

Denham House Access Statement

Reviewed January 2017

Access Statement for Denham House Guest House

Introduction

We aim to cater for the needs of all visitors in our home based 6 bedroom Bed & Breakfast. 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.
- Brochures and Menus can be provided in large print by prior arrangement.
- We have a comprehensive website:
www.denhamhouse.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 property there is a large entrance gateway which is open 24 hours when the Guest House is operating.
- No marked parking bays but there are ample parking spaces for all cars. The car park is lit by solar lights and lights with sensors as well as an external light.
- We can assist guests with luggage.
- The nearest village is a mile away from the Guest House.

Main Entrance & Reception

- The main door has one step 5.5ins (14cms) high.
- The main door is always locked but there is a push button bell which is at a height of 4ft 3ins (130cms).
- The double glazed door is 30ins (75cms) wide .

Main Entrance & Reception (contd)

- On entry into our home there is a reception area 12ft 4.5ins by 12ft 4.5ins (3.77m by 3.77m).
- There is seating provided at the reception desk.
- The reception area has a laminated wood flooring.

Public Areas - General (Internal)

- A glazed door 32.75ins (82cms) wide leads from the reception to the ground floor hallway. The hallway is 46ins (117cms) wide and is covered with a short pile carpet.
- There is a glazed door 30.5ins (77.5cms) wide leading from the hallway to the TV Lounge and on to the Dining Room.
- The covering on stairs and upstairs landing is a short pile carpet.
- The hallway, stairs and landing are well lit.
- The stairs are generally 8.25ins (21cms) high, 10.5ins (26.7cms) deep, and 33ins (82.5cms) wide.

Public Areas - WC

- All bedrooms have en-suite facilities but there is a WC available on the ground floor. The ground floor WC is sited just off the reception area but there are 2 steps up to it, 5.25ins (13.5cms) high, 14ins (35.5cms) deep and 39.5ins (100.5cms) wide. It is accessed by a door 28.5ins (73.75cms) wide and has a lobby within which is 32ins (80cms) by 51.25ins (128cms).
- The public WC has a short pile carpet in the lobby and lino in the toilet.

Dining Room and Lounges

- The Dining Room is on the ground floor and is access via the TV Lounge by a glazed door 28.25ins (71.7cms) wide.
- Breakfast is served in the dining room. There are no stairs between the hallway, TV Lounge and Dining Room
- Furniture is flexible and can be moved on request.
- Tables have an under space of 18ins (45cms) wide by

38ins (95cms) long and 26ins (65cms) height with legs on each corner.

- All chairs are without arms.
- Menus can be provided in large print.
- We do not play background music in any area of Denham House.

Bedrooms

- There are 6 letting bedrooms, all are on the first floor.
- To reach bedrooms 2,3,5 and 6 there are 7 stairs from the ground floor hallway, 8.25ins (21cms) high, 10.5ins (26.7cms) deep, and 33ins (82.5cms) wide to a small landing 70ins (175cms) by 36ins (90cms), then turning 180 degrees to climb another 6 stairs, 7.25ins (18cms) high by 10.5ins (26cms) deep by 33ins (82.5cms) wide, to the first floor landing.
- To reach bedrooms 7 and 9 there are the 7 stairs from the ground floor hallway to the small landing, then continue straight ahead up another 6 stairs, the first being 6ins (15cms) high, 22ins (56cms) deep and 33ins (82.5cms) wide and the rest being 8ins (20cms) high, 9.5ins (23.75cms) deep and 33ins (82.5) wide.
- Rooms 2, 3, 5, 6 and 7 have built in wardrobes and dressing tables to one side of the room, usually the bedhead side except Room 7 which are on the left as you go in. Room 9 has a stand alone wardrobe with drawers, a corner floor cabinet and no dressing table.

Room 2 (Twin/ Family Room)

- The bedroom door width is 33ins (82.5cms) and opens inwards. The bathroom door is a sliding door and is 22ins (55cms) wide.
- Fitted short pile carpet on the floor throughout.
- There are 3 single divan beds each 36ins (90cms) wide, 20ins (50cms) high.
- There is an upright chair without arms
- Furniture is not moveable.
- Television with remote control
- At least 21ins (52.5cms) routes within the bedroom e.g. to the side of beds, between beds and cabinets,

therefore allowing for left or right transfer to beds in any combination.

- There is an en-suite shower and WC.
- The shower cubicle has a step/edge of 9ins (22.5cms) high.
- The basin is flat fronted and has a pedestal below it. It is 31ins (78cms) high.
- The toilet is 15ins (37.5cms) high and has both left and front transfer.
- Good colour contrast of floors, walls, fittings and fixtures.

Room 3 (Premier Double Room)

- The bedroom door width is 32ins (80cms) and opens inwards.
- The bathroom door is 26.5ins (66cms) wide.
- Fitted short pile carpet on the floor throughout.
- There is a double bed in the centre of the room leading from the right which is 4ft 6ins (135cms) wide and 20ins (50cms) high.
- There are 2 upright chairs without arms
- Other than the chairs, the furniture is not moveable.
- Flat Widescreen Television with remote control fixed on a wall above the dressing table.
- At least 22.5ins (56cms) routes within the bedroom e.g. to the sides of bed, between bed and dressing table, therefore allowing for left or right transfer to bed.
- There is an en-suite shower and WC.
- The shower cubicle has a edge of 8.75ins (22cms) high.
- The basin has a round front and a pedestal below it and is 31ins (78cms) high.
- The toilet is 15ins (37.5cms) high and has front transfer only.
- Good colour contrast of floors, walls, fittings and fixtures.

Room 5 (Standard Double Room)

- This room is reach along a corridor, 28ins (70cms) wide, off the main landing. There are 2 steps down to the bedroom door from this corridor, the first is a 3.75ins step down followed by a step which is 6ins (15cms)

high, 12ins (30cms) deep, and 27ins (67.5cms) wide.

The door is on the right and opens inwards.

- There is a double bed in the centre of the room leading from the left which is 4ft 6ins (135cms) wide and 20ins (50cms) high.
- There is one upright chair with arms.
- Other than the chair, furniture is not moveable.
- Wall mounted Television opposite the bed.
- At least 19.75ins (49.5cms) routes within the bedroom e.g. to the side of bed, between bed and dressing table, therefore allowing for left or right transfer to bed.
- There is an en-suite shower and WC.
- The shower cubicle has a step/edge of 8.75ins (22cms) high.
- The basin has a round front and a pedestal below it and is 31ins (78cms) high.
- The toilet is 15ins (37.5cms) high and has front transfer only.
- Good colour contrast of floors, walls, fittings and fixtures.

Room 6 (Family Suite)

- The door is 66ins (165cms) from the steps and opens inwards.
- On entering this unit there is a small lobby 80ins (200cms) by 27.25ins (68cms) with 3 doors leading off it.
- To the right is the double bedroom door 28ins (70cms) wide.
- In front is the bunk bed room door 26ins (65cms) wide.
- To the left is a sliding door which is 25in (62.5cms) wide leading to the bathroom.
- **In the Double room** there is a double bed in the centre of the room leading from the left which is 4ft 6ins (135cms) wide and 20ins (50cms) high.
- There is one upright chair without arms.
- Furniture is not moveable.
- Television without remote control.
- At least 24.5ins (61cms) routes within the bedroom e.g. to the side of bed, between bed and dressing table,

- therefore allowing for left or right transfer to bed.
- **In the Bunk bed room** there are bunk beds directly in front of the door running from right to left. There is 43ins (107cms) between the door and the beds. There is free space of 75ins (217.5cms) by 25.25ins (63cms) in the room.
 - **The bathroom** has a hip bath with an edge of 21.5ins (54cms) high.
 - The bath has a shower attachment to the right of entry.
 - The basin has a round front and a pedestal below it and is 31ins (78cms) high.
 - The toilet is 15ins (37.5cms) high and has front transfer only.
 - Good colour contrast of floors, walls, fittings and fixtures.

Room 7 (Standard Double Room)

- The bedroom door is 28.5ins (72cms) wide and opens inwards.
- There is a double bed 4ft 6ins (135cms) wide and 20ins (50cms) high in the centre of the room leading from the left.
- Furniture is not moveable
- Television without remote control
- At least 27.75ins (70cms) routes within the bedroom e.g. to the sides of bed, between bed and dressing table, therefore allowing for left or right transfer to the bed.
- There is an en-suite bathroom and WC.
- The full size bath is 21.5ins (54cms) high.
- The basin has a round front and a pedestal below it and is 31ins (78cms) high.
- The toilet is 15ins (37.5cms) high and has right and front transfer only.
- Good colour contrast of floors, walls, fittings and fixtures.

Room 9 (Twin Room)

- The bedroom door is 28.5ins (72cms) wide and opens

inwards.

- There are 2 single pine beds 23.5ins (59cms) high leading from the right with free space underneath both and a bedside cabinet on either side at the bedhead.
- Furniture is not moveable
- Television with remote control.
- At least 30.5ins (76cms) routes within the bedroom e.g. to the side of bed, between bed and cabinets, therefore allowing for left or right transfer to beds in any combination.
- There is an en-suite shower and WC.
- The shower cubicle has an step/edge of 8.5ins (21cms) high.
- The basin has a round front and a pedestal below it which is 31ins (78cms) high.
- The toilet is 15ins (37.5cms) high and has front transfer only.
- Good colour contrast of floors, walls, fittings and fixtures.

Outdoor Facilities

- There is a level concrete pathway from the front door which follows round the house to the rear, it is 47.75ins (119cms) wide and has a brick wall 3ft (90cms) high along it.
- We have a large barn which has been converted into a games room. It is reached via a concrete pathway round the house to the rear then up a flight of stone steps (see below), 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.

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 which has swings, see saw and a trampoline.

Additional Information

- Only Registered Guide/ Hearing dogs are permitted in Denham House, the cottages and the grounds.
- Mobile phone reception and WiFi is 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 side doors in the need of evacuation, the fire bell sounds continuously if evacuation is needed. If you require more assistance for evacuating please notify us on arrival and we will ensure you are evacuated safely e.g. hearing/ sight/ mobility impairment.
- We are a 'no smoking' guest house (smoking is allowed in the grounds).
- Medication can be stored in our fridge on request (access not available 24 hours).

Contact Information

Address:

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

Telephone: 01271 890297

Email: info@denhamhouse.co.uk

Website: www.denhamhouse.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.