

**ACCESS STATEMENT
FOR
Avalon Hotel
46-47 Cartwright Gardens
London WC1H 9EL**



**On behalf of
Crescent Projects**

Introduction

This statement has been prepared at Planning Application stage of the Project based on detailed plans and will be further developed as is felt appropriate.

The standards that are being used are:

BS 8300:2001 Design of Building and their approaches to meet the needs of disabled people.

The Building Regulations 2000, Part M: Approved Document 2004.

Planning and access for disabled people a good practice guide – Office of the Deputy Prime Minister, 2003.

Disability Discrimination Act 1995.

The Applicants and their designers are conversant with their responsibility to provide a fully inclusive environment.

The Development

This statement is prepared on behalf of the owner of the Avalon Hotel, in support of a listed planning application for the amendment of 11 consented additional bedrooms.

Car Parking

Parking for guests is restricted as the surrounding roads employ resident permit parking only. The property is 0.2 miles or 5-10 minute walk from the Brunswick Centre which has 2 large car parks underground. The property is located 0.1 miles from Euston Road where an abundance of buses / taxis are available.

Accessibility

The philosophy of the design of the development is fully inclusive, and this includes but is not limited to, the needs of people with disabilities, elderly people, people with pushchairs or people with restricted mobility. The nature of the building use will of course need to cater for a range of people and their disabilities.

The property is a corner property located on the corner of Cartwright Gardens & Burton Place.

Clear, colour contrasting, legible and appropriate signage will be designed to suit all users.

Careful use of colour and tone will be applied throughout the development.

All internal doors and corridors will be at suitable widths in accordance with guidelines laid down in AD Part M.

Entrances

Access into the building is via a stepped entrance comprising five steps to ground level.

The building entrance will be clearly defined, with level thresholds where possible complying with the guidance in AD Part M. Door widths will meet the requirements for wheelchair accessibility.

Fire Warning

The fire detection and warning system will be designed to include visual and audible warning of a fire to current standards.