

Fire Safety Strategy – Reasonable Exemption Statement (RES)

Mercure Bloomsbury Hotel, 130-134 Southampton Row, London WC1B 5AF Erection of Air Conditioning Condenser Units and Associated Sound Insulation Enclosure

1.1 The proposed development is for the installation of air conditioning condenser units and an associated sound insulation enclosure to an existing hotel use (class C3). It does not incorporate the creation of a new building, new footprint or extension of floorspace to the existing hotel. No additional dwellings or commercial units are created, no lifts are provided, the external materials are not altered and there are no alterations to the internal or external communal areas that support the evacuation strategy for the existing hotel. The hotel has in place a well established fire strategy to meet other regulatory requirements and these will be unaltered or unaffected but the proposed development. Therefore, the matters appertaining to the proposals in relation to the requirements of London Plan Policy D12 are limited, sufficient that there should be no requirement for a Fire Safety Strategy or Statement.

1.2 With direct reference to requirements specified within London Plan Policy D12 A:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.

The proposal does not relate to any existing or proposed floorspace and, therefore, does not require an additional unobstructed outside space for a fire appliance or identification of an evacuation assembly point in addition to that serving the existing hotel.

- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

The proposal is for an external mechanical installation and does not relate to a building footprint to which people would enter. The mechanical equipment must meet statutory safety regulations. Therefore, this requirement is not applicable to the proposal and superseded by higher safety standards.

- 3) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The proposal does not relate to formation of building footprint to which people would enter. This requirement is not applicable to the proposal.

- 4) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users

The proposal does not relate to formation of building footprint to which people would enter. This requirement is not applicable to the proposal.

- 5) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.



The proposal does not relate to formation of building footprint to which people would enter. This requirement is not applicable to the proposal. The mechanical equipment must meet other statutory safety regulations.

1.3 For the above reasons, the proposals are exempt from any further information being required by London Plan Policy D12.

