

Access Statement for

West Side Barn, (holiday cottage)

Hulme End,

Buxton,

Derbyshire,

SK17 0EY

Date; 14th. January 2009

Introduction

Our self-catering cottage is situated just 20 metres from the main house, West Side Farm. We have tried to provide as much information as possible in this statement, but if you have any queries please do not hesitate to contact us. We look forward to welcoming you.

Pre-Arrival

- We engage an agent for rental, namely, Peak Cottages, which has a website www.peakcottages.com. We also have our own website, www.westsidebarn.co.uk
- Bookings / enquiries can be made via email, `fax or `phone.
- The nearest bus stop is 100 metres from the entrance to the driveway but the service is very limited. Further bus stops are situated in the village, a quarter of a mile away.
- The nearest train station is Buxton, 13 miles distant, with hourly services to Manchester. Otherwise Derby mainline is 25 miles away; taxis are available at the station.
- We can arrange for shopping to be delivered on arrival, otherwise there is a small shop in the village and supermarkets in Leek, Ashbourne and Buxton.
- We can provide information in large print on request.
- The downstairs portion of the cottage is suitable for someone with reduced mobility and, although the property is situated on a hillside, the frontal area is level.

Arrival & Car Parking Facilities

- We endeavour to be present when guests arrive.
- There is car parking for 3 or 4 cars in front of, and at the side of, the cottage.
- The car park is gravelled and level.
- The front entrance is on the same level as the car park and only 3 metres from the parking area. The door is 80cm wide in order to allow for wheelchair access.
- The parking area is spacious.

Main Entrance & Reception

- The single entrance door allows wheelchair access and is hinged on the right.
- The door is 1m wide and the key hole lock is 93cm high
- Inside the front entrance is a corridor 2m wide which leads to the kitchen/lounge area and the downstairs shower/toilet. To the right the corridor is 85cm wide, leading to the bedroom and staircase.
- The staircase leads to the first floor. The stairs are 21cm high, 24cm deep, and 82cm wide. There is a handrail on the right hand side.

General (Internal)

- In the hall and lounge area the décor is light coloured, with matching tiled floor and skirting. Elsewhere it is light coloured with oak coloured skirting and doors.
- There are smoke alarms fitted to the kitchen, hallway, stairs and en-suite.
- Heating is by oil-fired boiler with radiators in each room.

Kitchen, Dining Room & Lounge

Kitchen and dining area.

- Door width is 81cm
- The dining room is open plan with the lounge and kitchen.
- There is an oblong table (moveable side to side) – legs on each corner, 61cm floor to lowest point of table (under space), 1.5 metres long, 0.9 metres wide and 76cm high
- Free space between table and walls is at least 80cm all around.
- There are four moveable chairs, with no arms. If needed, there are two further chairs, with arms, one in the downstairs bedroom and one in the hall

Self-Catering Kitchen

- The kitchen layout is L-shaped, with under-, and overhead units around the dining area. The door leading from the hallway is 81cm wide.
- The worktop height is 94cm.
- The oven door is drop down, and the height of the lowest shelf is 1.12 metres.
- The sink is 97cm high with cupboards underneath and with mixer taps.
- The hob, situated above the oven, is 94cm high and halogen. There is an extractor

1.7m above.

- The flooring is tiled.
- There is at least 80cm free space between all furniture and worktops
- The kitchen is evenly lit with spotlights above work surfaces and in the ceiling.
- There is an under-unit fridge with a small freezer box.
- There is an under-unit dishwasher; the microwave, electric kettle and toaster are on the worktop.
- The oil-fired boiler is also an under-unit.

Lounge area

- A large fitted rug covers the floor.
- The furniture is moveable and all is non-feather.
- One double sofa and two armchairs are provided, both with arms. There is an access gap of 70cm available. Also a pouffe.
- Freesat TV is provided with remote control (also available are DVD, stereo with CD, radio and tape)
- Also provided is a coffee table, 51cms in height, and a nest of three tables in varying sizes.
- There is a floor mounted multi-fuel stove in one corner.

Bedroom 1 (Ground level)

This is very suitable for someone with reduced mobility.

- Door width 77cm
- There are two 3ft single beds which can be zipped and linked to make a 6ft bed.
- The bed height is 68cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillowcases are cotton/polyester
- There is a double walk-in wardrobe with storage and clothes hanging space. Rail height is 1.8m.

- The largest transfer space available to left or right of bed is 1 metre but the beds are fully moveable if more space is required to one side
- A dressing table and chairs are provided, knee height 0.6m.
- There are two bedside cabinets with lamps.
- The room is carpeted and has overhead and table lighting. Switch height is 1.13m.

Downstairs wet room

- Door width 83cm. It is hinged with a Suffolk latch handle.
- There is a shower with flexible hose on a vertical handrail, to the left of the shower controls which are 1.37 m high.
- There is free space in the wet room (free of doors and furniture) 2.89 by 1.95 metres, reducing to 1.55 by the washing machine cupboard.
- Toilet seat height 42cm
- The whole area is tiled.
- The space to right of the toilet is 39cm.
- The flooring is non-slip laminate
- There is good colour contrast between floor, walls and furniture.
- There is a small space under the washbasin, the unit is boxed. The taps are standard, single.
- There is a cupboard containing a standard washer/dryer, ironing board and iron, with shelving above.

Bedroom 2 (upstairs)

- Bedroom two is accessed by turning right at the top of the staircase. The staircase is slightly steeper than average.
- The door way into the bedroom is 0.67m wide.
- There is a double wardrobe with two drawers underneath. Dimensions are 1.88m high x 1.92 wide. There is a dressing table and stool, dimensions under 0.6m.
- The bed is 5ft. wide, height 0.7m.
- There is a table and lamp to each side.
- There is a small rug each side of the bed, but the main flooring is of oak floor boards.

- An armchair is provided.
- There is an emergency exit door, with key attached, which leads to stone steps, giving access to the front and side yard.

En-suite bathroom

- The ensuite bathroom has a door 0.71m wide. The floor is tiled.
- There is a bath, 0.53 high, with shower and shower screen at the far end, allowing 1.21m access when the screen is folded away from the bath.
- The toilet is situated along the right wall next to boxed section and worktop. There is a washbasin also on the right side. Lighting is generous.
- There is a bathmat and stool provided.

Bedroom 3

- Bedroom three is upstairs to the left of the staircase. The doorway is 0.62m wide.
- There is a sofa bed against the far wall, giving 1.27m sleeping width.
- There is a chest of drawers 1.33m long x 0.4m deep x 0.62 high, with TV, video and Game Boy. There is also a small table and lamp.
- The flooring is oak, with a small rug.

Grounds and Gardens

- There is a patio area running along the length of the cottage with a gravelled parking beyond.
- There is also a small gravelled area to the rear of the cottage with rotary washing line. Access is down three stone steps.
- There is a shallow stream along one edge.

Laundry

- There is no separate laundry but there is a standard size washer dryer, which is front loading, provided in the wet room. A rotary washing line is provided at rear of property.

Shop

- The nearest is in the village, a quarter mile distant.

Leisure Facilities

- None Available

Outdoor Facilities

- There is a 6 seater picnic table, a 3 seater wooden bench, and a barbeque.

Additional Information

- Local information brochures are provided in the chest of drawers in the dining area.
- Mobile phone reception is poor. A pay `phone is provided in the lounge.
- Evacuation in emergency can be accomplished through the main door from the hallway, downstairs. Upstairs, from Bedroom Two, there is a doorway leading to stone steps which descend to the yard.
In the Third Bedroom there are footholds and a grab rail to a high window leading out onto the low-ridged roof above the kitchen.
- The cottage is non smoking
- Pets and service dogs are welcome – please inform us when booking. (Beware, however, that sheep, lambs and young cattle are in close proximity to the cottage.)

Contact Information

- Address: West Side Barn, Hulme End, Near Hartington, Buxton, Derbyshire, SK17 0EY
- Telephone: 01298 84422 (Main house) and 01298 84540 (holiday cottage)
- Fax: 01298 84422
- Email: enquiries@peakcottages.com,
or info@westsidebarn.co.uk or mpgrace@mail.com
- Website: www.peakcottages.com; www.westsidebarn.co.uk
- Local public transport numbers are to be found in the telephone book provided.
- Local taxi numbers are also listed in telephone book.

Future Plans

- We are planning to provide toilet seat raisers and additional grab rails. (Summer 2009)
- We also intend to extend the rear leisure area so that access is possible to anyone with reduced mobility.