

## **ACCESS INFORMATION FOR GUESTS AT WHITE LODGE FARM COTTAGES WHO HAVE IMPAIRED MOBILITY**

### **Dairy Cottage**

Whilst the restrictions imposed by the planning authority often limit flexibility when converting an old farm building (for example limiting the creation of new openings or alterations to the width of existing ones) we have sought, within those constraints, to enhance the accessibility of Dairy Cottage to guests with impaired mobility.

Rather than seek a rating for accessibility, we have chosen to give our guests this information to help them assess the suitability of our cottages for their own requirements. We trust that the information in this note will be useful in that respect, but we would be happy to address any questions not answered here.

Please note that a reference below to a door having a width limit (for example 780mm) means that a wheelchair or buggy of greater width would not pass through it, measurements having been taken with the door open to its fullest extent.

The principal access is from the courtyard area into which those with mobility limitations are welcome to drive their vehicle (subject to it being able to pass through the opening in the courtyard, which is limited to taking vehicles up to 2,470mm wide and up to 2,170mm high).

Visitors can alight from their vehicle onto a set down area of level concrete which leads via a gentle (approximately 1 in 14) concrete slope to the level area (approximately 2,050mm by 1,040mm) in front of the external door to the hall. This door has a threshold of negligible height (less than 20mm) and a width limit when open of 775mm. The hall is significantly wider than all the openings off it and there are no internal changes of level within Dairy Cottage, which has underfloor heating throughout. All floors are tiled or timber.

The access from the hall to bedroom 1 (a double with en suite bathroom) is via a doorway with a width limit of 780mm. The door from the bedroom to the en suite has a width limit of 780mm. The top of the bath in the en suite, which has a shower over, is 580mm, the hand basin 800mm and the top of the loo seat 430mm, above the floor.

The access from the hall to the family bathroom has a width limit of 780mm. The bath in the family bathroom is 590mm, the hand basin 800mm and the top of the loo seat 440mm above the floor.

The access from the hall to bedroom 2 (which has two twin beds and en suite access to the family bathroom) is via a doorway with a width limit of 712mm. The direct access from bedroom 2 to the family bathroom is via a doorway with a width limit of 710mm.

The access from the hall to bedroom 3 (a double with an en suite shower) is via a doorway with a width limit of 785mm. The en suite bathroom, which is accessed by a door with a maximum opening of 720mm, has a shower. The floor of the shower tray measures 980mm by 560mm, whereas the enclosure above the tray is 1170mm by 720mm. The shower is accessed via a sliding door which is on the long side of the enclosure and which has a maximum opening of 460mm and which sits on a sill which is 160mm high from the ground. The hand basin in the en suite is 850mm, and the loo seat 430mm, above the floor.

The door from the hall to the kitchen/diner has a width limit of 780mm and there is a stable door leading from the kitchen to the two patios and garden. The sill on the inside of this door is of minimal height and, although there is a drop from the door sill to the patio area of 130mm, a ramp is available.

The doorway from the kitchen through to the living room has a width limit of 780mm and the dining table in the kitchen has a "knee well" which, on the short sides (=ends!) offers a clearance above the floor of 645mm for a width of 645mm (wider on the long sides). The cooker (which is fuelled by bottled gas) is free standing, with the hob in line with the worksurfaces, which are 920mm from the floor. The fridge freezer is free standing with the freezer compartment on top. The washing machine is on the floor with the tumble dryer above it.

The doorway from the living room to the garden room has a width limit of 950mm. Although direct access to the garden from the garden room is via steps, the garden may also be accessed via the external door to the kitchen (see below) and the external door to the hall.

Having reached them from the external kitchen door (see above), which has a width limit of 860mm, the two patio areas have access to another via a gently sloped slate covered path and one of them adjoins the "level" lawn area. The patio areas may also be accessed from level ground from the set-down area via a gateway (3,450mm maximum opening!).

At the time of preparing this note both double bedrooms have king-size beds (5' x 6'6"), the single beds are 3' x 6'3", mattress tops are 620mm above the floor and none of the beds has foot boards (so you can dangle your legs over the end if you're tall!). If these are critical dimensions for your party please check that it is expected that the same beds and mattresses will be in use at the time of your visit.