

ACCESS STATEMENT FOR BRENDAN CHASE GUEST HOUSE

Introduction

I aim to make all guests welcome to enable them to enjoy their stay in the Lake District National Park. The following statement is a summary of the facilities I offer and together with my website will, it is hoped, give guests a better insight into the accommodation and services I provide. If you have any other specific questions please contact me by telephone or email.

Before arrival

- The bus and railway station is approximately 150 yards from the house. For most guests a taxi is not necessary.
- There are several local taxi services and their telephone numbers are available in reception.
- I have a comprehensive website with clear directions for those travelling by road.
- I can be contacted by telephone or email.

Arrival and car parking facilities

- On arrival by car there is unrestricted parking at the front of the house on College Road. If there are no spaces available please call at reception and directions can be given regarding parking at the rear of the house.
- For those who park at the rear of the house either in the car park or on the streets of Windermere access can be gained by ringing the doorbell. For guests who arrive at the rear of the house there are no steps to negotiate through into the reception area. The rear entrance may be used by guests on their arrival and departure but at all other times I ask them to use the front door as the rear access door is locked and keys are not provided. For

guests with walking difficulties the rear entrance may be used by prior arrangement.

- For guests with motorcycles or cycles there is a paved caged area at the rear of the house which is locked at 10pm .I can arrange for storage of cycles within the house.
- I assist guests with their luggage as required.
- As many guests arrive by public transport I do not have set arrival times however, it would be appreciated that for arrivals after 9pm prior notice be given. Arrivals after 9pm are discouraged in order to avoid disturbing other guests.
- The main two main streets of Windermere village are at the rear of the house. The centre of the village can be reached on foot in one minute from the front of the house on College Road.

Main entrance and reception

- The gate to the house is always left open. It is 103cm wide.
- There are five steps to reach the front door. The tread depth of each step is 14cm. There is a hand rail on the left hand side.
- The front door is 100cm wide. There is a bell 96cm above the top step.
- Guests are given keys to enable them to access the house at all times. The keyhole is 104 cm and door handle is 88cm above ground level.
- The reception desk is at the end of a corridor accessed from the front door .The corridor is 550 cm long and there is a desk 75 cm high with a bell at 86 cm .
- The breakfast room is to the left of the entrance corridor. The guest lounge is to the right.

Public areas

Breakfast room

- Entrance to the breakfast room is 80cm wide.
- Tables are all 71cm high.
- There are no arm rests on the chairs.
- Two high chairs are available.
- The entrance corridor and all other rooms are carpeted with short pile carpet.
- I do not play background music.
- The door to the guest sitting room is 71cm wide.

Guest sitting room

The room is approximately 4 meters by 4 meters with a TV and gas fire. There are chairs and settee with displays of brochures for the use of guests. A low table has magazines and other periodicals.

Laundry

- Laundry facilities are not available. The village laundry is one hundred yards from the house. We do not permit the washing of clothes in the house as damage can be caused and wet clothing will not dry.

Shop, Outdoor and Leisure Facilities

- These are not available at the house.

There are televisions in all rooms

Room 1 En-suite with a double and a single bed

- Room 1 is off the entrance corridor. It is en-suite and is on the same level as the reception area.
- The entrance door is 78cm wide
- The door to the bathroom is 70 cm wide. The lavatory is 41cm high. The step into the shower is 24cm. The shower cubicle measures 65 by 175cm.
- The sink in the bathroom and in the bedroom is 77cm high.

- The beds are 53 cm high. The minimum space around the double bed is 45cm.

Other rooms and bathrooms

The house is two joined terraced houses each with its own flight of stairs. Access from one side of the house to the other is through the guest sitting room.

From reception:

- There is a flight of 12 stairs to a half landing where there is a lavatory. The stairs are 96cm wide and have tread depth of 19cm. These dimensions are common to all the stairs which access the first floor and then on to the second floor. The handrail is on the right to the second floor. Two bedrooms lead off. Room 2 and 3.
- The lavatory on the half landing has an access door 78 cm wide. There is a small sink at 95 cm and the lavatory is 43 cm high.
- From the half landing there are a further 4 steps to the first floor.
- On the first floor there is door 80cm wide accessing a lavatory and shower room. The shower has an access step of 20cm and the cubicle is 62cm by 190cm. There is a bath but it is intended that it will be removed. It is not to be used. The lavatory is 46cm high.

Room 2 There is a double and a single bed

- On the first floor landing. The door is 76cm wide.
- The beds are 57 cm high and 72cm apart.
- The sink is 79cm high.

Room 3 There is a double and two single beds.

- On the first landing. The door is 76cm wide.

- The beds are 57cm high.
- The minimum space around a bed is 65cm.
- The sink is 79cm high.
- The room is approximately 500 cm by 357 cm. In addition there is a large bay window.

Second floor

From the first landing there is a flight of stairs to the second floor. There are 15 steps with dimensions as for those from the reception to the first floor. Three rooms lead off. Rooms 4,5 and 6.

Room 4 .An en-suite room with a double bed

- The door to the room is 72 cm wide.
- The sink is 76cm high.
- The bed is 54cm high with a minimum space around it of 49cm.
- The door to the bathroom is 56cm wide.
- The lavatory is 40-cm high.
- The shower cubicle has a step of 22cm and the cubicle itself is 55cm by 175cm.

Room 5.With a double bed.

- The access door is 70cm wide.
- There is a double bed which is 54cm high and access at the foot and side of 60cm.
- The sink is 76cm high.

Room 6. An en-suite room with a double and two single beds.

- The access door is 71cm wide.
- The beds are 56cm high and there is a minimum access around the double bed of 70cm.The access between the two single beds is 52cm.
- The sink in the room is 74 cm high.
- The door to the en-suite room is 66cm wide.
- The step into the shower cubicle is 22cm and the cubicle measures 66by 175 cm.

Access to rooms 7, and 8.

Passing through the guest sitting room there is a door leading to a corridor and then to a flight of stairs.

- The door from the guest sitting room is 82cm wide.
- The corridor is 115cm wide.
- The stairs leading to the bedrooms on the first floor are 96cm wide with a tread depth of 16cm.
- There are 16 steps to the first floor landing. The handrail is on the right. Rooms 7 and 8 lead off.
- Leading off the first landing is a corridor 78cm wide. There is a shower room and two lavatories.
- The shower room is accessed through a door 72cm wide. The step into the shower is 22cm high and the cubicle is 72 by 180 cm.
- There is a lavatory with a door 66cm wide. The room is 63cm wide and the lavatory 39cm high.
- The second lavatory has a door 63cm wide and a lavatory 39cm high.

Room 7. With two single beds

- The door is 75cm wide.
- The beds are 55cm high and the space between them is 46cm.
- The sink is 79cm high.
- There is a large storage cupboard for luggage.

Room 8. With a double and three single beds.

- The access door is 78cm wide.
- The beds are 55cm high.
- The minimum space between the single beds is 36cm. The minimum space around the double bed is 95cm.
- The sink is 78cm high.
- The room excluding the large bay window is 500 by 412 cm.

Additional information

- I do not allow pets into the house.
- There is strict no smoking policy throughout the house.
- Items that require refrigeration such as baby milk or medicines are able to be stored in the main kitchen refrigerator by arrangement. This facility is not available 24 hours per day. For security and health and safety reasons the kitchen is not available for the use of guests.
- A new fire alarm system has been installed in the house and the front and rear doors are available for evacuation. There is an emergency lighting system with fire extinguishers serviced regularly. Evacuation procedures are set out in each room.
- The breakfast rooms are only available for use at breakfast times. They are not available at other times and may not be used for evening meals.
- There is a free wifi facility in the house.
- For guests who are travelling by public transport I will hold luggage upon arrival if the room assigned is not ready for occupation. Public lavatories may be used. For guests who are departing rooms must be vacated by 10.00 am but luggage may be held in the house until collected later in the day. Again the public lavatory may be used.