

## **Access Statement for The Russell. 22 Ryndleside, Scarborough. YO12 6AD**

### **Introduction**

The Russell is a detached purpose built 1930's 'hotel', as it was then classified. We are nicely positioned on a quiet road overlooking the Glenn of Peasholm park, on the North Bay side of the town.

We are situated exactly one mile from the rail station and the nearest bus stop is approximately 300yards from our front door. Taxi's are easily available from the station.

The town centre is a fifteen minute walk away and the beach is five minutes - unless you choose to wander through the park. There are a number of access points to the park although this involves a steep hill or steps at this end.

The walk back is uphill and can be tiring!

### **Pre-Arrival**

- Upon making either initial enquiries or at the time of booking, please let us know if you have any particular requirements so that we can prepare for your arrival. If there are any that we can't meet, we will be sure to let you know.

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### **Arrival & Car Parking Facilities**

- The Russell is set back from a small road which has unrestricted parking. There are also two driveways, one either side of the building, which can accommodate up to six cars in total. We ask our guests to pull up as far as possible into the drives to allow the maximum number of cars to park off road.
- For those guests blocking other cars in, we ask that their car keys be left in the bedroom so that the proprietors can, if necessary, move cars around before replacing them on the drives.
- Although this does not happen often, if you would prefer not to have your car moved, please park on the roadside. We will do our best to ensure you have a space in front of the building although, during very busy periods this may not always be possible.
- Check in is from 2.30pm.

## **Main Entrance, Reception & Ticketing Area**

- The main entrance is in the centre of the building and is easily identifiable by the large white double doors. To the left of the doors, at a height of three feet, is a minicom doorbell. Please allow time for staff to reach the front door as they are not always near the intercom facility.

- The inner porch is accessed via a seven inch step into an area three feet deep and eight feet wide. Immediately in front of you are two small paned doors which open out into the reception area. To the left in the porch is a bookcase with a display of leaflets covering local attractions, places of interest etc, and to the right is a padded bench seat to offer comfort whilst you read. The floor retains its original small squared black and white tiles.

- To enter the main building it is necessary to negotiate a six inch step. This will bring you into an area measuring eight feet by six feet deep at which point the staircase begins.

- To one side of the stair case is a recess thirty inches wide and three feet deep. On the right hand wall is a notice board, with a radiator beneath. Adjacent to this is the entrance door to the dining room.

- To the left of the staircase and opposite the dining room is a door (30 ins) into the guest lounge providing an assortment of seating either in the bay window or around the fireplace and television, there is also a selection of reading material available for national and local magazines to the fiction and non fiction books.

Running down the left hand side of the staircase is a corridor, also thirty inches wide, which leads down to the reception desk placed on the right hand side. The desk is three feet in height, sometimes with a small table placed in front for easy signing in.

- At the end of the corridor is the entrance door to the kitchen, which is not accessible to guests.

- To the left of the kitchen door, and facing the counter, is the thirty two inch wide reinforced glass door (29 inches wide) to the licensed bar and conservatory.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The Russell has three floors, including the ground floor, all carpeted with the exception of the inner porch, wc and conservatory.

- The staircase leading to the first floor is three feet wide and has sixteen stairs each having a rise of six inches. The first two steps are curved and are set before the newell posts for the banisters on each side of the stairs.
- At the top of the stairs is an area measuring eight foot wide by six feet deep. facing the stairs is the door to the only public wc.
- To the left and right, there is a balcony which folds around the stairwell and at the far end are the stairs to the second floor. Doors to the six bedrooms on the first floor lead off the balcony, all painted in white gloss.
- The balconies are thirty inches wide.
- The stairs leading to the second floor are thirty inches wide. with thirteen treads having a seven inch rise. There is a bannister rail either side.
- At the top of the stairs an area of three feet in depth and eight feet width leads on to an 'L' shaped landing giving access to a further two bedrooms. Immediately to the right from the top step is a bedroom door and a further bedroom door is placed diagonally opposite, to the left. At right angles to this is a door to a store room.

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### **Public Areas - Sitting room, lounges, lobbies etc**

- The guest lounge, bar and dining room are situated on the ground floor.
- The entrance to the lounge is to your left as you enter the building. The seating is flexible in layout, with comfortable settees and armchairs.
- The lighting is provided by a number of table lamps with the option of using the main ceiling lights if required.
- During the day, a large bay window provides a good level of daylight.

### **Public WCs**

- There is only one publicly available wc and this is situated on the first floor at the top of the stairs.
- It is a narrow room and there is insufficient space to fit grab rails or a frame.
- A small hand sink and towel rail are fitted.
- The flooring is vinyl.

## **Restaurant / Dining Room, Bar & Bar area,**

- The dining room is flexible in terms of the seating arrangement, with tables generally placed along each side of the room. We try to ensure that family or friend groups are seated together wherever practicable.
- Lighting is provided by two wall and two ceiling lights.
- Coloured crockery and glassware is available where this would be helpful.
- The entrance to the dining room is thirty inches wide with the door constructed of small reinforced glass panes with a wood surround. A closure mechanism is fitted to all of the doors as appropriate to meet with fire safety regulations.
- The bar is accessed via a thirty two inch wide door which is constructed of reinforced glass with wood surround.
- It is situated opposite the reception desk.
- Space in the bar is limited due to the bar itself and the 'L' shaped bench seating.
- The conservatory leads off the bar and this has double doors opening onto a rear yard area. A step down of seven inches will need to be negotiated.
- Flooring in the conservatory is laminated wood.
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## **Bedrooms & Sleeping Areas**

- All bedrooms are equipped with TV and complimentary beverage trays.
- Radiators are fitted with individual thermostats. The heating is set to go off at night and is back on early in the morning.
- Double beds have access to each side and single beds are accessible from one side.
- The rooms are spacious and furnished with wardrobes, bedside cabinets and drawers.
- The majority of the rooms have additional seating.
- Spare blankets are provided and bedding is non-allergenic. Both feather and non-allergenic pillows are available.
- Lighting in the bedrooms is via bedside lamps and main ceiling lights.
- Room browsers are placed in the rooms and can be provided in a larger font if required.

## **Bathroom, Shower-room & WC [Ensuite or Shared]**

- All rooms are ensuite and two of the rooms, on the second floor, have baths installed.
- All of the showers have a step up into the shower tray.
- Towels are supplied and a complimentary selection of toiletries.
- Shaver lights and sockets are fitted and the main lighting is via a ceiling light.

## **Grounds and Gardens**

- At the front of the building is a lawned area with bench seating and surrounded by a flower border. This overlooks the trees of Peasholm park and is a very relaxing place to sit. It catches the sun in the mornings and is pleasantly shaded in the afternoons.

## **Additional Information**

- The rear yard is a secure area and we use this for the overnight storage of electric chairs and motorcycles. Although the area is not covered, we do have suitable covers to protect the chairs from the elements. Batteries can be charged overnight.

## **Laundry**

- There are no laundry facilities on site, the nearest commercial laundry is a quarter of a mile away.

## **Shop**

- Various local shops are adjacent to the laundry.
- The nearest small store and newsagents are three hundred metres from the Russell, as is a chemist.

Address: The Russell  
22 Ryndleside  
Scarborough  
North Yorkshire  
YO12 6AD

Telephone: 01723 365453

Email: [info@russellhotel.net](mailto:info@russellhotel.net)

Website: [www.russellhotel.net](http://www.russellhotel.net)

Hours of operation: Open all year except for two weeks when the owners are on holiday.

Local equipment hire companies: There are two local hire companies who are both reasonable and helpful.

Please ask us for details.

Local public transport numbers: Information and timetables are readily available.

Contact numbers for taxi services are on reception.

When additional information is required, we are happy to find this on the internet.

### **Future Plans**

- We have invested heavily in upgrading the facilities and furnishings over the years.
- Ideas and suggestions from guests are welcome and we are always looking for ways to improve our service, taking into account the age and layout of the building.

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### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01723 365453 or email [info@russellhotel.net](mailto:info@russellhotel.net)**