



# Bar Topolski

A Proposal for a Unique Arts-  
Driven Bar & Cultural Venue on  
London's South Bank

Presented by Frank & Jackson Boxer and Next Door  
Records

In Partnership with Topolski Memoir





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# Executive Summary

Our proposal for Bar Topolski represents an opportunity to transform a historically significant South Bank property into a vibrant cultural venue and profitable hospitality destination. By combining exclusive E(b) planning rights and a proven operational team, our proposal minimises risk and maximises landlord returns, while preserving a key aspect of London's artistic legacy.

## Key Points:

- **Guaranteed Rent at current planning:** targeting [REDACTED] at current 3,888 sq.ft) whilst mitigating risks of vacancy, planning application rejection or public pushback against the loss of a space of cultural significance.
- **Excellent, Proven Operators:** Frank & Jackson Boxer & Next Door Records.
- **Continued active use as Gallery and exhibition space in connection with nearby Topolski Memoir,** an institution on Lambeth Council's Cultural Infrastructure list, which it will support financially, aiming for £40,000 p.a.
- **Minimal Risk for Landlord:** Topolski Memoir holds exclusive E(b) planning rights, immediate fit-out, no extended vacancy.

This collaboration maintains the site's cultural heritage while offering Arch Co a secure, commercially viable tenancy that meets Lambeth Council's cultural objectives.

**Preserve an iconic part of London's cultural heritage through an innovative commercial plan.**





# Arch Co. Overview

## 1. Rent & Stability

- We propose an annual rent in the region of [REDACTED] at current 3,888 sq.ft)
- Commitment to a long-term lease with a clear tenant break at Year 10, ensuring both flexibility and enduring occupancy.

## 2. Risk Mitigation

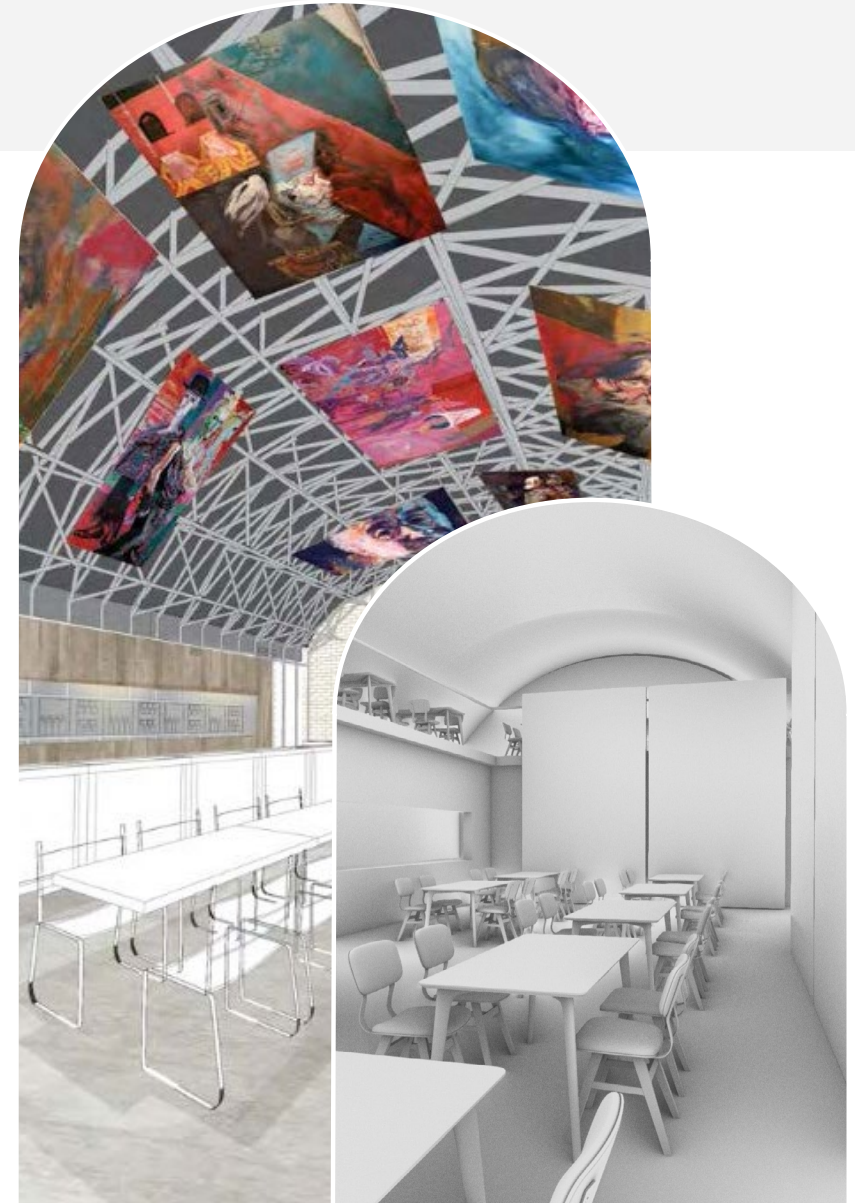
- Operators with a strong track record reduce vacancy risk and operational downtime.
- Cultural alignment means no pushback over planning or public objections to losing a heritage space.
- Upfront [REDACTED] CapEx investment and immediate occupation guarantee minimal delays.

## 3. Operational Resilience

- Phased fit-out and regular event programming help us pivot with changing trends.
- High footfall on the South Bank supports a sustainable revenue stream, reinforced by strong ties with local arts institutions.

## 4. Immediate Start

- With the arches already stripped back, we avoid protracted closures.
- No additional planning complications: E(b) is retained through our partnership with Topolski Memoir, ensuring a seamless opening.







# HoTs at a Glance

Topline HoTs for Bar Topolski -  
Boxer - Next Door Records and  
Topolski Memoir partnership

1. **Term** - [REDACTED]
2. **Rent** - [REDACTED] **at current 3,888 sq.ft)** + Bar Topolski  
will support Topolski Memoir Ltd with an annual donation target of  
£40,000. This would be raised through a mix of bar revenue and by using  
the space to host events specifically aimed at generating funds for the  
Memoir. With the right approach, there's every chance we could raise  
well over that target.
3. **Rent Free** - [REDACTED]
4. **CapEx:** [REDACTED]
5. [REDACTED]



# Concept & Vision



## Mission Statement:

Our mission is to honor Feliks Topolski's creative legacy and bon-viveurism by bringing a bold, lively space to the South Bank. We aim to connect visitors to Topolski's spirit of social gatherings, art, and cultural exchange, building an exciting tangible connection between the arches' long and storied past and their future.

## Concept Highlights:

- » A **cultural space** featuring carefully curated music, talks, art, and community-led events co-organised by Next Door Records and Topolski Memoir.
- » A **gallery space with contemporary art exhibitions** in conjunction with the Topolski Studio's artistic programme.
- » **Food** designed by **Jackson Boxer**, offering approachable yet high-quality bar cuisine that pairs seamlessly with the drinks menu.
- » **Newly pedestrianised frontage** for alfresco dining and expanded footfall capture in summer months.
- » **Financial contribution to Topolski Studio**, sustaining documentary art workshops, artist residencies and heritage preservation.

## Overview:

The South Bank's bar offerings are generally **branded, franchised spaces** that are out of kilter with the area's reputation as a cultural hotspot. Our proposal brings Frank and Jackson Boxer's reputed brand of **spirited, fresh hospitality excellence** to the area, in partnership with the community based, music space of Next Door Records. In collaboration with Topolski Memoir, we will rejuvenate Bar Topolski to create **a bar that functions as a hub of contemporary London culture** in the heart of the Southbank. Deeply connected to the site's historical usage, the concept will provide a characterful and unique destination for locals and passers-by alike, whilst financially supporting the nearby Topolski Studio, an institution on Lambeth's Cultural Infrastructure list.



# Lambeth Council: South Bank and Waterloo Strategy

Located in the council's **Strategic Cultural Area**, Bar Topolski reinforces Lambeth's priority to foster arts, culture, and economic vitality. Our proposal:

- » **Preserves Heritage:** Upholds the site's cultural significance through Topolski Memoir programming and inclusion of safely protected original works that will create a unique atmosphere.
- » **Drives Local Economy:** Offers a high-rent, sustainable business model aligned with council goals for growth and inward investment.
- » **Enhances Cultural Identity:** Expands the South Bank's reputation as a creative hub, boosting Lambeth's standing as a leading cultural destination.
- » **Supports Policy Objectives:** Meets crew targets in the 2020–2035 plan, including community engagement, public realm activation, and a diverse, resilient business mix.
- » **Dedicated Gallery Space:** Topolski Memoir will utilise the small arch in the rear as a gallery space to host exhibitions, talks and events relating to our charitable work at the Studio.

Together, we ensure a vibrant, cultural South Bank that benefits residents, visitors, and the broader Lambeth community through a tangible heritage project.





# The Unique Heritage of Topolski

Feliks Topolski RA was one of the 20th century's great chroniclers, documenting influential world events and figures. His **historic studio** is located nearby and is a unique cultural asset, offering insight into 70+ years of global reportage.

The arches were a social hotspot where Topolski welcomed guests in 'salon' style gatherings, including Mick Jagger, Indira Gandhi, Allen Ginsberg and countless others. The arches previously showcased Feliks Topolski's large-scale 'Memoir of the Century' murals; we plan to celebrate that history with fresh design references.

The importance of Topolski's legacy in the area is reflected in the planning. This proposal ensures that the site remains connected to Topolski, and thus able to operate as an E(b) class whilst supporting the charity's educational and cultural work.

## How Heritage Attracts Customers:

- » Authentic historical connection draws culturally-minded patrons who seek more than just a drink, tangibly connecting them to the site's past.
- » Opportunities for art-inspired events, multi-lingual tourism marketing (including Polish and broader international audiences), and synergy with local cultural institutions.





# Meeting the Operating Partners



Next  
Door  
Records

A photograph of the interior of Next Door Records. The image shows a well-lit room with wooden shelving units filled with vinyl records. A blue and white striped shirt is hanging on a rack to the right. In the foreground, a young woman with dark hair is smiling and looking towards the camera, while a man in a grey shirt is partially visible in the foreground, looking at his phone. Other people are visible in the background, browsing the records.



Frank &  
Jackson  
Boxer

A photograph of the interior of Frank & Jackson Boxer. The image shows a dimly lit room with a rustic, industrial feel. A large chalkboard menu is visible in the background. Several people are standing and talking in the background, while a few are seated at small tables in the foreground. The lighting is warm and focused on the people and the menu.

# Next Door Records

Next Door Records is a London-based establishment founded in 2020 by three music enthusiasts, combining a record shop, café, workspace, bar, and live music venue to create a vibrant community hub for music lovers.

» **Profiles:**

- Next Door Records currently runs in two Locations in London (Stoke Newington & Shepherds Bush).
- They focus on creating a welcoming space for music lovers, offering live music events, a vinyl record shop, and a café.







# Frank & Jackson Boxer

Frank and Jackson Boxer are brothers and hospitality founders who have spent the last 10+ years creating some of London's leading food and drink destinations.

» **Profiles:**

- Frank & Jackson Boxer: Creators of successful venues (Brunswick House, Below Stone Nest).
- Demonstrated expertise in delivering high-quality, unique hospitality experiences.



# Design & Aesthetic Vision

**Theme:** Inspired by Topolski's rebellious spirit and artistic legacy of 60s and 80s counter-culture.

The lead designer and carpenter behind the Soho House interiors is on the consultancy team to help refresh the bar's design.





# Arch 1: Eat & Drink

**Arch 1:** Communal dining and bar area.

1. Natural Light
2. Communal Tables, daytime working area.
3. Eating Bar

[REF: La Recyclerie,  
180 Studios, Goodbye  
Horses, Brunswick House]





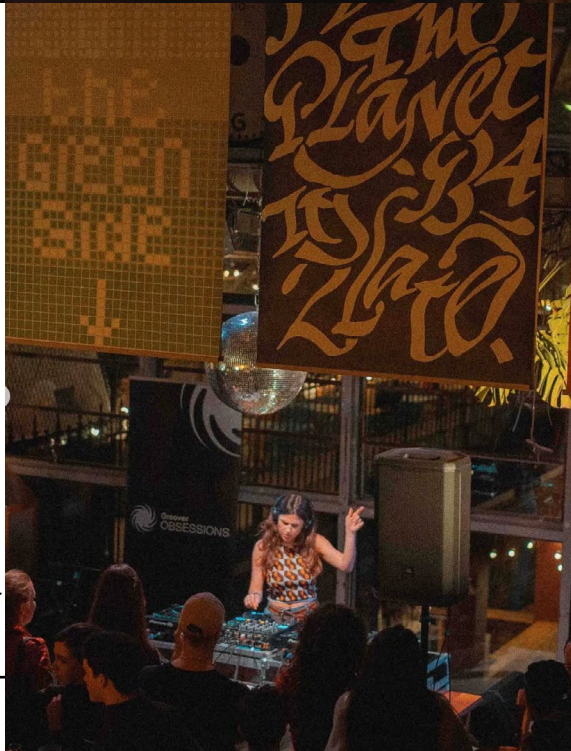


**Arch 2:** Music-focused space with curated programming.

1. Enclosed, contained sound
2. Hi-Fi System
3. Relaxed Furniture
4. Flexible Layout

## Arch 2: Music

[REF: Jumbi, Cafe OTO, La Recyclerie, Next Door Records]







# Arch 3: Gallery Space

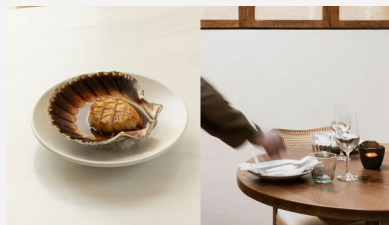
**Arch 3:** Private events and exhibitions.

1. Intimate, quiet space
2. Available for exhibition and function hire
3. Conversations and intimate gigs

[REF: Brilliant Corners,  
Frontline Club, Below  
Stone Nest, Freud Bar]







# Food

# Drinks



A new 'Bar Food' menu designed by Jackson Boxer to complement drinking, expanding upon Below Stone Nest's successful menu.

- » Simple and stylish classic drinks
- » Deliberately low price point
- » Focus on speed of service
- » Signature Drinks:
  - **Lupes Margarita** – "Tommys", lo-fi version of a classic, disposable and cheap but with a touch of glamour
  - **Negroni** – Classic? Yes Boring? No
  - **Whiskey sour** – Fun, just on the right side of tacky, but everyone loves them

**References:** Below Stone Nest, Cadet, 40 Maltby Street, Orsay





## BAR TOPOLSKI

### COCKTAILS

NEGRONI  
LUPE'S MARGARITA  
WHISKEY SOUR  
MANHATTAN  
TINGRAY

### BEER

SESSION LARGER  
IPA  
CIDRE BRETON  
SHOTS 5

### RED

CIELLO ROSSO, 2018, ITALY  
CUVÉE DES GALETES, RHONE, 2018, FRANCE  
TOURAINE, LOIRE, 2016, FRANCE

### FIZZ

PAGO DE THARSYS, CAVA

### SHOTS

EL JIMADOR  
GRAN CENTENARIO PLATA  
FERNET BRANCA  
JAMESON  
LIMONCELLO

### ALCOHOL FREE

LUCKY SAINT LAGER  
KOMBUTCHA  
MATÉ  
PENTIRE & TONIC

### WHITE

CIELLO BLANCO, 2018 ITALY  
GRAN CERDO, 2018, RIOJA, SPAIN  
VORGESCHMAK, 2013, AUSTRIA



## BAR TOPOLSKI

OLIVES  
NUTS  
FERMENTS  
CHEESE

WARM NAAN, BONITO BUTTER  
PORK TERRINE, DUON MAYO, PICKLES, HERBS  
TOMATO, PUFFED RICE, CURD, HERBS

### MAIN DISHES

SALT COD CROQUETTE, WHITE PEPPER AIOLI, TROUT ROE  
NUTBOURNE NURSERY TOMATOES, BLACK OLIVES & PISTACHIO  
RAW ASPARAGUS, CATALOGNA, CAROSELLO, GREEN GODDESS  
EMBER-ROAST BEETROOT, STRACCIATELLA, DILL, BLOOD ORANGE KOSHO  
RAW DEXTER BEEF, SMOKED BONE MARROW & CRISPY SHALLOT  
BRIXHAM CRAB CAVATELLI, ENGLISH PEAS & LEMON VERBENA

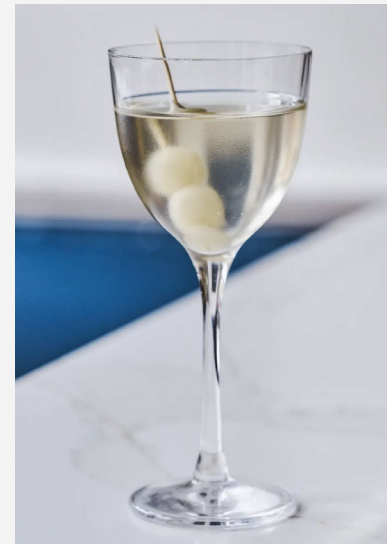


# Menu

Our Menu has been designed to suit a low intensity extraction solution as currently defined in the planning permissions.

With the recent pedestrianisation of Concert Hall Approach and the imminent opening of the rear frontage onto the Southbank Place development, our concept would not suffer due to restricted extraction capacity and would be adequately serviced by a Reco-air filtration system.

**References:** Below Stone Nest, Cadet, The Camberwell Arms, Dove







# Cultural Programming



Through active collaboration between the Bar and the Topolski Studio a living, present and relevant identity will exist across both sites, creating a cohesive and exciting programme by incorporating the work of artists in residence, discussions and social events.

Topolski Studio will primarily use the little arch space as a gallery for cultural programming, organizing exhibitions, talks, conferences, workshops, concerts and other events, offering engagement with the arts as an extension of its charitable objectives.

There will be a steady clientele of art class and workshop attendees going to the bar following events at the Studio.

## **At a glance:**

- » Exhibitions of artwork produced as the result of artist residencies at the Topolski Studio nearby.
- » Discussions, conferences
- » Musical nights with live musicians, including Jazz groups brought over from Poland, as well as listening parties and relaxed DJ sets.
- » Daytime reportage workshops and community engagement events.





# Exhibition Space

As a functioning arts institution, archive and educational space, and an integral partner in the soul and structure of the project, Topolski Studio will have use of the small arch space for cultural programming, organising talks, conferences, workshops, exhibitions, concerts and other events.

Exhibitions will feature a range of artists, from artists in residence engaging with the archive and archival exhibitions, to featuring local Lambeth artists, under-represented artists from POC, LGBT+, seniors, schools and universities, as well as artists invited from Poland. A dedicated guest curator working together with Topolski Memoir will help to structure the exhibition programme annually, pairing exhibitions with talks and workshops to provide a new independent cultural space for the South Bank.

This will also help to keep the space active throughout the day, encouraging visitors to stay and soak in the atmosphere and discuss the exhibitions.





# Music



Bar Topolski aims to place itself firmly on the map within London's diverse music scene.

The carefully curated live music programme will **continue the success of Next Door Records' venues and Frank's 'Below Stone Nest'** on Shaftesbury Avenue. Serving not only as a hub for up and coming global artists affiliated to the highly acclaimed labels XL records, Phantom Limb, and Musica Macondo, we will showcase cutting edge local musicians, bands and up-and-coming DJs across a range of genres.

We will carve out a unique reputation by **harnessing contacts with the Polish Jazz scene and art collectives** to bring exciting new musicians to London and capitalise on a renewed interest in Anglo-Polish cultural exchange.

Hosting events such as listening parties and album launches to secret shows and live pa's, we aim to create a platform for both established and emerging musicians.

A strong music and arts calendar ensures steady repeat visits, higher spend on drinks/food, and a destination that firmly stands out against our local competition.







# Market Research



## Development in the Area

The area is undergoing **significant development**, with the **Southbank Place** development bringing **new housing, offices, and retail spaces** to our rear, and the planned 'Waterloo One' development promising additional offices and housing. This development is expected to drive increased foot traffic and generate new opportunities for businesses in the area.

- » Southbank Place development with housing, offices and retail on our doorstep
- » Planned 'Waterloo One' Development of offices and housing
- » Pedestrianization of Concert Hall Approach currently being undertaken





# Attractions in the Area

Bar Topolski is located in the heart of London's South Bank, **one of Europe's most vibrant and culturally rich areas**, and close to **Waterloo**, one of the UK's busiest train stations.

The bar is surrounded by **world-renowned cultural institutions**, such as the **Southbank Centre**, the **Hayward Gallery**, the **BFI**, the **National Theatre**, and **The Old Vic**. It is also within walking distance of major tourist attractions, such as the **London Eye** and other popular destinations in the County Hall building.

The bar attracts a diverse range of culturally-minded visitors, as well as a significant passing trade.

**Cultural Institutions:** Southbank Centre, Hayward Gallery, BFI, National Theatre, The Old Vic.

**Tourist Attractions:** The London Eye and other local attractions in the County Hall building





# Strategies



One of the primary challenges we've identified is **low customer traffic during early weekday daytimes**. By implementing the following strategies, we aim to maximize our location's potential, attract a diverse customer base throughout the day, and establish ourselves as a thriving hub within the community.

## **Morning: Attracting Commuters**

With major transport links nearby, we serve quick, affordable breakfast and lunch options—making Topolski a go-to spot for commuters seeking coffee, a bite, or a moment of calm.

## **Afternoon: Co-Working, Art Exhibitions & Retail**

In quieter hours, our space becomes a productive setting for freelancers, students, and remote workers. A curated retail selection serves local needs, bridging the gap between Waterloo and Charing Cross, whilst the gallery hosts curated exhibitions.

## **Evening: Bar, Dining & Music**

As night falls, Topolski shifts again—with a Jackson Boxer menu, cocktails and wines, and a music program curated by Next Door Records, supported by the Music Venue Trust.







# Strategies

Topolski by Next Door Records and Frank & Jackson Boxer is more than a bar, café, gallery or workspace—it's a **dynamic, all-day environment shaped around the evolving needs of its community.**

From the early morning coffee service that fuels commuters and remote workers, through the thoughtful lunch and dinner offerings that showcase Frank and Jackson Boxer's culinary vision, to art exhibitions and talks highlighting exciting artists, into the evening cocktail program and music experiences curated by Next Door Records, Topolski offers a seamless journey through different moods and moments.

Whether you're seeking a productive workspace, a memorable dining experience, an exceptional cocktail, or an immersive music journey, Topolski invites you to make it your own—a true community hub that transforms with the hours while maintaining its commitment to quality and experience.





# Customer Profile



## **Eleanor Vance: The Culture Seeker**

- » Values: Seeks authenticity, intellectual stimulation, and community. Values ethical and environmentally responsible businesses.
- » Emotional Target: Wants a space to feel connected to the local arts scene and be inspired.
- » Typical Visit: After-work drinks, cultural events, weekend work spot. Interested in the Topolski artworks and history.
- » Key Attraction: The bar's strong connection to the Topolski Studio and its unique atmosphere. She's drawn to venues that are not 'bland and lifeless' and is attracted to the fact that the space actively supports a charity.



## **David Hayward: The Local Professional**

- » Values: Seeks convenience, efficiency, and quality. Wants a place to relax after work and meet with colleagues or clients.
- » Emotional Target: Desires a convenient and relaxing space that feels sophisticated and stylish, with some unique elements.
- » Typical Visit: After-work drinks, weekend socializing. Attracted by the bar's central location and its flexible spaces.
- » Key Attraction: Proximity to his workplace, modern design, flexible spaces for both social and business engagements. Values the bar's creative atmosphere and its high-quality food and drink.



## **James O'Connell: The Curious Tourist**

- » Values: Looks for unique, authentic experiences and local insights. Appreciates quality food and drink and places with a story.
- » Emotional Target: Wants a memorable London experience and a connection to the local community.
- » Typical Visit: Late afternoon or early evening before or after a show. Drawn in by the history of the space and the bar's unique atmosphere.
- » Key Attraction: The venue is a cultural destination with a rich history, with integrated music and arts programming. Drawn to the fact that the bar also functions as a gallery space.





# Neighbours: Côte

- » **Covers:** 100 inside, 25 outside.
- » **Average Spend per Head:** £27.
- » **Clientele:** Primarily aged 50s-70s.
  - Pre-theatre and event crowd.
  - Mostly bookings.
  - Often turning people away during busy periods.



# Neighbours: The Archduke

- » **Covers:** 120 inside, 50 drinks, 50 conservatory space.
- » **Average Spend per Head:** £30-35 (£50-60 with drinks).
- » **Clientele:** Primarily aged 50s-70s, including:
  - Pre-theatre and event crowd.
  - Jazz enthusiasts and date-night diners.
  - Mostly bookings.
  - Often turning people away during busy periods.



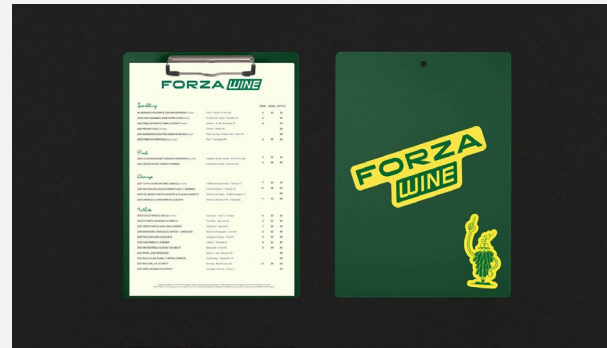




# Competition

## Forza Wine - National Theatre

- » **Why they're doing well:** Forza Wine offers good food in a small plate style, paired with a great wine selection and a cool vibe. It is one of the only places locally with this mix at a middle to upper price point.
- » **This is why we're lucky to have them in the area:** Forza Wine has enhanced the area's culinary scene, demonstrating that independent, characterful restaurants can thrive on the South Bank.
- » **This is where we're different:** Forza Wine lacks the capacity and space to operate a full bar, especially with a music program, and therefore misses out on the post-theatre drinks crowd. Topolski Bar will differentiate itself by offering a more extensive bar experience with live music, catering to a broader audience.







# Competition



## Waterloo Tap - Concert Hall Approach

- » **Why they're doing well:** The Waterloo Tap is consistently busy and offers a great selection of beers in a casual setting under an arch. It is a popular spot for after-work drinks and pre- and post-theatre gatherings.
- » **This is why we're lucky to have them in the area:** As a similar business nearby, also situated under an arch, the Waterloo Tap demonstrates the potential for success in this type of space.
- » **This is where we're different:** Topolski Bar will distinguish itself by offering a food menu alongside a wider range of drinks and a larger indoor space. This will attract customers seeking a more comprehensive dining and drinking experience.







# The Gap

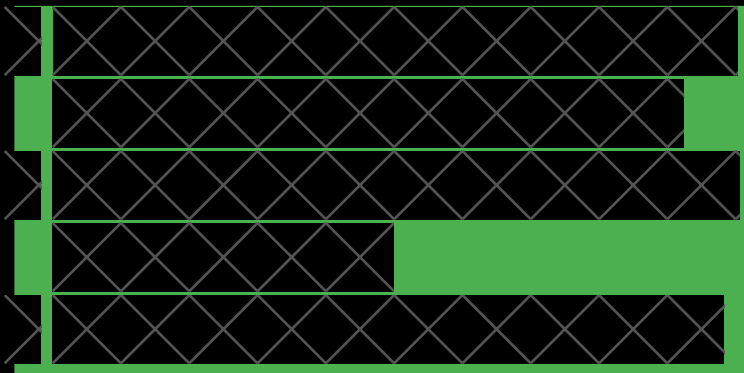
**Why it works:** The area's current offerings are generally bland and corporate that people don't feel connected to. However, there is a desire for spaces that more tangibly resonate with the area's cultural reputation. Our space will be the only one locally where people can see art, have a drink, eat some great food and have a dance.



# Our Income Streams



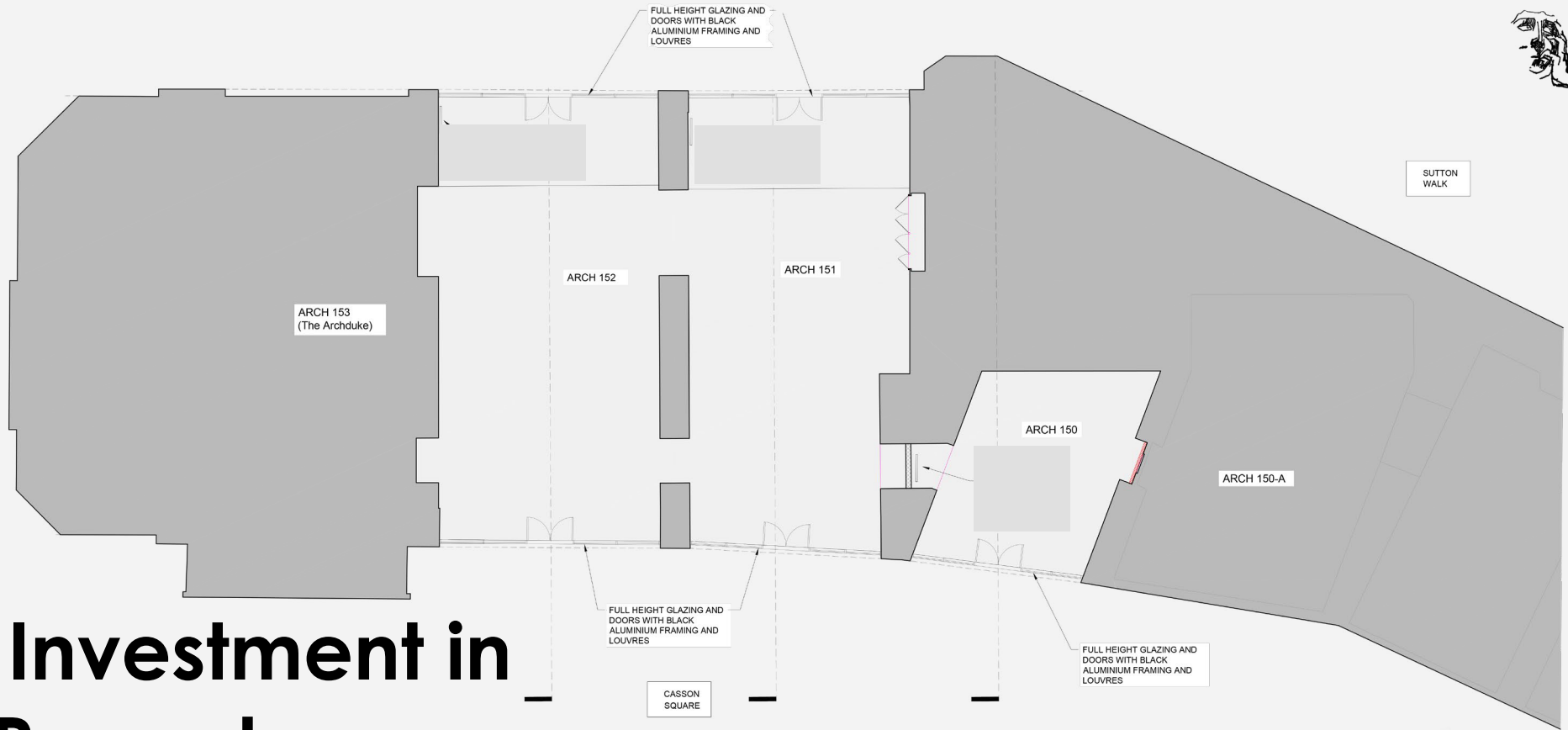
## » Highlights:



» **P&L figures:** available on request.

- » **Food & Drink Sales:** Core revenue from the bar and restaurant operations, including daytime and evening trade.
- » **Retail Offering:** A curated retail selection designed to generate additional revenue by meeting the everyday needs of commuters and local residents.
- » **Private Events & Rentals:** Generating income from private parties, corporate functions, and other exclusive events.
- » **Gallery Space & Exhibitions:** Utilising Arch 3 for exhibitions and art sales, with potential commission on artwork sold.
- » **Pop-Up Partnerships:** Collaborating with brands and artists for limited-time pop-up events and installations, attracting new audiences and generating additional revenue.
- » **Lunchtime Trade:** Catering to the weekday lunchtime crowd with a dedicated menu and quick service options.
- » **Co-Working Space:** Offering a flexible workspace during daytime hours, similar to the BFI model, providing a quiet and productive environment for freelancers and remote workers.





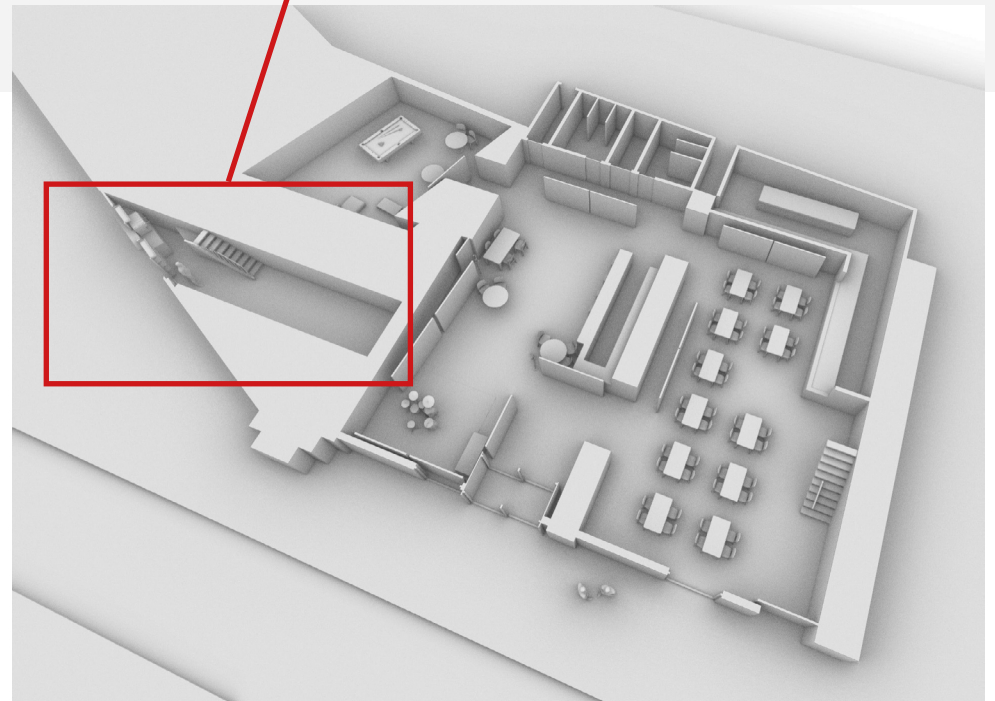
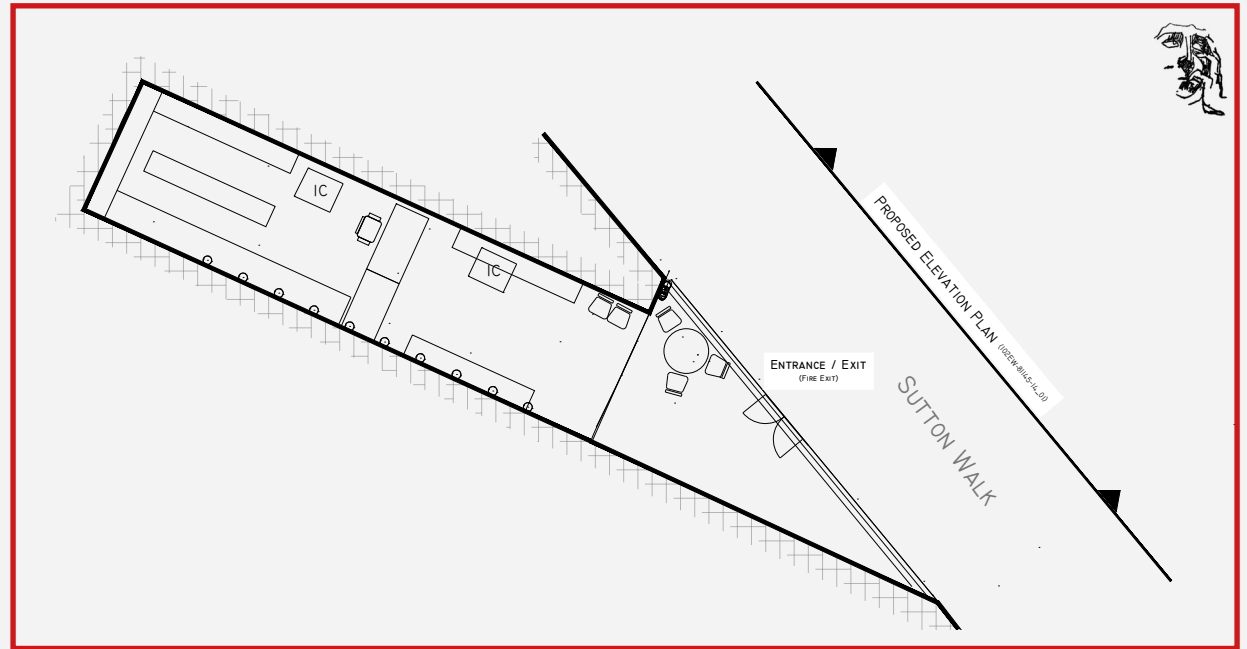
- We would invest in the property to install a kitchen, redesign the space, put in a high quality sound system, turning the arches into one of the most distinctive destinations in the area.
- CapEx: CapEx: Frank & Jackson Boxer and NDR will invest [REDACTED] over the course of the lease to equip a professional kitchen, install a high-quality sound system, and transform the arches' interiors.



# Growth

We have a plan to eventually absorb and utilise the currently derelict Arch 149, resolving the ongoing ownership battle between NR and AC.

- » Daytime Café allowing for activation of site at low cost.
- » Quieter exit in the evenings
- » Ideal visible frontage for pedestrians walking from Waterloo station via Sutton Walk.

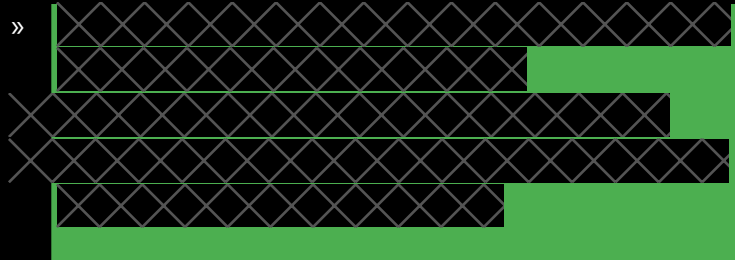




# Project Schedule

**Objective:** The goal is to fully reopen Bar Topolski in Q2 2026, ensuring a smooth transition from the lease agreement to full operation while minimising risk and maximising impact.

## Funding Plan:



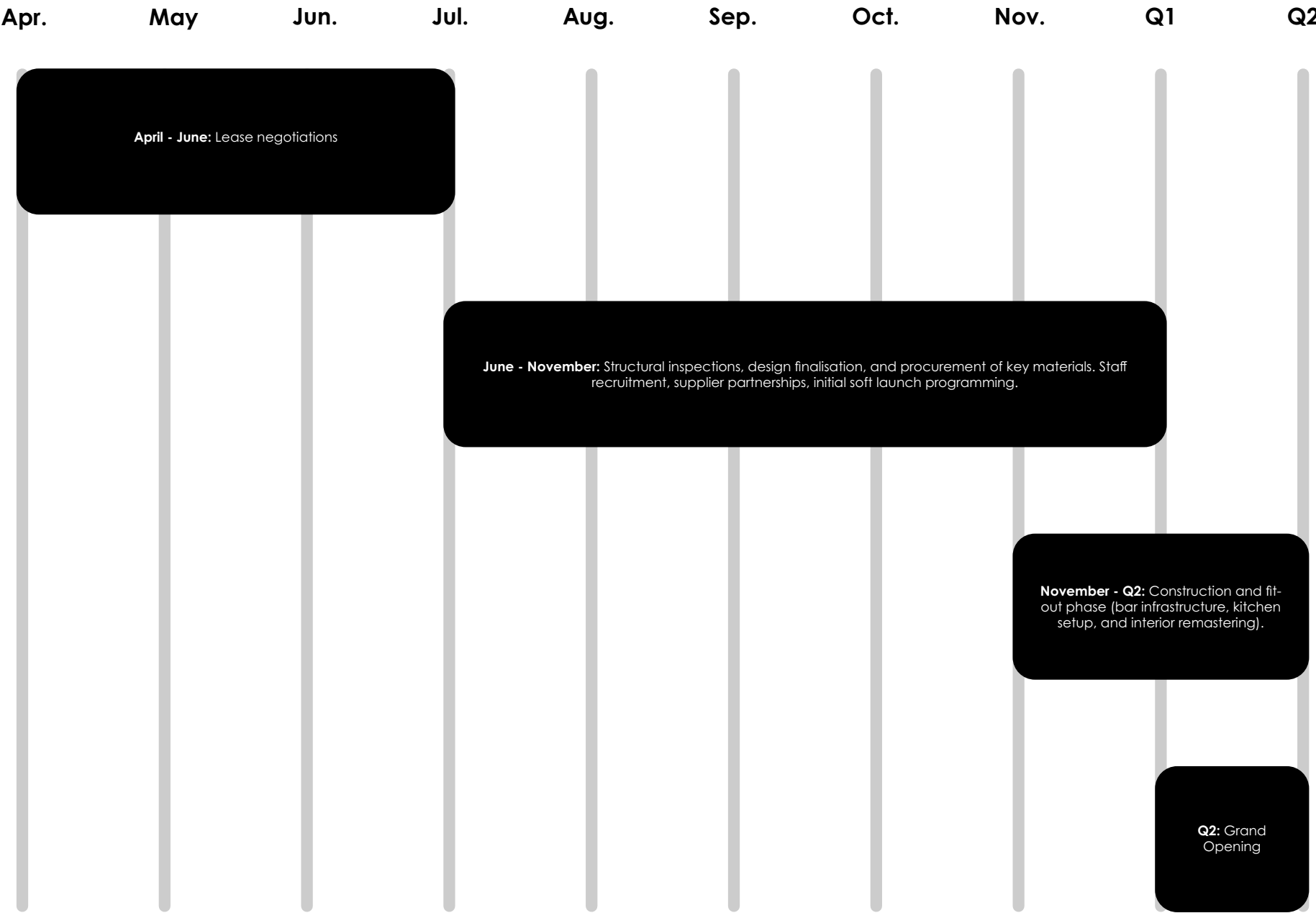
## KPIs for Project Delivery:

- » Completion of **lease agreements & planning approvals** by June 2025.
- » **On-time fit-out** completion by Q2 2026.
- » **Revenue-generating cultural programming** secured by Q2 2026.
- » **First-year target: £2.5m in sales with a positive EBITDA** by Year 3.





# Bar Topolski Project Schedule





# Lease & Planning Constraints

*“The approved condition 2 states that the café use can continue as long as either SBC, the Topolski (Mémorial) Trust or their contractor or concession occupy the premises. As such ... the Topolski (Mémorial) Trust can continue to operate the café with ancillary gallery use exhibiting Topolski artwork if the SBC vacate the premises or surrender their lease.”*

**Lambeth Council’s** local priorities to safeguard the South Bank’s cultural heritage are assured.



## Refuse & Servicing Solutions

- We have developed a solution for refuse disposal in the case that the continued use of the **South Bank Centre’s** infrastructure is not possible.
- The new plan will meet local authority standards, ensuring minimal disruption to the landlord or neighbouring businesses.
- This proactive approach ultimately **streamlines operations**, reducing landlord concerns around building management and public nuisance.



# Closing Statement

Bar Topolski is **more than just a bar** — it represents a connected chapter in the arches and the South Bank's cultural heritage.

By uniting Feliks Topolski's artistic legacy with Frank & Jackson Boxer's **proven hospitality expertise**, and Next Door Records' **community focused cultural programming**, we offer Arch Co **a stable, profitable tenant and Lambeth an independent, and unique cultural anchor on the South Bank.**

Our **robust rent proposal and immediate readiness to invest ensure financial security**, while our ongoing partnership with Topolski Memoir **aligns with the site's heritage and retains an important piece of cultural infrastructure for the South Bank.**

Let's seize this opportunity to **create a landmark destination that celebrates London's creative past and drives its vibrant future.**



## Welcome to Bar Topolski.