

Access Statement for Orchard House

Introduction

Our self catering semi detached house is situated down a short tarmac drive. We have tried to provide as much information as possible. If you have any queries please telephone us. Tel: 01629 812895.

On the first floor there is a bathroom with shower over bath, also a small en-suite shower room in one of the double bedrooms. There are no downstairs toilets or washrooms.

We look forward to welcoming you.

Pre-Arrival

- We have a basic website <http://www.orchardproperties.co.uk>
- Bookings or enquiries can be made via e.mail or phone.
- The nearest bus stop is approximately 100yards from the house.
- The nearest train station is Buxton 10 miles away.
- The nearest RADAR toilet is approximately 300 yards away.
- Local Taxi service Bryn 07818432345 others available on request.

Arrival & Car Parking Facilities

- There is car parking for 3 cars at rear of the house.
- Car park is leveled tarmac with paved flat areas
- Any assistance with luggage etc. can be arranged with the owners prior to arrival.
- Cars may be parked adjacent to rear or side entrance doors. The side entrance has 2 steps with draught excluder secured on top step. - bottom step - 0.05 Mtre. high 0.500Mtre. deep, - 1.240Mtre.wide. Top step 0.190Mtre. high (which includes the draught excluding strip) 0.200Mtre.deep- 0.750Mtre. wide. The rear entrance door is of similar size
- The side entrance door is 0.710Mtre.wide and the rear door is 0.790Mtre. wide ,both opening into clear floor areas

Main Entrance, Reception & Ticketing Area

- All guests are greeted and provided with a familiarisation tour by the owner on arrival.
- Handrails are only provided on the stairway.
- All ground floor areas are of level construction.
- Entrance doors are of a side hung type.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The cottage has both ground and first floor areas. The ground floor hallway is L shaped with a clear average width of 1mtr.
- The stairway is 0.720Mtre. wide - with each tread having an average width of 0.240Mtre. and average rise of 0.195Mtre. of which six treads are of the tapered type which turn the stairway through a 180 degree change of direction. First floor landing has an average clear width of 1.200Mtre. A secure handrail is provided on the stairway.
- The hall floor is finished with cushion type flooring with large short pile runner.
- The stairs and landing floors are finished with short pile carpet. (Smoke alarms fitted in hall and landing ceiling areas)
- Standard ceiling lighting is provided in all areas. Contrasting colours for floors, skirting, walls and doorways.

Public Areas - Sitting room, lounges, lobbies etc

- L- Shaped sitting Room : Entrance door from hall to sitting room has a clear opening width of 0.760Mtre. Floor area is 17sq. mtrs. Teletext TV provided with remote control, also DVD/video and is covered with short pile carpet and short pile rugs to hearth and rear door.
- Lighting is of standard ceiling mounted type. 1 standard lamp in right hand corner of room.
- Decor is contrasting with carpet, skirtings, walls and doorways.
- Dining Room: Entrance door from hall has a clear opening of 0.770Mtre.. Floor area is 12.5 sq. mtrs. and is covered with a short pile carpet.

- Oblong table with centre support with .065Mtre. from floor to underside of table. An ave. of 1mtr. clear space around table standard dining chairs (moveable) with seat height of 0.470Mtre. All have removable seat pads
- Standard ceiling mounted lights.
- Radio/CD player provided.

Public WCs

- Not Available

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- See section on public areas

Laundry

- There is no separate laundry but there is a standard size washer dryer, which is front loading, provided in the kitchen.

Shop

- Not available

Treatment room/s

- Not available

Leisure Facilities

- Not available

Outdoor Facilities

- Not available

Conference & Meeting Rooms, Banqueting

- Not available

Clubs & Entertainment

- Not available

Bedrooms & Sleeping Areas

- All bedrooms are on the first floor. Twin Bedroom - Square shape room 13sq. mtrs. clear door width from landing opening inwards 0.750Mtre. Bed height 0.500Mtre. to top of mattress. Largest transfer space available to right of one bed is 1 mtr.
- Teletext TV provided with remote control in room . Short pile carpet
- Small double bedroom - Square shape 8sq.mtrs. Clear door width from landing opening inwards 0.740Mtre.
- Bed height 0.600Mtre. to top of mattress. Largest transfer space available is 0.750Mtre.
- Teletext TV provided with remote control in room. Short pile carpet.
- En-Suite double bedroom. Square shaped room 9.4sq. mtrs. clear door width from landing ,opening inwards 0.730Mtre.
- Bed height 0.500Mtre. to top of mattress. Largest transfer space available to left of bed is 1.2mtrs.
- Short pile carpet. All decor in bedrooms and landing is contrasting with carpet, skirting, walls and doorways.
- General: Non feather duvets and pillows provided in each room.
- Sheets, duvet covers and pillow cases are poly-cotton.

Bathroom, Shower-room & WC [Ensuite or Shared]

- En-Suite - Clear door width 0.600Mtre. opening into bedroom.
- Shower tray size 0.900Mtre. x 0.750 Mtre. - height 0.150Mtre. Bi-fold shower door. 0.800Mtre. wide. Standard shower fittings.
- Toilet seat height 0.400Mtre. 0.300Mtre. space either side of toilet.
- Wash basin - Height 0.78Mtre. with pedestal support. Standard Taps.
- Floor size 2.24mtr x 1.3mtr. which includes all fittings. Floor covering – Cushion floor.

- Bathroom. (Shared) Clear door width 0.730Mtre. opening into bathroom.
- Bath with flexible shower over. Bath height - front 0.500Mtre. Integral bath rails available on both sides. Standard bath taps.
- Wash Basin - Height 0.800Mtre. with pedestal support . Standard Taps.
- Toilet - Seat height 0.400Mtre. limited space either side
- Floor size 3.8sq. mtrs. which includes all fittings.
- Floor covering – Cushion floor

Self-Catering Kitchen

- Glass entrance door clear opening width 0.710Mtre. from hallway.
- Square shaped room. Total floor area 7.75sq.mtrs. (including fittings).
- Electric cooker, with drop down door, which can be accessed from the side. Bottom shelf height is 0.150Mtre. from floor level.
- Worktop height is 0.900Mtre. Electric Hob, Microwave and sink are all at worktop height with standard mixer taps.
- Floor standing Fridge/Freezer Situated adjacent to kitchen base unit. Total height 1.4mtr.
- Majority of crockery situated in the wall units. These could be altered on request.
- Evenly lit kitchen with lighting housed under wall units with central spotlight cluster on the ceiling.
- Floor surface is even laid tiles.

Caravans, Holiday Homes & Twin Units

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Touring Facilities (Holiday Parks)

-

Boats - Narrow Boat, Cruiser & Hotel Boat

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Attractions (Displays, exhibits, rides etc.)

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Grounds and Gardens

- Garden consists of Flower beds, lawned and paved areas, accessed via 3 steps, being 0.500Mtre. in total height.
- Paved patio area is on car park level adjacent to rear door.
- Washing line available on this level.
- Wooden garden seat.
- Wooden patio set with 6 chairs/ table and parasol.

Additional Information

- No smoking policy
- No pets
- Fire evacuation procedure notice situated on the kitchen notice board
- House name clearly displayed outside front entrance door.

Contact Information

Address: Mrs. Sylvia Marsden
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Greaves Lane
Ashford in the Water
Bakewell
Derbyshire
DE45 1QH

Telephone: 01629 812895

Fax:

Minicom:

Email: bookings@orchardproperties.co.uk

Website: <http://www.orchardproperties.co.uk>

Grid reference:

Hours of operation:

Emergency number:

Local carers: Carers Line Freefone 08088087777

Local equipment hire companies:

Derbyshire Dales Wheelchair Service	01332 292080
Red Cross Society	01629 582171
Shopmobility	01332 200320

Local public transport numbers:

Hulleys Of Baslow	01246 582246
Trent Barton (Trans Peak)	01773 712265
Rail Services	08457 484950

Local accessible taxi numbers:

Bryn Taxi	0781 8432345
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Future Plans

- Update web site
- Install fire evacuation lighting on stairs

Contact Telephone and Email Address

We welcome your feedback to help us continuously improve if you have any comments please phone 01629 812895 or email bookings@orchardproperties.co.uk