

ACCESS STATEMENT

THE ENTRANCE TO THE RUTLAND IS A SLOPPING PATH INTO FRONT DOOR SMALL STEP DOWN INTO 1ST RECEPTION AREA 1 STEP DOWN TO 2ND RECEPTION AREA WITH SEAT.

ON THE LEFT 1 STEP INTO DINING ROOM (SELF SERVICE + WAITRESS SERVICE AVAILABLE)

AVERAGE SIZE STAIRCASE WITH BANISTER RAIL (13 STEPS) TO 1ST SET OF ROOMS AND SEAVIEW BAR AREA WHICH IS FURNISHED WITH AMPLE COMFORTABLE SEATING (HIGH AND LOW)

2ND FLOOR ROOMS AVERAGE STAIRCASE (13 STEPS) WITH LARGE WIDE BANISTER

3RD FLOOR ROOMS AVERAGE STAIRCASE (13 STEPS) WITH LARGE WIDE BANISTER

LARGE LANDING WITH SEATING LEADING TO FURTHER STAIRCASE BANISTER RAIL WITH 8 STEPS LEADING INTO FURTHER LARGE LANDING WITH SEATING AREA

4 STEPS TO 4TH FLOOR ,NO LIFT FACILITIES TO ANY FLOORS.

BUS AND TRAM STOPS ADJACENT TO THE RUTLAND (5 TO 30 METERS)

THREE PUBLIC BENCHS ON PROMENADE DIRECTLY OUTSIDE THE ENTRANCE

AMPLE PARKING ON AND OFF SITE ALL WITH IN WALKING DISTANCE