

## Report No.5

### Report to Meeting of Malmesbury Town Council 21<sup>st</sup> April 2015

#### Barrier between Town Hall and Jackdaws Coffee House

##### 1. Purpose of the report

- 1.1. To invite the Town Council to consider a request from the proprietors of Jackdaws Coffee House to erect a low level barrier between the Town Hall entrance and the coffee house.

##### 2. Background

- 2.1. The proprietors of the Jackdaws Coffee House have a lease with the Town Council for the space occupied by the business, including the area defined by the two circular columns.
- 2.2. On occasion the proprietors have found that visitors to the Town Hall have been using and disturbing the seating arranged in the front area during periods when the coffee house has been closed.
- 2.3. Attempts have been made without success to prevent unauthorised access by the positioning of tables and creation of a temporary barrier.

##### 3. Proposals

- 3.1. The proprietors are seeking consent to build a low level stud partition between the two columns, creating an entrance between the wall and first column.
- 3.2 The partition would consist of a stud wall with wooden painted panels on each side and topped with a solid oak capping.
- 3.3 The structure would involve screwing into the floor and the columns to provide stability.
- 3.4 The proprietor has been advised that any structure would need to be removed at the expiration of the lease and the any damage caused by the fixings made good.

##### 4. Financial implications and risks

- 4.1 During the period when the Town Council initially sought commercial tenants tacit consent was given to one potential tenant to erect a glass screen in the same area as now proposed.
- 4.2 Before any work commences the proprietors would need to ensure that a full fire risk assessment for the area is undertaken to the satisfaction of the Town Council, taking into account the proposed alteration.
- 4.3 There will be no financial implication for the Town Council, any fees and charges being paid by the proprietors.

##### 5. Recommendations

- 5.1 Members are requested to consider the request to erect a barrier.

Jeff Penfold  
Town Clerk  
2<sup>nd</sup> April 2015.