

Barley Cottage Access Statement

Reviewed January 2017

Access Statement for the Barley Cottage

Introduction

We aim to cater for the needs of all visitors in our self catering cottages. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

Pre-Arrival

- The nearest bus stop is one mile away in Georgeham or on the A361 at the crossroad for North Buckland.
- The main train station is 25 minutes away by car in Barnstaple.
- There is a local taxi service that has accessible taxis, if required we can make a booking for you.
- Our own brochures and handbooks can be provided in large print by prior arrangement.
- We have a comprehensive website:
www.denhamhouseholidaycottages.co.uk.
- We can be contacted by phone or email (details at the end of this access statement)

Arrival & Car Parking Facilities

- On arrival to the front of the cottage there are two open fronted garages to the right of the cottage. The garage nearest to the Barley Cottage is for the sole use of the Barley Cottage guests.
- We can assist guests with luggage.
- The nearest village is a mile away from the Guest House.

Front Entrance

- The front door can be reached by 4 stone steps 7.5ins (19cms) high by 44ins (104cms) wide by 14ins (36cms) deep, then a 90° right turn and one step 7ins (18cms) high, 50ins (127cms) wide and 42ins (108cms) deep OR to the right of the garages, there is a concrete ramp up to the side gate which leads into the rear terrace and thus to the rear entrance to the cottage.

There is a 9 inch step down from the rear terrace to the rear door of the cottage. A ramp is available to access this entrance.

- The door is half glazed and is 32ins (82cms) wide 78ins (198cms) high with a threshold of 3.5ins (9cms) high. The door knob is 43.5ins (110cms) high.
- The door leads directly into the lounge.

The Lounge

- The lounge is 13ft 5.5ins (4.09m) by 14ft 4ins (4.37m).
- The light switch for the outside porch light, the lounge light and the fireplace light is by the front door at a height of 54.5ins (138cms).
- The floor is covered with a fitted carpet of short pile.
- There are 3 two seater settees, all approx 18ins (47cms) seating height, edging the room with the television on a unit in one corner.
- The furniture is easily moveable.
- There is a stone fireplace on one wall 8ft 7ins (260cms) long.
- An archway 5ft 4ins (148cms) wide and a max height of 6ft 7ins (201cms) leads from the lounge to the open plan dining area and kitchen.
- Good colour contrast of floors, walls, fittings and fixtures.

The Dining Area

- The dining area is approximately 12ft 10ins (390cms) by 8ft 8ins (260cms).
- The floor is covered with a fitted carpet of short pile.
- There is a wooden dining table 6ft (183cms) by 2ft 8ins (87cms), 5 wooden dining chairs, each of 18ins (46cms) seating height, two with arms and a wooden bench 6ft long attached to the wall.
- The table is reasonably easy to move.
- Good colour contrast of floors, walls, fittings and fixtures.

The kitchen

- The floor space in the kitchen area is 5ft 4ins (163cms) by 6ft (183cms).
- The work surfaces are on 3 sides and of height 3ft

- (92cms).
- There is a fridge/freezer on the left of height 5ft 5ins (165cms).
 - The dishwasher is on the right and fits beneath the work surface.
 - The sink is directly opposite the dining area, beneath a window, and is at the same height as the work surfaces.

Bunk Bedroom

- The bunk bed room is on the same level and is entered from the dining area through a door 2ft 5ins (78cms) wide and 6ft 6ins (198cms) high.
- The floor space measures 8ft 3ins (250cms) by 6ft 9ins (207cms) and is covered by a short pile fitted carpet.
- The wooden bunk beds are 6ft 5ins (196cms) long by 3ft 2ins (97cms) wide. The lower mattress is at a height of 19ins (48cms) and the upper mattress is at a height of 4ft 1in (125cms).
- A single wardrobe is to the right of the door, at the foot of the bunk beds and is 6ft (183cms) high and 15ins (38cms) wide.
- A bedside cabinet is at the head of the beds and is 26ins (66cms) high by 17.75ins (44cms) wide by 15.75ins (38cms) deep.
- The furniture cannot be easily moved.
- Good colour contrast of floors, walls, fittings and fixtures.

Ground Floor Double Bedroom

- The ground floor double bedroom is on the same level and is entered from the dining area through a door 2ft 6ins (76cms) wide by 6ft 6ins (198cms) high.
- The floor space measures 10ft 7ins (323cms) by 9ft 10ins (300cms) and is covered by a short pile fitted carpet.
- To the left of the doorway is a dressing table 2ft 8ins (81cms) long by 18ins (46cms) wide by 2ft 2.5ins (67cms) high.
- At the end of the dressing table is a wardrobe 2ft 7ins (79cms) wide by 5ft 9ins (177cms) high by 2ft (60cms)

- deep is 3ft 2ins (96.5cms) distance from the doorway.
- The bed which measures 4ft 6ins (136cms) wide by 6ft 6ins (198cms) long by 20ins (51cms) high has access on 3 sides – 3ft 6ins (107cms) between bed and door; 2ft 9ins (84cms) between foot of bed and wall; and 2ft 4ins (71cms) between bed and far wall.
 - A bedside cabinet is on either side at the head of the bed and are 26ins (66cms) high by 17.75ins (44cms) wide by 15.75ins (38cms) deep.
 - The furniture is not moveable.
 - Good colour contrast of floors, walls, fittings and fixtures.

Twin Bedroom

- The twin bedroom is on the same level and is entered from the dining area through a door 2ft 6ins (76cms) wide by 6ft 6ins (198cms) high.
- The floor space measures 8ft 2ins (249cms) by 9ft 2ins (280cms) and is covered by a short pile fitted carpet.
- A wardrobe 2ft 6ins (76cms) wide by 20ins (51cms) deep by 6ft 6ins (198cms) high is 3ft 3ins (99cms) distance in front of the doorway; leaving a gap of 2ft (61cms) to pass through between the wardrobe and the door to gain access to this bedroom.
- Two single beds, each measuring 6ft 6ins (183cms) long by 3ft 2ins (97cms) wide and of a height of 18ins (47cms) are on either side of the bedroom with the head of the beds on the wall adjacent to the doorway and a gap of 1ft 10ins (56cms) between the beds.
- A bedside cabinet is between the beds at the head of the beds and is 26ins (66cms) high by 17.75ins (44cms) wide by 15.75ins (38cms) deep.
- A dressing table is on the other side of the wardrobe by the window and measures 2ft 8ins (81cms) long by 18ins (46cms) wide by 2ft 2.5ins (67cms) high.
- The ends of the beds are at least 3ft (92cms) from the wardrobe and dressing table.
- Good colour contrast of floors, walls, fittings and fixtures.

Rear Hallway

- The hallway leading to the first floor, rear garden and terraces is entered by a door 30ins (76cms) wide by 78ins (198cms) high leading from the dining area.
- The floor space is 9ft 4ins (284cms) long and 25ins (64cms) wide and is covered by lino.
- There are two doors on the left. The first is to an airing cupboard which is 27ins (69cms) wide by 27ins (69cms) deep by 78ins (198cms) high. The second door, 29ins (74cms) wide by 78ins (198cms) high, leads to the ground floor bathroom.
- A narrow wooden staircase leads up to the first floor. There are 13 steps each 15.5ins (39.5cms) wide and 7ins (18cms) deep at intervals 8ins (20cms) high with a hand barrier at a height of xxcms. The staircase is completely open, similar to a ladder. This staircase is not suitable for anyone with any mobility difficulties or for young children.
- A half glazed door 33ins (84cms) wide by 79ins (201cms) high leads to the rear garden and terrace.
- A step down over the threshold, onto the terrace is a 4ins (10cms) drop by 33ins (84cms) wide.
- Good colour contrast of floors, walls, fittings and fixtures.

Ground Floor Bathroom

- The ground floor bathroom is entered from the hallway through a door 29ins (74cms) wide by 78ins (198cms) high.
- There is a pedestal washbasin 23ins (59cms) wide by 30.5ins (78cms) high immediately to the right of the door.
- The hip-bath is 32ins (81cms) directly in front of the door and is 46.5ins (118cms) long by 29ins (74cms) wide by 20ins (51cms) high.
- The toilet is 51ins (130cms) from the door to the right of the bath. It is 17ins (43cms) high and has a front and left transfer.
- The floor space is approx. 63ins (160cms) by 54ins (137cms) and is covered by lino.

- Good colour contrast of floors, walls, fittings and fixtures.

First Floor Bedroom

- The bedroom measures approx 17ft 10ins (5.42m) by 13ft 5ins (4.09m).
- The floor is covered in a fitted short pile carpet.
- The bed, which is 4ft 6ins (136cms) wide by 6ft 6ins (198cms) long and 20ins (51cms) high, is to the left of the stairs.
- A route of at least 2ft (61cms) is on either side of the bed.
- A dressing table 17.5ins (45cms) wide by 62ins (158cms) long by 29.5ins (75cms) high is opposite the bed and at a distance of 68ins (173cms) from the foot of the bed.
- There are two easy chairs with arms, of seating height of 17.5ins (45cms), and an occasional table, square of 18ins (46cms) and height of 18ins (46cms), to the right of the stairs.
- A door 27ins (69cms) wide by 78ins (198cms) high and at a distance of 8ft (244cms) from the stairs, leads to the bathroom.
- Good colour contrast of floors, walls, fittings and fixtures.

First Floor Bathroom

- The bathroom floor space is 63ins (160cms) by 72ins (183cms) and covered with lino.
- The pedestal washbasin is opposite the door at a distance of 62ins (158cms). It is 31.5ins (80cms) high by 22ins (56cms) wide.
- The bath is to the right and measures 20cms high by 67.5ins (172cms) long by 27ins (69cms) wide.
- The toilet is to the left of the door and is 17ins (43cms) high and has front and left transfer.
- There is a heated towel rail between the toilet and the basin at a height of 34ins (86cms).
- The light switch is in the bedroom on the left of the door

and is at a height of 52ins (132cms). The switch for the heated towel rail and the electric shower is by the side of this light switch.

- Good colour contrast of floors, walls, fittings and fixtures.

Outdoor Facilities

- There is a split level concrete terrace from the rear door. The step up to the second tier is 9ins (23cms) high. To the left of the terrace there is a wooden gate 7ft 3ins (221cms) wide by 33ins (84cms) high which leads to a set of stone steps up to the garden.

Ground and Gardens

- The garden is reached by a flight of 12 stone steps, the first being 2.5ins high (6.25cms) high by 12ins (30cms) deep and 33ins (83cms) wide. The rest are 6ins (15cms) high.
- The garden is not level and rises steeply in parts to the top sun terrace where there are picnic benches for guests to sit.
- In the garden there is a play area for children and it has swings, see saw and a trampoline.
- We have a large barn which has been converted into a games room. It is reached via the flight of stone steps, along a stone slab pathway which is on an incline. There is one step into the games room which is 4.5ins (11.5cms) high. The doorway is 44.75ins (112cms) wide.

Additional Information

- Only Registered Guide/Hearing Dogs are permitted in the cottage.
- Mobile phone reception and WiFi are generally fair depending on the network provider etc. We cannot guarantee these are accessible at all times nor in all areas of the property.
- We are able to use the front and rear doors in the need of evacuation, the fire bell sounds continuously if evacuation is needed. The Fire Assembly Point is in the

car park of the main house. If you require more assistance for evacuating please notify us on arrival and we will ensure you are evacuated safely e.g. hearing, sight, or mobility impairment.

- Smoking is permitted with care (smoking is allowed in the grounds).
- Medication can be stored in the fridge in the kitchen.

Contact Information

Address:

Denham House, North Buckland, North Devon, EX33 1HY

Telephone: 01271 890297

Email: info@denhamhouseholidaycottages.co.uk

Website: www.denhamhouseholidaycottages.co.uk

Hours of operation:

Hours flexible to business, the Guest House is our home and is therefore occupied for 24 hours.

Telephone answered 8am - 10pm.

We welcome your feedback to help us continuously improve. If you have any comments please telephone or email.