

## Notes on meeting with City Pub Group re Tivoli, held on 29 November 2018

### 1 Present

CPG: Rupert Clark (Managing Director), Oliver Trezise (Operations Manager), Nick Murray (Property Consultant), Jessie Simmonds (The Waterman General Manager), Jenny Page (Planning Consultant). Note that the architects and designers are Mackenzie Wheeler.

FMC Committee: Anne Cooper, Alastair Boyles, Anil Malhotra, Mary Rose Baugh, Paddy Mannion, Simon Baugh, Simon Ruffle.

Councillors: Jamie Dalzell, Mike Sargeant, Ian Manning.

### 2 Objectives

CPG wishes to restore the building to being a pub offering dining, drinking and social activities. In addition, the Tivoli will offer a range of other services and activities designed to provide “experiences” to customers. The ground floor will be the pub, including a number of food franchises, while the other floors will provide event spaces for e.g. indoor sports, films, live music, meetings and parties. In this way, the Tivoli will *not* be primarily a drinking place – in recognition of the fact that a large proportion of under-25s prefer non-alcoholic drinks. It will not be licensed for late drinking. The various rooms and activities offered will be a resource for the local community. The plan is for the Tivoli to *only* cater to pre-booked customers on Mondays and Tuesdays; it will be open to the general public on all other days.

### 3 Uses of the different floors

- **Ground floor** – in addition to the main bar/servery there will be three food areas providing a range of artisan street food. These outlets will be franchises, and will change periodically (maybe every six months). These will not be takeaways, but will probably offer some level of delivery service.
- **Basement** – this will mainly consist of back-of-house facilities such as the cellar, toilets, locker room and changing facilities for staff. There will also be an area for customers to play shuffleboard.
- **First floor** – this will have a mini (crazy) golf course.
- **Second floor** (lower terrace) – this will offer multi-purpose event space for the use of groups, parties, etc. The main room will be a “screening room” fully equipped with projection equipment, able to accommodate about 80 seats, and opening onto a terrace facing over the river and Jesus Green. The room could also be used for, say, yoga events, live music, meetings or parties.
- **Rooftop terrace** – the original flat roof of the building will be restored, allowing a rooftop terrace (with secure glass barrier). This will be set back from the edge of the building so that it is not visible from Chesterton Road or from the river and Jesus Green.

#### **4 Restoration of the building**

Engineers have confirmed that the façade, external walls and main internal walls of the building are structurally sound. These will all be used in the new construction, so the restored building will have the same width and height as previously. As a result, the streetscape will be unchanged. The rear of the building, facing onto the river, will also reproduce the previous design, with large glass bay windows. There will be a very small garden area at the rear.

Access to the building will be through the main doors in the centre of the facade. The side alley will be retained; details are to be finalised, but this passageway will provide (a) storage area for bins, (b) access for deliveries, (c) emergency exit route (with access from upper floors via an external fire escape), and (d) cycle parking (tbc).

CPG recognises that major work will be required to restore the building, and as part of its planning application will have to provide a “construction management plan” describing how it plans to minimise disruption and inconvenience caused by construction work, delivery of materials, parking by contractors, etc.

Note that since the project will be a restoration, no section 106 contribution (for public art, etc.) will be required.

#### **5 Expected timeline**

- Planning application within two weeks of this meeting.
- Planning permission granted by Christmas.
- Construction and fitting out to begin in April and run for 4-5 months.
- Site open for business around September/October.