

Access Statement

Introduction

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer for all our guests/visitors.

The Belvedere is a unique and architecturally impressive flat, built in the Victorian period circa 1874, and is situated on the top floor, over split levels, converted from the former Royal Hotel on or about 1950. Renowned guests included Joan Collins and Sir Thomas Lipton. The building was converted into three separate flats in 2003.

The flat is split over 4 levels, lower ground with a single bespoke Biedermeier four poster bed, stairs up to the main floor with living accommodation, stairs up to the ante-room and stairs up to the Belvedere viewing tower.

The Belvedere provides luxurious yet homely accommodation for up to 8 people. The stunning 'Belvedere Viewing Tower' offers magnificent panoramic views across the historical Cinque Port town, Point Clear, St Osyth, across the Colne estuary towards Mersea Island and beyond to the East Coast.

The bustling town of Brightlingsea lies at the mouth of the Colne Estuary where it converges with Brightlingsea Creek. Although not a large settlement, the town has an importance as a port and goes back to the C14 when the Confederation of Cinque Ports was established.

Teresa and John acquired the property in Autumn 2014 and since, have spent almost seven years lovingly restoring, decorating and furnishing it to its current high standard to provide luxury self-catering accommodation for up to 8 people.

Pre-Arrival

By car

For those arriving by car an email will be sent giving directions from the A12 or you can plan your journey using Google maps. Our postcode is CO7 0DD.

By train

The nearest rail station is at Arlesford although a more regular service is available from Wivenhoe. Trains from here run from to and from London Liverpool Street via Colchester and Chelmsford.

By bus

Brightlingsea is serviced by 'Hedingham' with a regular service running to and from Wivenhoe/Colchester. The closest bus stop is in Victoria Place, at the top of New Street and left along the High Street. A shelter and seating is provided (check). A timetable is provided in the Guests' Information Manual and can also be found on

<http://www.hedingham.co.uk/timetables/87> Maybe a stress-free way of getting to and from Colchester?

Foot Ferry

Offering a seasonal service between Brightlingsea/Point/Clear and East Mersea Stone. For further information, please call or visit Brightlingsea Harbour Office, 4 Copperas Road, near The Hard 01206 302200.

Car Parking and Arrival

We are very happy to welcome guests personally or confirm self-check in instructions prior to arrival. Please state your preference when your booking is confirmed.

There are two car parking spaces on the driveway adjacent to the side of the building. We ask that guests do not park on the far side of the driveway as these spaces are allocated to the first floor flat.

Free parking along New Street and Silcott Street.

There are two car parks not far away: one at the bottom of Tower Street and one in Oyster Bank Road.

The front door is well lit and sensor lights inside the hallway activate after dark.

The front door is0 mm / ins wide.

The door threshold steps up .. mm / ins high from outside and a ledge at the bottom of the door frame leading into a small hall at the bottom of the stairs for the first floor.

Lift

- There is a lift from the ground floor for the exclusive use of the owners/guests of the Belvedere.
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- The lift does not stop or service the ground or first floor flats.
- The lift has a maximum load of 4-7 persons or 525kg. Consideration to the additional weight of luggage should be factored in when calculating the actual load.
- The lift is inspected and maintained four times a year.
- The lift has emergency lighting and, in the event of an emergency, the 'emergency' button will activate a GSM auto dialler connected to a 24 hour emergency line with Pickering's Lifts.
- Care should be taken that the 'emergency' button be pressed ONLY in the event of an actual emergency.

In the incidence of fire, the lift should not be used. Please refer to the Fire Evacuation Guidelines displayed beside the intercom in the hallway and inside the door on the middle floor. A full copy of the Fire Risk Assessment can be found on the shelf of the kitchen island unit.

Guests who chose not to use the lift may also access the Belvedere via an entrance door on the first floor.

Keys/Key-safe

The key-safe is to the RIGHT of the front door and is marked Belvedere. A personal dedicated code will be sent to guests a week before check-in. Another set of keys will be on the hall table inside the apartment and so it is most important the emergency set of keys should be replaced in the safe as soon as possible after check-in.

Communal entrance, hallway and stairs servicing No 98 and 98b (The Belvedere)

Sensor lights activate in the communal entrance, lift area and stairs once inside the building. There is a gentle graduated carpeted slope within the lift room entering into the lift.

The stairway to the first floor entrance door of the apartment turns once after 2 stair treads, there are then 10 stair treads up to a small landing and then another 4 stair treads onto the first floor. There are banisters and handrail all the way up the stairs.

There is a lockable store cupboard (for wetsuits, sailing shoes, buggies etc) on the ground floor just inside the front door. The cupboard is for the sole use of the occupants of the Belvedere – guests will be provided with a key.

Hallway and stairs from Belvedere entrance on the first floor up to main floor

On entering the first floor entrance door to the apartment, there is a light switch to the right which activates the lights to the first floor hallway, and stairs up to the main hallway.

Stairs and steps inside the apartment

- The carpeted stairs from the first to main floor are steep and there are a total of 13 stair treads. There is a wooden stair gate at the top of these stairs.
- There is a circular step up into the main bathroom 150mm/6" high.
- There is a 100mm/3.3/4" step into the shower in Bathroom 1.
- There is a 180mm/7" step into the shower in the family shower room.
- There is a 100mm/3/3/4" step into the shower in the en-suite to Bedroom 1.
- There is a 115mm/4.1/2" step up from the main hallway floor into the roof terrace and a 40mm/1.1/2" threshold.
- The carpeted stairs from the main floor up to the ante-room are narrow and steep, with total of 13 stairs treads. There is a handrail to the left. There is a retractable stair barrier at the bottom of these stairs.

- The stairs from the ante-room up to the Belvedere viewing tower are narrow and need to be used with care. There are a total of 9 stair treads and there is a handrail on the left.

Electric Fuse board

The fuse board is in a concealed section in the wall above the bathroom doors. The cover for this is not permanently fixed and can be easily removed. There is a sturdy step ladder in the hallway cupboard to help reach the fuse board.

Fire Safety

There are fire extinguishers located in the following locations:

- Inside the front door to the main building
- On the landing outside the first floor entrance door
- Outside the lift to the left (foam)
- Outside the lift to the right (CO₂)
- In the hallway between the lounge and dining room/kitchen (foam)
- In the ante-room (foam)
- In the Belvedere (foam)
- There is a fire blanket fixed onto the kitchen unit

There are notices on the wall on each floor detailing what to do in the event of a fire. There is a smoke detector on the ground floor of the building and on the main floor of the apartment. Reception rooms and the kitchen have smoke/heat detectors. If you think that you would need additional support in the event of an emergency evacuation, please discuss this when booking and we will be able to advise you as to the suitability of the accommodation.

First Floor

There is a single four poster bedroom with a central ceiling light and table lamp. The ceiling light switch is on the wall to the left inside the doorway.

Main Floor

Comprises:

- 4 bedrooms – 1 twin, 2 king size and 1 double.. All bedrooms have central lights activated by a wall switch inside the door. All bedrooms have bedside lamps activated in situ. Main bedroom has an attached en-suite shower room which has a central light, operated by a wall switch on the bedroom wall outside the en-suite. There is a heated towel rail and a safety mat in the shower.
- 1 family bathroom – light switch outside the room in the hall. There is a semi circular step 150mm/6" high) inside the door up to the bathroom floor. There are two heated towel rails and safety mats available for the shower and bath.
- 1 shower room with wc/sink and heated towel rail. The light switch is outside the room in the hall. There is a safety mat available for the shower. There is a dedicated

separate area housing washing machine, washing basket, pegs and extendable washing line; fixings for this are on the roof terrace (from side of door across). Above the washing machine there is a shelf to store cushions for the outdoor furniture on the roof terrace.

- Lounge – three large sofas, TV, woodburner, central ceiling light and table lamps. The switch for the central light is on the wall inside the door.
- Dining room/kitchen – dining table for 8 people plus high chair. The central ceiling light in the dining room is activated by a switch inside the door. The kitchen is lit by down-lights operated by wall switches on the right walking into the kitchen. The cooker extractor is operated by a switch on the right side above the induction hob.

Ante-Room and Belvedere Viewing Tower Lights

There is a light switch on the wall to the right when ascending the stairs from the main floor up to the ante-room. This switches on wall light in the ante-room and pelmet lighting in the Belvedere tower. As there is not a light switch in either of the rooms, it is important to remember to switch these on if using the rooms at dusk as both areas will not be lit after darkness. There are table lamps in both the ante-room and the Belvedere tower.

All rooms are fully carpeted with quality carpet, apart from the kitchen, bathrooms and en-suite, which have quality vinyl flooring. The ante-room and Belvedere Viewing tower have wood flooring including the stairs. It is important that great care is taken when using the stairs, especially the wooden treads. All rooms, apart from the ante-room and Belvedere Viewing tower are centrally heated. The heating thermostat is located in the main hallway outside the door for Bedroom 1. The central heating is switched off during the warmer summer months.