

RESPONSE TO REP 1

From: [Alex Spindlove](#)
To: [Tania Jardim](#)
Cc: [REDACTED]
Subject: BOH Studios - Notice of application for a variation of a premises licence
Date: 21 July 2025 17:24:38
Attachments: [PastedGraphic-2.tiff](#)

Dear Tania,

Please find below our full response to the representation submitted by Ms. Chantal Reid. We hope this provides clarity on our intentions and reassurance around the operation of BOH Studios.

Dear Ms. Reid,

Thank you for taking the time to share your concerns in relation to our application to extend our premises licence at BOH Studios. I want to start by acknowledging how thoughtfully you outlined your situation, and I'd like to respond with the same level of care and clarity.

As a local resident and business owner, I understand how important rest and routine are, particularly when supporting children with additional needs. Your son's wellbeing and the balance of the local neighbourhood matter, and I hope this response helps demonstrate that BOH Studios is a respectful and community-led venue with safeguards already in place.

The Nature of Our Events

BOH Studios is not a nightclub or a bar, it is first and foremost a cultural and community dance space. Our events are built around the vibrant and inclusive world **Latin social dancing**, particularly **salsa and bachata**. If you've ever watched *Strictly Come Dancing*, you'll have a sense of the atmosphere, it's expressive, elegant, and full of positive energy.

A typical event involves:

- **Dance classes from 8–10pm**, where attendees of all ages and backgrounds come to learn and enjoy movement, from complete beginners to experienced dancers.
- **A social dancing session afterwards**, where people partner up to practice what they've learned, connect through music, and enjoy the community spirit sometimes with glass of wine or beer, in a friendly, safe and respectful environment.

We regularly welcome attendees aged **18 to 70**, and many come solo or with partners to take part in something, active, and social. It's a far cry from the typical "night out" people often imagine, more of a **dance workshop meets community gathering**, built around movement, music, and connection.

Purpose of the Licence Variation

This licence extension is not designed for every Saturday night. Since opening in May 2024, we've hosted around 15-20 **successful Saturday workshops & socials**, all under Temporary Event Notices (TENs), with **no complaints or incidents**.

However, there is a strict limit on how many TENs we're allowed per year. The demand from our dance community for a safe space to dance now exceeds what we can accommodate under the current system. This variation is intended to **give us flexibility to**

continue offering a safe, managed space for occasional Saturday events.

Key Conditions (Agreed with Dorset Police)

We've worked proactively with Dorset Police, who have agreed the following conditions to be added to our licence:

- **1. Last Entry by Midnight (00:00)**

Setting a cut-off time for entry does two important things:

- **Reduces late-night foot traffic:** By preventing new guests from arriving after midnight, it avoids the late influx of people (especially noisy street activity) which is often the main concern for residents.
- **Stabilises numbers inside:** With no new attendees entering after midnight, numbers naturally begin to drop off as people leave throughout the rest of the night. This creates a **gradual and controlled dispersal**, rather than a sharp mass exit.

- **2. Sale of Alcohol Stops at 2:00am**

- **Limits alcohol-related disturbance:** Cutting off alcohol service an hour before closing helps wind down the energy and encourages a calmer, social atmosphere towards the end of the night.
- **Encourages earlier departures:** With no alcohol being served in the final hour, guests tend to start heading home, which **spreads out the exit process** and reduces street-level disruption all happening at once.
- **Promotes a safer environment:** This also gives time for staff to monitor behaviour and support responsible, staggered departures, improving guest safety and neighbour peace.

These steps are designed specifically to **prevent disruption**, reduce noise outside, and ensure responsible supervision at all times. This level of forward planning, developed in consultation with Dorset Police, should show we are taking a **proactive and preventative approach**, not just reacting to concerns but **designing the structure of our events to benefit both guests and local residents**.

In Addition our Existing Safeguards in Place

We already operate under a robust licensing framework, which includes:

- **Sound limiters** installed and controlled in line with council requirements
- **Noise Management Plan**, regularly reviewed with Environmental Health
- **Doors and windows remain closed** during events (except for entry/exit)
- Monitored **smoking areas** to prevent loitering or noise spill

- **Challenge 25 policy**, mandatory staff training, and strict alcohol controls
- Clear **dispersal procedures**, including signage and staff presence at closing time

Our Community Role

BOH Studios plays an active role in Bournemouth's cultural and wellbeing landscape. We:

- Work with Mental health Charities or combat mental health issues through movement and community.
- Provide affordable space for fitness, dance, and yoga instructors
- Run youth dance camps during school holidays
- Host inclusive events that promote health, connection, and community spirit

We're not a commercial party venue, we're a studio that helps people connect through music, movement and shared experience.

I sincerely hope this helps to reassure you that our goal is not to disturb or disrupt, but to continue **bringing life and culture into the neighbourhood through safe, joyful events**. We are committed to operating in harmony with our community,

Please don't hesitate to reach out if you'd like to discuss any part of this further, but if this explanation on the nature of our business and reasons for the variation have addressed your concerns, we please ask that you respond to Tania confirming you are happy to withdraw your objection

Warm regards,

Alex Spindlove

Co-Founder, BOH Studios Ltd



RESPONSE TO REP 2

From: [Alex Spindlove](#)
To: [REDACTED]
Cc: [Tania Jardim](#)
Subject: BOH Studios LTD - Mr Ferguson
Date: 22 July 2025 19:02:39
Attachments: [PastedGraphic-2.tiff](#)

Dear Mr Ferguson,

Please find below email shared with Tania at the council, now that she has passed over your contact details, I thought it would be best to forward this on directly, so that we can have some open dialog, if you had any further questions.

Thank you for taking the time to share your concerns in relation to our licence variation application at BOH Studios. As the co-founder of a community-focused venue, I understand the importance of maintaining a healthy balance between residential comfort and a vibrant local culture. I'd like to offer some context and practical insight into how our events operate and the extensive steps we've taken to minimise impact on our neighbours.

The Nature of Our Events

BOH Studios is not a nightclub or bar, it is a **community and cultural space** specialising in **Latin partner dancing**, especially **salsa and bachata**. Our events are structured, respectful, and rooted in shared enjoyment of music and movement. If you've ever seen *Strictly Come Dancing*, you'll get the idea, it's expressive, joyful, and social.

A typical evening includes:

- **Dance classes from 8–10pm**, where adults of all backgrounds and ages come to learn together, from complete beginners to experienced dancers.
- **A social dance session from 10pm onwards**, where people dance in pairs, enjoy the music, and chat with others in a relaxed, alcohol-controlled environment.

We welcome a wide range of guests aged **18 to 70+**, many of whom attend solo to be part of a friendly, welcoming community. The tone is nothing like a typical "night out" it's more like a social gathering built around connection, rhythm, and culture.

Response to Specific Concerns

1. Noise from Customers Leaving at 3am

We understand this concern completely, which is why we have implemented a thorough **dispersal strategy**, including:

- **Last entry by midnight** (as agreed with Dorset Police)
- Signage and **trained staff/volunteers managing exits**
- A natural reduction in numbers as guests leave steadily throughout the night

Since opening in May 2024, we've hosted **15–20 Saturday socials and workshops**, all under Temporary Event Notices, and we're pleased to report **no complaints or incidents** during that time.

2. Smoking and Congregation Outside the Venue

We have a designated, monitored **smoking area** away from residential windows and positioned under a covered entrance to avoid echo. Our team including both staff and volunteers, actively manages this area to ensure people step outside briefly and return promptly, keeping street noise minimal. No drinks are allowed outside, and guests are encouraged to respect the neighbourhood at all times.

3. Soundproofing of the Premises

We've invested heavily in creating a venue that is **acoustically responsible and fit for purpose**, including:

- **Solid internal dividing walls**, and additional **secondary walls with acoustic air gaps** to reduce sound transmission
- **30–40% of our dance space is located underground**, beneath another venue (Ojo Rojo), creating a natural sound barrier
- **Acoustic panels** at the front of the building, and a **mobile sound deflector** placed near the entrance during events
- **Speakers zoned and directed away from exits**, with overhead cone speakers to reduce sound spill and contain it internally

We also use acoustic wall panelling throughout the venue, not just to prevent leakage, but to **improve the sound quality inside**.

It's worth noting that while it may appear we've taken extensive measures just to control volume, many of these treatments are actually designed to **enhance the clarity of sound within the space**. For Latin dance styles, being able to clearly hear the rhythms, melodies, and instruments is essential. These treatments allow us to keep the music at moderate volume while maintaining a clean, crisp acoustic experience for our dancers, not to amplify or blast sound.

Our full setup has been **reviewed and approved by Environmental Health**, and we already operate under a number of **noise-related licence conditions**, including use of limiters, mandatory closed doors/windows, and restricted use of untreated rooms after 11pm.

4. Noise Amplification in Hard Landscaped Areas

We appreciate that the Triangle is a built-up area where sound can carry more easily. That's exactly why we follow a live **Noise Management Plan**, have made use of **natural shielding and underground space**, and ensure all sound-producing areas are internally treated and closely managed.

All outdoor movement, including entry, exit, and smoking, is supervised. There is **no outdoor music, no speakers near the entrance, and no late-night crowds loitering**.

Purpose of the Variation

The variation is not intended for regular weekly use. It's being requested to reduce our reliance on **Temporary Event Notices**, which are limited in number. This licence would allow us to continue

running **occasional Saturday dance events**, such as cultural weekenders, holiday celebrations, or bank holiday socials, without breaching the cap on temporary events.

We have worked **proactively with Dorset Police**, and the following additional conditions will apply:

- **Last customer entry by midnight**
- **Sale of alcohol stops at 2am**

These measures are specifically designed to reduce risk, ensure a safe environment, and **control flow and behaviour**, benefiting both attendees and residents.

BOH Studios' Role in the Community

We are proud to contribute to the wellbeing and cultural fabric of the Triangle. BOH Studios:

- Partners with **mental health charities** to support people through movement and connection
- Provides **affordable space** for local fitness, dance, creatives and well-being professionals
- Runs **youth holiday camps** that bring creativity and confidence to young people
- Hosts inclusive, community-focused events that are diverse, safe, and joyful

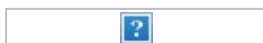
We are not a commercial party venue. We are a studio that brings people together, through music, movement, and mutual respect.

We hope this response helps clarify our intentions and the measures we've taken to ensure BOH Studios remains a low-impact, high-value part of the community. If you'd like to discuss any part of this in more detail, we would be more than happy to continue the conversation. But if the above has clarified our intentions, and the robust conditions and plans we have included to our licence has mitigated your concerns, we please ask that you respond to Tania withdrawing your objection.

Warm regards,

Alex Spindlove

Co-Founder, BOH Studios Ltd



RESPONSE TO REP 3

From: [BOH Team](#)
To: [Sarah Rogers - Licensing](#)
Subject: Re: 104 Commercial Road - Premises Licence Application
Date: 22 July 2025 20:27:35
Attachments: [PastedGraphic-3.tiff](#)

Dear Sarah,

Please find below our response to the recent representation regarding our premises licence variation at BOH Studios. If you require any further details or supporting documentation, please don't hesitate to let me know.

Dear Sir/Madam,

Thank you for sharing your concerns about our licence variation application for BOH Studios. We fully understand that any change to local operations, particularly involving later hours, can raise questions, and we appreciate the opportunity to respond.

Our intention with this application is not to transform BOH Studios into a nightlife venue, but to preserve the ability to occasionally host safe, cultural and community-led events that benefit a wide range of people, from students and professionals to older adults.

A Cultural, Community-Led Venue

BOH Studios is not a bar or nightclub. We are a **dance and wellness studio** that specialises in **Latin partner dancing**, particularly **salsa and bachata**. The atmosphere is warm, respectful, and community-driven, far more like *Strictly Come Dancing* than a traditional club environment.

Our events promote:

- **Physical and mental wellbeing** through movement and connection
- **Inclusivity and diversity**, with participants aged 18–70+ from a wide range of backgrounds
- A **safe alternative** to more intense nightlife settings
- A growing sense of **local cultural identity** in Bournemouth's Triangle area

We're proud to be building something that adds genuine value to our town centre, creating moments of joy, expression, and connection for people who might not otherwise feel part of traditional nightlife spaces.

Why This Variation Is Needed

Since opening in May 2024, we've successfully hosted **15–20 Saturday night dance socials** under Temporary Event Notices (TENs), all of which have run without any complaints or incidents.

This application is not intended to run weekly late nights, but to give us **flexibility** to host the occasional longer-format event **exceeding the legal limit of TENs**.

We've worked closely with Dorset Police to ensure safeguards are in place. The following

conditions have been agreed and will form part of our extended licence:

- **Last customer entry will be at midnight (00:00)**
- **Alcohol sales will stop at 2:00am**

These conditions are specifically designed to reduce risk, minimise disruption, and support safe, well-managed events.

Soundproofing and Acoustic Treatment

We've invested significantly in ensuring our venue operates responsibly, particularly in relation to sound:

- **Double-wall construction** with acoustic separation to prevent sound leakage
- **30–40% of the Social dance floor is located underground**, beneath Ojo Rojo's Hacienda, creating a natural sound buffer
- **Acoustic wall panelling** throughout the venue to control both high and low frequencies
- **Directional speakers** aimed away from entrances, combined with **mobile sound deflectors** at the door

While many of these measures help contain noise, they also enhance the **internal acoustic clarity**. For Latin music styles, it's essential that dancers can hear distinct instruments and melodies. Our setup allows us to play music at **moderate volume**, with excellent clarity, not excessive amplification.

Our **Noise Management Plan** has been reviewed by Environmental Health and forms part of our current licensing conditions. Additionally, our only untreated studio space has a strict usage cut-off of **11:00pm**.

Smoking, Loitering and Anti-Social Behaviour

We are fully aware of concerns around public nuisance, and while we **do not tolerate or condone any form of anti-social behaviour**, we have taken proactive steps to minimise our impact on the local area:

- A **designated smoking area**, supervised by staff and volunteers
- **No drinks outside**, and guests encouraged not to loiter
- A structured **dispersal policy** in place at every event to avoid late-night congregation

We also understand for your objection there have been concerns around **marijuana use** under residential windows. While this behaviour is unacceptable, we have **no reason to believe it is linked to our events or guests**. We encourage any incidents like this to be reported to the authorities, and we are committed to being part of a solution, not contributing to the problem.

Our Community Contribution

BOH Studios exists to serve people through movement, music, and meaningful connection. Beyond our evening dance events, we also:

- Partner with local **mental health charities**, offering movement-based support
- Provide **affordable space for fitness and wellness instructors**
- Run **youth dance camps** during school holidays
- Host workshops and inclusive events that promote **creativity, confidence and culture**

We're proud to support Bournemouth's growing dance and wellness scene, not as a source of noise or disruption, but as a safe, structured and deeply positive part of the community.

We hope this response provides reassurance, context, and a clearer picture of what BOH Studios is all about. If you feel your concerns have been addressed, we would respectfully invite you to consider withdrawing your objection by contacting the licensing officer, Tania Jardim. If you'd prefer to discuss anything further, we are always happy to talk.

Warm regards,

Alex Spindlove

Co-Founder, BOH Studios Ltd

