



12 Eastern Esplanade, Broadstairs, Kent, CT10 1DR ♦ enquiries@baytreebroadstairs.co.uk ♦ +44 (0) 1843 862502

Access Statement

Introduction

The Bay Tree Hotel is situated on the Eastern Esplanade in Broadstairs Kent in a dramatic cliff top location overlooking the North Sea.

In 2017 the original 1896 building underwent an extensive refurbishment and this provided the opportunity to make the building fully accessible for wheelchair users.

The ground floor has an accessible lavatory, an accessible guest room (room 1), an accessible dining room (where all meals are served) and an accessible sea-facing guest lounge. A table height bell push is available at Reception if help is required.

As far as possible the Bay Tree caters for the needs of all visitors whether their life is affected by a medical condition, disability or impairment. Everyone's needs are different and we will assist you in any way that we can. If your requirement is not covered by the facilities described in this document please contact us in advance of your visit.

Room Service is available if required.

The Bay Tree is strictly non-smoking (including vaping) and smokers are asked to go outside to the patio areas. Every room has a smoke detector which will trigger the fire alarm and cause an evacuation.

Prior to Arrival

Please make your booking by:

- Email: enquiries@baytreebroadstairs.co.uk
- Telephone: 01843 862502
- Online: <https://www.baytreebroadstairs.co.uk/rooms.php>

External Access

From the public highway vehicular access is across the pavement (which has a dropped kerb) onto the tarmac drive which has a gentle upward slope. Pedestrians use the same driveway entrance.

The 'front' door is actually on the side of the building and has two steps upwards from the drive to the porch. If locked, new arrivals should use the bell push. Guests who are already checked in can use their room key to open the front and rear doors.

Further on, at the rear of the building, is the rear patio which is at the same level as the drive. From the patio there is level access to the back door and to the patio doors into guest room 1. The room 1 patio doors are opened using the same key as the internal room 1 door, and this key also opens the front and rear doors.

The drive continues to the car park at the rear of the building. Car parking is free to all residents (subject to space). Booking of car parking spaces is not possible.

The drive way and car park lighting automatically switches on by infrared trigger but for environmental reasons it is only operational up to midnight.

Assistance Dogs

Assistance dogs (as well as any other dog or pet) can be accommodated in room 1.

Guest Rooms

10 guest rooms are available as described below.

Room	Floor	Steps	Description
Room 1	Ground	-	Large <i>en suite</i> shower room with wide door access <ul style="list-style-type: none"> • Shower with grab handles and detachable hose • Lavatory • Sink with grab handles • Emergency alarm pull Wide door access to ground floor corridor Double door access to external rear patio Superking size bed – can be configured as a twin if required
Room 2	First	17	<i>En suite</i> shower room Superking size bed – can be configured as a twin if required
Room 3	First	17	<i>En suite</i> shower room Single bed
Room 4	First	20	<i>En suite</i> shower room Double Bed
Room 5	First	20	Large <i>en suite</i> shower room with bath Kingsize bed Balcony
Room 6	First	20	<i>En suite</i> shower room Superking size bed – can be configured as a twin if required
Room 7	Second	33	<i>En suite</i> shower room with bath Superking size bed – can be configured as a twin if required
Room 8	Second	38	<i>En suite</i> shower room Double Bed
Room 9	Second	38	<i>En suite</i> shower room Double Bed
Room 10	Second	38	<i>En suite</i> shower room Double Bed

All *en suite* shower and bathrooms are wet rooms; there are no shower cubicles and access to the wet rooms from the bedrooms is across a raised threshold. The colour contrast between the floor and wall tiles meet regulations.

All bedrooms have double glazed windows and many can be opened. The safety mechanisms restrict the degree of opening so that they are safe for children.



All bedroom doors are inward opening with the exception of room 3 which opens outwards.

All bedrooms have smart TVs which are remote controlled. Guests who enter personal data into the TVs (e.g. for subscription channels) are advised to clear this before departure.

Each guest bedroom has a desk and chair located close to a double mains socket (UK style), USB charger sockets, an internal telephone and an RJ45 data point. Strong wifi is available through the hotel and is provided free.

Flooring

The front hallway retains its original 1896 tiled floor.

The rear hallway is Karndean (a smooth solid surface) and this extends into room 1.

The dining room has a polished wooden floor

The two lounges and bedrooms 2-10 are fitted with wall to wall carpet.

The stairs and landings have carpet runners.

Arrival & Departure

Please enter by the front door (situated on the side of the building) or the door at the rear of the building. There are bell pushes at both doors.

There is a bell push at Reception which is located on the immediate left of the front door entrance. If there is no response to the bell then please phone 01843 862502.

Once checked in, help is available to carry luggage to the guest's room.

Dining Room

Breakfast, lunch, tea and dinner are served in the dining room or, weather permitting, on the front and rear patios.

Menus can be provided in large print if required; this will be an A3 version of the A4 menu.

Guest information is not available in braille.

The Bay Tree does not have an induction loop hearing system.

Public Transport

Broadstairs railway station is 0.8 miles from the Bay Tree. It takes 15 minutes to walk or the taxi ride is less than £4.

The Loop Bus serves Broadstairs, Ramsgate, Margate and Westwood Cross. The nearest stop to the Bay Tree is at the Queen's Road Baptist Church which is 0.5 miles from the Bay Tree which is 10 minutes' walk.



The Port of Dover is 23 miles away which is a drive of around 35 minutes using the A256.

Le Shuttle at Folkestone is 32 miles away which is a drive of around 50 minutes using the A256 and the A20.

London is 81 miles away which is a drive of around one hour and 50 minutes using the A299 and the M2.

Gatwick airport is a drive of one hour and 45 minutes. By train take the Gatwick Express to Victoria. Then change platforms and take the train to Broadstairs (terminating at either Margate or Ramsgate).

Heathrow airport is a drive of two hours. By train take the Heathrow Express to Paddington. Then get the underground from Paddington to Kings Cross St Pancras. Then take the HS1 from St Pancras International to Broadstairs

By train, the HS1 runs from St Pancras International to either Ramsgate or Margate – both routes include Broadstairs. The journey time can be as little as one hour and 21 minutes.

There are also trains from Victoria and Charing Cross via Bromley. The journey time is approximately two hours.