

1 Introduction

This statement accompanies the application for the approval of details reserved by Condition 5 of application number P2013/3202/FUL.

The application relates to the demolition of existing building and redevelopment to provide a ground plus six storey building, (with two basement levels), comprising hotel use (Use Class C1) with up to 408 bedrooms and retail floor space (Use Class A1-A3) at ground level together with associated facilities, plant, landscaping and servicing.

This application also relates to subsequent non-material amendments P2014/3604/NMA and P2014/4225/NMA.

2 Condition Requirement

Notwithstanding the plans hereby approved the scheme shall be constructed in accordance with the principles of Inclusive Design. Plans and details confirming that these standards have been met shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include:

- a) Refuge Areas on all upper and lower floors.
- b) Cycle Storage and changing facilities including:
 - i) Provision of accessible cycle storage and mobility scooter storage (with 30 minutes fire protection)
 - ii) Ramps within cycle storage areas and servicing corridors.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

3 Information Provided

Documents accompanying this statement include:

- 3326-WD-350-P3 – Main Stair 01 Layout – Basement Floors
- 3326-WD-351-P3 – Main Stair 01 Layout – Ground to First Floor
- 3326-WD-352-P3 – Main Stair 01 Layout – Second to Sixth Floors
- 3326-WD-353-P3 – Main Stair 01 Sections

- 3326-WD-354-P3 – Escape Stair 02 Layout – Basement Floors
- 3326-WD-355-P3 – Escape Stair 02 Layout – Ground and First Floors
- 3326-WD-356-P3 – Escape Stair 02 Layout – Second to Sixth Floors
- 3326-WD-357-P3 – Escape Stair 02 Sections

- 3326-WD-372-P3 – Team Room & Staff WC Layout
- 3326-WD-374-P3 – Hotel Cycle Store & Substation Layout
- 3326-WD-375-P4 – Hotel Refuse Store & Retail Cycle Store Layout