 2



Certificate of Competence in Environmental Noise Measurement

This is to certify that

Jonathon Hill

*has completed a course of instruction approved by the
Institute of Acoustics and designed to enable the candidate
to undertake environmental noise measurements in a
competent manner and has achieved a satisfactory
performance in the written and practical examinations
thereof and that this fact has been recorded in a
Register kept by the Institute for this purpose.*



Education Committee Chairman



Institute Secretary

Date 11/10/2019

Centre Leeds Beckett University

Reference Number EK212

*For the purposes of Credit Transfer or Professional Development this Certificate
may be considered to be equivalent to 25 points or hours*



From: [Wood, Jane](#)
To: [Musson, Martyn](#)
Subject: FW: 19/06712/FU - 12C - 12D Austhorpe Road
Date: 08 June 2020 10:14:20

Morning Martyn

Please see below.

Thanks

Miss Jane Wood
Licensing Officer
Entertainment Licensing
Leeds City Council
Tel: 0113 3785029
Fax: 0113 3367124

email: jane.wood@leeds.gov.uk
www.leeds.gov.uk

Please note: My working days are Monday to Thursday. Please re-direct any correspondence to entertainment.licensing@leeds.gov.uk

From: chris reading [mailto:reading3184@hotmail.com]
Sent: 05 June 2020 13:50
To: Perkins, Andrew <Andrew.Perkins@leeds.gov.uk>
Cc: Grahame, Cllr Pauleen <Pauleen.Grahame@leeds.gov.uk>; Wood, Jane <Jane.Wood@leeds.gov.uk>; Scott Smith <:ssmith@cka.design>
Subject: Re: 19/06712/FU - 12C - 12D Austhorpe Road

I have had an additional noise assesment performed on site regarding the low frequencies mentioned previously and I will be able to pass this onto yourself within the new few days as the surveyor is currently adding the additional data to the assesment. Regarding patron noise, this has been covered regarding members of door staff when excess of x50 people are within the premises, signage located at exits regarding local residents and disruption and earlier closing of 23:00 to ensure that any possible late night events do not clash with other local bar / pub venues.

I will forward this document as soon as possible.

Regards,

Chris Reading
The Venue Crossgates

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From: Perkins, Andrew <Andrew.Perkins@leeds.gov.uk>
Sent: Friday, June 5, 2020 1:43:04 PM
To: reading3184@hotmail.com <reading3184@hotmail.com>
Cc: Grahame, Cllr Pauleen <Pauleen.Grahame@leeds.gov.uk>; Wood, Jane <Jane.Wood@leeds.gov.uk>; Scott Smith <ssmith@cka.design>
Subject: 19/06712/FU - 12C - 12D Austhorpe Road

Good Afternoon Mr Reading,

Thank you for the additional information, which has been sent through to Environmental Health for comment. Unfortunately, in this case the information provided does not address the concerns outlined in their previous responses. The comments which still stand are that the noise report is inadequate and that there are serious issues surrounding patron noise. Given this, the position of Environmental Health has not changed and they would support refusal of the application.

In order to bring this application to a conclusion. I will be proceeding to recommend this application for refusal which allows you the opportunity to an appeal, if you wish.

Regards

Andrew

Andrew Perkins
Senior Planner - East Area
Planning & Sustainable Development

Tel: 0113 3787974
Email: andrew.perkins@leeds.gov.uk
Address: Merrion House, 110 Merrion Centre, Leeds, LS2 8DT

Whilst supplied in good faith based on the information available, any advice provided in the message above is the opinion of the named officer only. It is neither intended to be legally binding nor to commit Leeds City Council to a particular decision with regard to the outcome of the formal planning process.

From: chris reading [<mailto:reading3184@hotmail.com>]
Sent: 27 May 2020 10:31
To: thevenuecrossgates@gmail; Grahame, Cllr Pauleen <Pauleen.Grahame@leeds.gov.uk>; Wood, Jane <Jane.Wood@leeds.gov.uk>; Department of Planning <Department.of.Planning@leeds.gov.uk>; Scott Smith <ssmith@cka.design>
Subject: Application LS15

RE: 19/06712/FU

12C - D Austhorpe road
Crossgates
LS15 8DX

I have attached a document which covers a range of the uses we wish to use the area for. Given the issues with planning and us not being specific enough regarding uses, could you please attach this document to my licensing application as additional information, and also to my planning application to clear up any queries relating uses and proceeding forward with my applications.

Many thanks,

Chris Reading
The Venue Crossgates

Please bear with us if we take longer than usual to respond to your email, this is due to the challenges of the unprecedented coronavirus COVID-19 crisis.

We're doing everything we can to focus our efforts on keeping our services running as normal and looking after people. Check <http://news.leeds.gov.uk> for the latest updates.

Safe Streets Save Lives

Leeds' air quality has improved significantly during the lockdown. Please walk or cycle wherever possible. Essential car travel only. Help keep our streets safe and our air clean for everyone. An interactive commonplace page has been set up. You can make suggestions to increase walking and cycling space on main roads, in your neighbourhood and around schools. Visit: <https://leedscovid19transport.commonplace.is/> **#StaySafeSaveLives**

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The Venue Crossgates
no.12 C + D
Austhorpe road
Leeds
LS15 8DX

Since we submitted our planning application regarding the above address, it has come to our attention from a few sources that we have not provided enough details regarding the uses of this space and it has become a point of concern. We aim to outline any on-going issues that have arisen within the following statement below : -

We currently own the 'Out Out Bar Crossgates' which is a bar located within 40 yards of 'The Venue'. At Out Out, we currently have a small area which we use for small functions of no more than 25 people. This area is located upstairs (1st floor) and has no toilet facilities; from feedback we are receiving from patron's, they consider this to be the most significant weakness to this area of the business. In addition to this, the capacity of these small events is up to 25 persons; we regularly have to turn away business as the majority of the bookings we have enquiries about are approximately 40-60 persons.

Due to this information we have received over the past 18 months of trading, we decided that having a function room to cater for these larger parties would be an asset to the business and the local community. This is the basis in which we set up 'The Venue'.

We currently have several regular bookings which are looking for a larger – non pub/bar venue to expand on their current meetings, these are : -

Spiritual / Psychic evenings: 6pm - 9pm
Regional Beauty company meetings: 6.30pm – 9pm
Open age, local Craft class making : -

- Card making
- Sewing/ Knitting
- Book folding
- Candle making
- In addition to this, bespoke hand made Christmas decorations were made for Out Out Bar by the group of which we contributed towards the running and material costs.

Other areas which we are currently looking into which we are already associated with are : -

- Autism awareness training- Specialist Autism Services (SAS)
- Dementia awareness training- Specialist Autism Services (SAS)
- Sign language classes : My Mother is Deaf and I am currently looking at teacher avenues. We also have the deaf community access the bar and myself and my wife have a vested personal interest in this as well as learning and physical disabilities, due to my wife's line of work and the importance of inclusion within our community
- DIY classes (Basic home skills) : Done by myself (Qualified Electrician + Shopfitter)- potential to branch out to vulnerable groups in society to create independence skills
- Flower arranging classes : Kirsty Lancaster (Arts and flowers based in Crossgates)
- Wreath making event ; Arts and flowers based in Crossgates

During some of our bookings we would like drinking of alcoholic and non-alcoholic beverages to be an option, but not for this premises to become a 'Bar' type establishment, but a multi use room. We want the opportunity to have the added extra of offering drinks dependant on the event in which we are catering for. Such events include : -

- Baby shower- typically day time (12 – 6pm)
- Anniversaries
- Birthdays
- Engagements
- Rites of passage

Other events which we are actively looking at placing ourselves, would require the necessity for a ticketed entry system with allocated patrons. We would want this in order to monitor closely our capacity in line with regulations around health, safety, noise and these would be risk assessed accordingly. In turn, we would have a clear indication of patron traffic and be able to manage and monitor closely any noise levels (in and outside), ensure safe entrance and exit as well as use of the space.

These are as follows:

- Whisky tasting
- Gin tasting
- Wine tasting
- Live music ticket event (typically between 4pm – 9pm once a month on a Saturday)
- Art Class / Art exhibition
- Comedy entertainment

In addition to this, other uses for the premises which are on our 'to approach' list to ensure the room is used for alternative avenues of uses and income, are as follows: -

- Health and Safety training
- Photography class
- Amateur Dramatics
- Learn a language classes
- Avon or similar selling events
- Cocktail training
- Services/ groups to assist in healthy eating/ lifestyle
- Speed dating
- Afternoon Tea
- Sensory afternoon / parties (inclusive of Autism and / or other groups with additional needs)

The majority of our events will be finished no later than 9pm. This is also the time we are allowing for children to be allowed on the premises until, if accompanied by parents / guardians only under supervision.

We are also prohibiting : -

- Sixth form event's
- 18th or 21st birthday parties
- Any form of nudity
- Tobacco sales
- Drugs of any form or narcotics on our premise

We thankyou for your consideration of our proposal.

Regards,

Christopher and Claire Reading

Directors of 'The Venue Crossgates'