**Supplementary Information for Planning Committee**

**30th January 2023**

Agenda Item: 7(3)

Application Numbers: 2022/5446/P

Address: **112A Great Russell Street, London, WC1B 3NP**

1. Clarification on vending machines
   1. Paragraph 4.12 states that *“vending machines will comprise a very minor part of the overall servicing requirements”*. Whilst vending had been referred to in previous applications and a vending machine currently exists in the reception area of the partly fitted out hotel, the applicant has confirmed that there is now no intention to include vending machines as part of the hotel facilities.
2. Correction to the ‘Fire Safety’ section
   1. Paragraph 20.3 states that *“the current submission is now accompanied by a “Concept Fire Strategy Report by FDS Consult Limited”*. This document has been superseded by the Fire Statement produced by Marshall Fire that was submitted with the current application. This Fire Statement updates on the content of the Concept Fire Strategy and concludes that the customer lift meets the requirements for an evacuation lift and is capable of facilitating the managed evacuation of disabled occupants in a safe and dignified fashion.
   2. Paragraph 20.4 should therefore be amended to the following:

“The lift core contains a lift which meets the specifications for an evacuation lift and therefore complies with the requirement of the draft Fire Safety London Plan guidance for at least one lift to be an evacuation lift where a lift core is provided. The Fire Statement includes an evacuation strategy which, for wheelchair users, involves a combination of a refuge space and assisted escape via the evacuation lift with assistance from hotel management. With evacuation of the 6 disabled occupants from level -5 and 4 disabled occupants from level -4 of the 10 DDA rooms provided calculated to be completed 15-16 minutes, the lift is expected to be available for firefighting within normal expected fire service response times. It is therefore considered that dignified evacuation of disabled occupants has been demonstrated in line with the requirements of London Plan policy D12 and D5 applicable to Fire Safety. A condition is recommended to ensure that the development is at all times occupied and managed in line with the Fire Strategy submitted.”

1. Conditions
   1. Condition 15 (Final Fire Strategy) is amended from an approval of details condition to a compliance condition –amended wording as follows:

Amended condition 15:

The development shall at all times be occupied and managed in strict compliance with the Fire Statement prepared by Marshall Fire dated 06 Dec 2022.

**ENDS**