

THE ROYSON
ACCESS STATEMENT

INTRODUCTORY STATEMENT

The Royson guest accommodation offers comfortable, adequately spacious rooms comprising of,
4 double room's en-suite
1 family room en-suite
2 twin room en-suite
2 single rooms 1 en-suite 1 with private bathroom

No ground floor rooms are offered and The Royson is unsuitable for wheelchair access, but is suitable for able body persons and person's dependant on one walking stick.

The Royson will be locked at all times and keys issued for the front door on arrival with the room keys

The Royson also offers a spacious dining room catering for 19 persons, breakfast and evening meals

ACCESS STATEMENT

-Initial access to The Royson.

Access on arrival via the main front door to the left of the property identified by the stained glass door stating The Royson, and a doorbell to the right of the door.

There is a doorstep of 6.5cm high.

There is a doorframe step of 10.5 cm high.

Entrance to corridor & reception is found through the first door to the right with a step of 3cm.

Secondary access to The Royson can be found via the conservatory double doors, find step of 6.5cm high leading to a doorstep of 14cm high. Find soft seating and selection of literature.

The reception desk is 56cm high equipped with card payment facilities, insurance, fire and tourist board certificates and general information.

Within the reception area find the guest lounge area offering soft seating and TV facilities.

Directly opposite to the reception door find the spacious dining room and breakfast dresser.

To the right of the reception desk find two doors; to the right find the kitchen access no public access allowed.

To the left access to the guest bar find a selection of fixed seating, tables and chairs, continue through though bar and to the left of the bar a single brown door to the public toilet, identified by the sign – toilet- light to the toilet is found to the right of this door, access to the toilet can be found through a second door.

Access to the owner's accommodation found through the double doors in the bar no access allowed to the public.

ACCESS STATEMENT CONTINUED,

First floor.

Access found, back through reception door and turn right. Through the fire door and turn right.

Proceed up 15 stairs with handrail to the right hand side, to rooms 1, 2, 3, 4, all en-suite and room 5 and separate bathroom found directly opposite room 5 door.

To the left of the bathroom door find the airing cupboard and to the right the linen cupboard both offering no public access.

All rooms accessible to able body persons and people dependent on one walking stick.

Second floor.

Turn right at the top of the first flight of stairs, past rooms 1 & 2 proceed along small corridor to 3 stairs and small landing.

Turn to the right on the landing and proceed up 12 stairs to gain access to rooms 6, 7, 8, 9, all en-suite.

All rooms accessible to able body persons and people dependent on one walking stick.

Fire exits

All external doors are fitted with fixed keys for immediate access. Conservatory doors have one standard key permanently in position for immediate access.

Room windows on the first floor open wide onto a flat roof for emergency exit with the exception of room 3. It is requested of guests that should this method of escape be used, room doors remain closed but unlocked before exiting the building should someone require exiting through another guest's room.

Further emergency exit through the window on the small landing to the second floor onto a flat roof.

Please note windows should only be used as a means of escape when all other possible routes are blocked.

ACCESS STATEMENT VALIED WITH RESIDENT PROPRIETERS

Claire & Guy Daffern