

Access Statement for Lynton Apartments

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 we offer all our guests/visitors. Lynton Apartments cannot be held responsible for determining apartment suitability for guests' individual needs; the onus of deciding suitability rests with guests themselves. Please do not hesitate to enquire about accessibility & facilities we offer before booking.

Lynton Apartments provide 10 self-catering apartments in a 4 storey mid-terraced property near Manchester Square overlooking the Irish Sea. We are situated on the Promenade 320 metres from Central Pier.

The property was built in 1895 and 9 of its 10 apartments are fully self-contained & 1, apartment 7 has a private bathroom adjacent to the apartment. There is public access to the front of the building, with the owner's private access to the front and rear of the property. The current proprietors have operated Lynton Apartments since September 2001. We have tried to provide as much information as possible in this statement, if you have any queries or require any assistance please email Iggy or Koko at info@lyntonapartments.co.uk or phone us on +44 (0)1253 624 296. There is extensive information about Lynton Apartments on our website www.lyntonapartments.co.uk. We look forward to welcoming you.

Pre-Arrival

Enquiries/Bookings can be made by emailing info@lyntonapartments.co.uk or telephoning on +44 (0)1253 624 296.

We are listed in the Blackpool Holiday Guide, Blackpool Self Catering Holiday Association website and other online directories.

Staff are available to welcome guests checking in between 2.00pm and 4.00pm on day of arrival. Outside these times, or when staff are unavailable, the key for the communal entrance and apartment doors will be left in a coded key safe - details of location and code will be given to you by us prior to arrival.

Baby high chairs or travel cots can be hired, if needed when making your booking, please ask for details.

The Tourist information Centre is less than a mile away at Festival House opposite Burger King on The Promenade. They can be contacted on 01253 478 222.

How to find us.

The nearest train station is Blackpool North which is approximately 1.2 miles away (about a 5 minute taxi journey or around a fifteen minute walk).

Talbot Road Bus Station is approximately 1 mile away. The number 11 bus from there will drop you opposite the Manchester pub, on Lytham Rd, which is the closest bus stop to Lynton Apartments (about 50 metres from us).

The nearest bus stop on the Promenade is about 20 metres away with tram stops across the road. There are local transport bus stops along the Promenade and throughout the town centre.

Arrival & Car Parking Facilities

There is a loading/unloading bay along the Promenade about 20 metres away but please be aware there are double yellow lines outside of this area.

Lynton Apartments does not have car-parking facilities however limited, free, street parking may be available on Tyldesley Rd, which is one street behind Lynton Apartments & runs parallel to the Promenade; Tyldesley Rd is approximately 114 metres behind Lynton Apartments. Please note street parking is not always available.

The nearest car park is a pay and display car park on Lonsdale Rd, FY1 6JX, which is located off Lytham Rd; this is approximately 180 metres from us and is tarmacked, flat and even. This is a council operated pay and display car park; parking tickets can be purchased from the

ticket machine sited at the entrance to the car park which takes £1.00 coins. For up to date information & parking charges please call Blackpool Council on 01253 476 383 or visit their website www.blackpool.gov.uk/parking. If you require a secure car park, the nearest one to Lynton Apartments is the Apcoa multi storey car park above Wilkinsons in the town centre located on Talbot Rd, FY1 1LF. For more information visit www.apcoa.co.uk/parking-in/blackpool/wilkinsons-blackpool.html or call Apcoa directly on 01253 621 503.

Two of the main local taxi companies are Premier taxis (01253 401 000) or C-Cabs (01253 29 29 29), please ask for wheelchair accessible taxi's if required.

Entrance to the property

There is a ramp at the front of the property that leads to the communal entrance, private owners entrance and a patio area where there is seating for guests & a bin store where the communal refuse bin is housed. There are 3 steps leading down to the private owners apartment and there is a step leading to the external communal entrance door. This step measures 12cm high x 60cm deep x 155cm wide; this step is tiled and has some high visibility yellow and black non-slip safety tape fixed to it. There is also a non-slip rubber doormat on this step. There is a canopy walkway measuring approximately 180cm wide x 300cm long outside the external communal entry door.

The external communal entrance door is hinged on the right & opens inwards; this door is kept open during the day and closed at night, it is also closed during excessive windy or rainy conditions. This door is 84cm wide and leads into the porch area. Inside the porch are six more steps; five measuring 16cm high, 30cm deep & 150cm wide, and the top step measuring 20cm high, 29cm deep & 150cm wide; there are handrails fixed to the walls along both sides of the porch. The porch area and steps are carpeted and have non-slip, high-visibility yellow nosings on each step. The porch area is illuminated by two wall lights, which come on at dusk & go off at dawn at the top of the porch steps & two more wall lights just inside the porch at the bottom of the steps, which come on automatically after dusk when movement inside the porch is detected.

From this top step are two more internal communal entry doors which lead from the porch to the main communal area, both of these internal communal entry doors are hinged on the right & open outwards; the first of these internal doors acts as a windbreak when entering or exiting the building during windy weather conditions, this door is 84 cm wide and has a cabin hook attached to hook the door open to ease accessibility for guests when entering or exiting the building with luggage or pushchairs etc. This door opens to a small vestibule which measures 150cm x 150cm and has a sunken floor well with coconut matting. The second internal door is the inner, security, communal entry door & is kept locked at all times. To

check in or for assistance there is an intercom and cordless doorbell situated to the left of the internal security communal entry door. There is also a sign under the intercom with the business landline and mobile numbers for emergency or out of hours contact with management. Once checked in, guests are issued with a key, which will operate both the external communal entry door when it is closed, and the internal security communal entry door, as well as their respective apartment entrance door allowing guests unrestricted access into the building at any time during their stay.

Please note that telephoning 01253 624 296 or 07861 671 787 is the only way to contact management out-of-hours or from outside the building when the external communal entrance door is closed. For routine calls or enquiries between the hours of 9.00am & 8.00pm please call the business line on 01253 624 296; if needing assistance in an emergency or from outside the building or out-of-hours please leave a clear message on the same number or the emergency mobile number 07861 671 787 stating your name & apartment number that you are staying in. A member of staff will call you back as soon as possible.

Main Entrance & Reception

Once the ground floor is accessed beyond the inner security communal entrance door there is a reception area where guests are checked in/out. The first door on the left on the ground floor has a sign on it which reads "Key Depository"; below this sign is a letterbox where guests can leave their apartment key(s) securely, together with any unused electricity cards if checking out, out-of-hours, or when no staff members are available. Guests using this out-of-hours facility will be contacted within 48 hours of departure regarding the method of repayment for any money due back to them from Lynton Apartments for key deposit/s & returned, unused electric cards. Refunds can take up to 7 days to be received from date of departure. The second door on the left of the ground floor is the entrance door to apartment 1; this apartment entrance door is hinged on the right & opens into the apartment, all apartment entrance doors throughout the building open internally. The entrance door to apartment 2 is at the end of the ground floor hallway & is hinged on the right. There are two more doors on the ground floor, one to the left of the door leading to apartment 2 which houses our cleaning products and another opposite apartment 2 leading to the owners private basement apartment, both of these doors open into the hallway.

The ground floor hallway has wood effect laminate flooring with a sunken floor well which houses a carpet runner; this part of the hallway is 150cm wide x 840cm long up to the first step of the staircase. The hallway narrows at this point to 113cm wide x 300cm long and then widens again outside apartment 2 to 140cm wide x 178cm. There is another carpet runner on the laminate flooring along this narrower section of the hallway. A large, framed map of Blackpool, some brochures and information on various entertainments in the town are on display in the main hallway. A list of useful information can be found in each apartment.

There is a 14-step flight of stairs from the ground floor, leading to the first floor landing where the entrance door to apartment 3 is located. The landing outside apartment 3 measures 180cm x 102cm. The door to apartment 3 is hinged on the right & there is a step leading into this apartment, which is approximately 7.5cm high; the edge of this step has some non-slip yellow & black high visibility tape stuck to the edge. There are another 4 steps leading to the next landing with two doors for apartments 4 and 5 respectively. The entrance door to apartment 4 is on the right & hinged on the right, the entrance door to apartment 5 is at a right angle next to the entrance door to apartment 4 & it is hinged on the left. The hallway landing outside apartment 4 measures 76cm x 150cm and widens to 180cm x 86cm. There is another flight of stairs with 11 steps leading to the second floor with access to apartment 6 and the private bathroom of apartment 7. The entrance door to apartment 6 & the bathroom door to apartment 7 are both hinged on the right. The landing outside apartment 6 measures 180cm x 102cm There are another 5 steps leading to a landing with two more doors for apartments 7 and 8 respectively. The entrance door to apartment 7 is on the right & hinged on the right with the entrance door to apartment 8 being at a right angle to it, hinged on the left. The hallway outside apartment 7 measures 120cm long x 76cm and widens to 120cm x 102cm. There is another flight of stairs with 8 steps leading to apartment 9 whose landing measures 180cm x 130cm, with another flight of 6 steps leading to apartment 10; both entrance doors to apartments 9 & 10 are hinged on the right; there is a fire escape door at a right angle from the apartment 10 entrance door which is hinged on the left & opens into the rear bedroom. The landing outside apartment 10 measures 90cm x 111cm. There is restricted headroom at the top of this stairwell with a low beam being at the top of the final landing & the doorframe height of apartment 10 being 180cm high. Each stair measures 18.5cm high x 25cm deep x 76cm wide (Please note: all measurements are indicative of overall sizes and are approximate). The stair bannisters are on the left hand side all the way up to the top floor as the stairs are ascended and a handrail has been fitted along the right hand side along the wall of the ground to first floor staircase.

Public Areas - General (Internal)

All staircases and landings leading up from the ground floor are covered with carpet. All apartment lounges and bedrooms are also carpeted with rugs laid on top of carpets in most lounges. All bathrooms and kitchens have vinyl flooring. We have no public toilets as each apartment has its own private bathroom. We have no payphone due to the fact that the majority of our guests use mobile phones; should guests require the use of a telephone we can accommodate their needs when staff are available or by prior arrangement; when staff are not available or out-of-hours or for emergencies there are 2 public telephone boxes on the pavement immediately outside our property. There are 5 down lights & 2 fluorescent light on the ground floor with fluorescent lights on all other floors illuminating all public areas of the building 24/7 with additional down lights activated by a motion sensor at the top of the stairwell outside apartments 9 and 10.

All apartment doors are standard fire doors with a fire resistance rating of 30 minutes which are fitted with door closers & mortise locks with internal thumb turns for easy exit, in case of emergency and in accordance with fire regulations; these doors are designed to reduce the

spread of fire or smoke between apartments, stairwells and the communal area enabling safe egress from the building in the event of a fire.

In case of a fire emergency guests will proceed down the staircase and exit through the main communal entrance and meet at the meeting point on the corner outside the New Promenade Hotel until told that it is safe to return into the building by a fire officer or other responsible person. Fire evacuation procedure signs are located on the inside of each apartment door & along all landings of the building. In accordance with fire regulations there are fire extinguishers on each floor of the stairwell outside apartments 1, 3, 6 & 9, these are checked annually.

Public Areas – WC

Not Available

Restaurant / Dining Room, Bar & Lounges, Take Away & Café

Not Available

Laundry

Not Available

Shop

Not Available

Treatment room/s

Not Available

Leisure Facilities

Not Available

Outdoor Facilities

There is a small patio area to the front of the property, which is concrete crazy paved. This area can be used by guests & has fixed seating & a bin store which houses the communal bin. There is a large canopy walkway outside the main communal entry/exit door, which can be used for smokers wishing to smoke outside the building without getting wet in rainy weather conditions.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

Not Available

About our Apartments

All sleeping quarters have their own individuality, as each apartment is different in size and shape.

All our apartments have standardised kitchens & bathrooms as detailed below.

Self-Catering Kitchens

All kitchens are fully equipped with electric toasters, electric kettles, microwaves, 4 ring electric hobs, under counter electric ovens and fridges with a chiller shelf. There are storage areas in each apartment which house a vacuum cleaner, ironing board, iron, sweeping brush, dustpan and brush and a mop and bucket. To comply with fire regulations there are also fire blankets & 1kg dry powder fire extinguishers located between the cooker & exit area/door of each kitchen, these extinguishers are checked annually.

All kitchens have the following:

- Worktop height of 94cm
-
- Sinks at worktop height with base units underneath
-

- 44cms free space between worktops and wall units
-
- Good contrast between floor, cupboards and other surfaces
-
- Fridge with freezer compartment
-
- Microwave on work surface or on shelf or brackets above worktops.
-
- Flooring is brown vinyl tile effect with light coloured base & wall units
-
- Mains powered smoke &/or heat alarms with battery back up
-
- Lighting by way of spotlight bulbs or light fittings on the ceiling

Apartment 1 has a kitchen diner

Apartments 2, 4, 5, and 9 all and have separate kitchens

Apartments 3, 6, 7, 8 and 10 have open plan kitchens with a breakfast bar separating the kitchen from the combined bedroom/lounges

Bathrooms

All bathrooms & WC's are private and all, with the *exception* of Apartment 7, are located inside each apartment & all bathrooms have a toilet, a sink with press taps, a bathtub with a shower curtain & an electric shower with a flexible hose fitted over the bath, a towel rail, shaver point, shelf and mirror. Non-slip adhesive pads are provided for all baths with non-slip rubber mats available on request

The flooring in all bathrooms is brown vinyl tile effect. Measurements of all bathroom doors and sanitary fittings are as follows:

- Door width 66cm
-
- Bath height is 55cm

-
- Toilet seat height 43cm

Apartment 1: Ground floor, (Sea-view) family apartment, which sleeps 2-6 persons. Spacious split-level combined bedroom/lounge with a 4'6" foldaway double wall bed, range of fitted wardrobes and dressing table at lower level and a futon sofa bed, chest of drawer unit, 2 armchairs and a 32" flat screen TV at the upper level. There is a separate bedroom with a 4ft double bed and two x 3ft bunk beds with a chest of drawers between the beds with a mirror & wall light above. This apartment has a separate kitchen diner, which is located immediately on the right hand side as you enter the apartment. The bathroom is located inside the apartment off the hallway opposite the entrance door between the kitchen and bedroom.

Apartment 2: Ground floor, rear facing family apartment, which sleeps 2-6 persons. Spacious lounge with 4'6" futon sofa bed, a range of fitted wardrobes, which also house an iron & ironing board; there is also a dressing table/chest of drawer unit with mirror and light above. There is a separate bedroom with 4'6" double bed, 2 bunk beds and a dressing table with ceiling lights above. This apartment has a separate kitchen, which is located half way down the hallway between the lounge and bathroom. The bathroom is located inside the apartment off the hallway on the left hand side between the bedroom and kitchen doors.

Apartment 3: First floor, rear facing family apartment, which sleeps 2-4 persons. There is a 4'6" foldaway double wall bed & a 4'6" futon sofa bed in the lounge with a separate bedroom with 2 single beds and a dressing table with ceiling light above. There is a range of fitted wardrobes in the hallway, which also houses an iron & ironing board. This apartment has an open-plan kitchen with a breakfast bar separating the lounge and kitchen. The bathroom is located inside the apartment, accessed from the combined bedroom/lounge.

Apartment 4: First floor, middle, rear facing couple/family apartment, which sleeps 2-4 persons in the combined bedroom/lounge on a 4'6" double bed and a 4ft sofa bed. There is a range of fitted wardrobes in the combined bedroom/lounge, which also houses an iron & ironing board. This apartment has a separate galley type kitchen, which is located on the left as you enter the apartment. The bathroom is located inside the apartment; there is a door on the right hand side of this room, which leads down 2 steps to the bathroom. There is additional wardrobe space in the bathroom, which also houses the immersion heater switch.

Apartment 5: First floor (Sea-view) family apartment, which sleeps 2-6 persons. Separate bedroom with 4'6" double bed, fitted wardrobes and a small dressing table with mirror and wall light above. There is an "L" shaped hallway as you enter this apartment with the bathroom inside the apartment with the bathroom door facing you on entry to the apartment. There is a 4'6" foldaway double wall bed; an armchair & 4'6" futon sofa bed in the "L"

shaped combined bedroom/lounge with a range of fitted wardrobes and a dressing table with mirror & strip light above. There are fitted wardrobes in the hallway located behind the entrance door, which also houses an iron & ironing board. This apartment has a separate kitchen, which is located off the hallway between the bathroom and bedroom.

Apartment 6: Second floor, rear facing family apartment, which sleeps 2-4 persons. There is a 4'6" foldaway double wall bed and a 4'6" futon sofa bed in the lounge with a separate bedroom with 2 single beds and a dressing table with ceiling light above. There is a range of fitted wardrobes in the hallway, which also houses an iron & ironing board. This apartment has an open-plan kitchen with a breakfast bar separating the lounge and kitchen. The bathroom is located inside the apartment, accessed from the combined bedroom/lounge.

Apartment 7: Second floor, middle, rear facing studio apartment, which sleeps 2-4 persons in the combined bedroom/lounge on a 4'6" foldaway, double wall bed and a 4ft sofa bed. There is a small wardrobe and dressing table with a wall strip light above. This apartment has an open-plan combined bedroom/lounge/kitchen with a breakfast bar separating the combined bedroom/lounge and kitchen. The bathroom for this apartment is **outside the apartment, off the main stairwell**; it is adjacent to the apartment down 5 steps to the half landing.

Apartment 8: Second floor (Sea-view) couple/family apartment, which sleeps 2-4 persons. Combined bedroom/lounge with 4'6" foldaway double wall bed, a 4ft sofa bed and a range of fitted wardrobes, which also houses an iron & ironing board. This apartment has an open-plan kitchen with a breakfast bar separating the lounge and kitchen. The bathroom is inside the apartment located on the left hand side of the small hall as you enter the apartment.

Apartment 9: Third floor, rear facing family apartment, which sleeps 2-4 persons. There is a 4'6" futon sofa bed in the lounge and a separate bedroom with a 4'6" double bed with a range of fitted wardrobes, which also houses an iron & ironing board and a dressing table with ceiling lights above. This apartment has a separate kitchen, which is located off the lounge. The bathroom is inside the apartment along the hallway on the left hand side between the lounge and bedroom doors.

Apartment 10: Third floor (Sea-view) Penthouse family apartment, which sleeps 2-6 persons. Two separate bedrooms, with an inter-connecting door between them; each room has a 4'6" double bed and a range of fitted wardrobes. There is also a dressing table with mirror and ceiling light above in the front (sea-view) bedroom. There is a 4'6" futon sofa bed in the lounge. This apartment has an open-plan kitchen with a breakfast bar separating the lounge and kitchen. There is a small cloaks cupboard behind the entrance door; the bathroom is

inside the apartment between the cloaks cupboard and open-plan kitchen and is accessed by the second door on the right as you enter the apartment.

Caravans, Holiday Homes & Twin Units

Not Available

Touring Facilities (Holiday Parks)

Not Available

Boats - Narrow Boat, Cruiser & Hotel Boat

Not Available

Attractions (Displays, exhibits, rides etc.)

Not Available

Additional Information

To comply with fire regulations there are notices for emergency fire evacuation procedure, which are clearly marked behind each apartment entrance door with additional emergency fire evacuation notices on each landing outside all apartments. Mains powered smoke alarms and/or heat detectors, both with battery back up, are fitted to all apartments; there is emergency lighting outside each apartment door which are activated automatically in the event of electrical mains failure. All apartment entrance doors are fire doors fitted with thumb turn safety locks to ensure our visitors' safety.

There is signage with our contact phone numbers & other useful numbers behind each apartment entrance door. Our Terms & Conditions requesting guests to consider others regarding noise and behaviour are also in each apartment. Guests in breach of our Terms & Conditions or causing disturbance to others may be asked to leave without refund; the proprietors have the right to enforce this rule.

No Smoking Policy

Lynton Apartments are designated no smoking apartments in line with government legislation; it is illegal to smoke in any of our apartments and communal areas of the building. A £100.00 re-instatement fee will be levied for non-compliance in accordance with our standard Terms & Conditions. Guests who smoke may do so at the front of the building in the patio area, your co-operation will be greatly appreciated by all. There is a covered area outside the main entrance for smokers to smoke under and be sheltered from the rain.

- Mobile phone signals are good in all apartments
-
- All televisions have digital free-view with remote control
-
- Wi-Fi is available free, on request, please ask for password on arrival
-
- Blackpool Tower, Town centre, Winter Gardens and all entertainments and amenities are within easy walking distance
-
- Heating is provided by gas central heating throughout all apartments & communal areas of the building from 8.00am to 10.00am and again from 5.00pm to 10.00pm from October to March or as weather conditions dictate. Outside the above times or in addition to the central heating there are 2-kilowatt electric convector heaters in the lounges of all apartments, which provide additional heating if required, and heating at other times when the central heating is not available. Half-kilowatt electric fan heaters are in each bathroom and separate bedrooms
-
- Sorry, we do not accept pets
-
- Electricity is metered and uses £1.00 card tokens available from Lynton Apartments
-
- Towels & toiletries are not provided
-
- Highchairs and cots are available for an additional rental, details on request
-
- We strongly recommend that our guests take out holiday cancellation insurance
-
- Open all year

Future Plans

We will review our property through feedback from our guests and make any changes accordingly.

Feedback

We welcome your feedback to help us continuously improve our service. If you have any comments please phone 01253 624 296 or email info@lyntonapartments.co.uk

Contact Information

- Contact Names: Iggy or Koko
- Address: Lynton Apartments, 227 Promenade, Blackpool, FY1 5DL
- Telephone number: 01253 624 296
- Fax number: N/a
- Mobile number: 07861 671 787
- Email: info@lyntonapartments.co.uk
- Website: www.lyntonapartments.co.uk
- Grid reference: Not Available
- Hours of operation: Open all year
- Emergency number: 07861 671 787
- Local carers: Not Available

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