

# **Access Statement for Trent Cottage Self Catering Unit**

## **Introduction**

We have tried to provide as much information as possible in this statement, if you have any queries please do call or email. We can provide information in large print on request. We look forward to welcoming you.

This self-catering cottage is a ground floor only building. It adjoins another self-catering cottage with which it shares the garden area and car park (see arrangement in photos on website).

## **Pre-Arrival**

- We have a website: [www.patsonhill.co.uk](http://www.patsonhill.co.uk)  
which includes detailed directions on reaching the cottage.  
Our email address is: [info@patsonhill.co.uk](mailto:info@patsonhill.co.uk)  
(not for relaying of messages to/from cottage guests)  
Our telephone number is: 01935 812845  
Our postal address is: Patson Hill, Marston Rd.  
(ours and the cottage) Sherborne, Dorset, DT9 4SY  
Enquiries can be made by any of the above means.
- The nearest bus stop is in Sherborne, 2 miles from the cottage. The nearest train station also is in Sherborne, 2.5 miles from the cottage. So, in both cases you will need a taxi available on Beaver Cabs Ltd. The Station, South St. Sherborne – 01935 816620. There are normally accessible taxis at the train station entrance.
- Shopping can be delivered to the cottage prior to your arrival. You order it then let us know what time to expect it.  
<http://www.sainsburys.co.uk/home.htm> <http://www.tesco.com/>

- The nearest RADAR toilet to the rail station is approx 700 metres away in Digby Rd. Other RADAR toilets in Sherborne are at the Swan Yard toilets and the Culverhays car park near Sainsburys. There are none at or near the cottage.

## **Arrival & Car Parking Facilities**

- The cottage is on our farm property at the end of Patson Hill Lane approx ¼ mile from the B3148 / Marston Road. Vehicles should continue past the owner's hamstone farmhouse along a bitumen drive from where the cottage will be seen about 35 metres further ahead to the right.
- If arrival is in bad light, proximity sensor security lights will switch on illuminating the cottage car park and entrance doors.
- There is a large car park suitable for several vehicles behind the cottage. The car park is laid to stone chippings and even, but gently sloping. Therefore -
- If vehicles have passengers needing to alight to wheelchairs, drivers should, while their vehicles are still on the bitumen, stop before reaching the car park, to allow these occupants to alight onto the smooth flat and hard bitumen surface.
- Immediately opposite is a 1.33 metre wide ramp suitable for wheel chairs to access the front<sup>1</sup> entrance door. The ramp, rising 65cms over it's 9.6 metre length, is enclosed with a smooth hand rail to the right and wall of the cottage to the left.
- At the top of the ramp is a large paved patio and to the left of this a white UPVC entrance door. There is no entrance step. The door is hinged on the right and is 80cm wide. The door handle and lock are 95cm high. As we are on hand to welcome guests, the door will be unlocked with the key on the inside.

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<sup>1</sup> *There is also a rear entrance door but this may be inaccessible to those with mobility limitations as there are 3 steps leading to it. It is however enclosed by a handrail.*

- However at other times, once the door is opened, there are light switches on the wall to the left for the entrance door light and internal passage light.

## **Main Entrance**

- Having entered, access to all rooms public and private is along and off a passage 110cm wide.
- Access to the public areas, the main bathroom and toilet, and Bedroom 3 (twin room) is to the left along the passage.
- Access to Bedroom 1 (double-bedded room) and Bedroom 2 (Twin/Zip & Link bedded room) are to the right along the passage. However it is not possible to turn right in a wheelchair while the entrance door remains open.
- On entering for the first time after arrival, the most logical thing to do is to turn left along the passage to reach the open plan dining, kitchen and sitting room.

## **General**

Décor is lilywhite emulsion to walls and white gloss to timber surfaces. All windows and external doors are white UPVC double glazed. Flooring is light brown colour short pile carpet throughout (except bathroom and kitchen areas). Lighting is to ceilings and walls with table lamps in bedrooms. There is excellent natural light.

- Mains outlets are 44cm high except in the Kitchen where they are above worktop level.
- Light switches are 120cm high. There is pull/pull light switch for the bathroom.
- All internal doors are 80cm wide with handles 95cm high. All door handles are lever type.
- There are no internal steps or variations in the floor levels.

- There are two mains rechargeable emergency torches which operate under battery power in the event of mains failure. These are located immediately inside each entrance door (*there are in fact two entrance doors but only the one described above is accessible for those with mobility limitations*).
- A mains wired smoke alarm is fitted in the kitchen and passage ceilings.
- The heating thermostat is in the passage to the right of the bathroom door, wall mounted at 146cm high.
- UPVC windows are set into 22cm deep sills. The handles are all lever type with a push button lock release. The height above the floor of the handles of the side opening windows is 130cm.

## **Public Areas**

### **Open plan kitchen / dining / sitting room.**

- **Kitchen** – fully equipped in L format with cupboards and white goods (washing, drying and dishwashing m/c's, oil fired combination boiler, oven) below a worktop with food prep space plus microwave, electric cordless kettle and toaster above. Beside this is a free standing combined fridge (above) and freezer (below). The usual shelf heights in the fridge are at 107, 127, and 145cm. Cupboards and drawers occupy the remaining space below the worktop and there are wall mounted cupboards above the worktop. Handles on all these units are 1cm diameter bar type. Flooring is non-slip laminate.

**Equipment** – Single drainer sink fitted flush with worktop at 92cm height with rear mounted short lever taps. These may be unsuitable to those with limited dexterity. Sink has cupboards underneath. Also fitted to the worktop is a ceramic hob with conventional oven below. Door is drop down. There is a

canopy extractor above the hob. Worktop depth is 60cm.  
At least 150cm free space between all furniture and worktops.

- **Dining area** includes a rectangular table to seat six adults. The table has a removable centre section to reduce it's size if necessary. Gap between legs at each corner is 48cm at ends, 94cm at sides. Clear height under table is 62cm. The table top height is 75cm. The chair seat height is 45cm.

Free space around table is adequate for a wheelchair on two of the four sides. However the table and chairs are all moveable so other arrangements are possible.

- **Sitting/Lounge area seating** consists of two 3-seater sofas arranged adjacently. The space between the arms of each sofa is 134cm with a 52cm cushion height. There is also a matching pouffe, 50cm x 110cm, for occasional seating.

The above furniture is moveable. The scatter cushions are feather filled. Teletext TV with Freeview, DVD/VCR, hi-fi with CD, radio and tape. All these units have conventional design remote handsets.

## **Laundry**

There is no separate laundry but there is a standard size washing and drying machine (both front loading) in the kitchen.

## **Bathroom**

Accessed from the passage. Fitted with:

- Oval corner bath, 55cm height, with moulded corner seat recess.

- Pedestal basin, 80cm height (no pipes or vanity unit below) with mirror and light over (pull/pull switch on cord)
- Enclosed shower with fold down seat, 87cm x 140cm. Twin folding doors providing 112cm opening. A separate upholstered shower chair is available. There is a 4cm lip above floor level to step through the door frame and onto the shower recess.
- WC with push button flush action. Toilet seat height 42cm. Space to left and right of toilet is 160cm and 95cm
- Taps are horizontal lever type for ease of use.
- The bathroom is large enough to provide unrestricted manoeuvring between the WC, bath, basin and shower. Free space in bathroom (free of doors and furniture) is 195cm by 110cm
- Flooring is non-slip laminate.

## **Bedroom 1**

This is the principal bedroom having a four-poster double bed and an en suite. It offers very restricted manoeuvrability for a wheelchair and the en-suite is impractical for persons with limited manoeuvrability.

Double bed, 152cm wide, 66cm mattress height

Non feather duvets and pillows provided.

Sheets, duvet covers and pillow cases are cotton

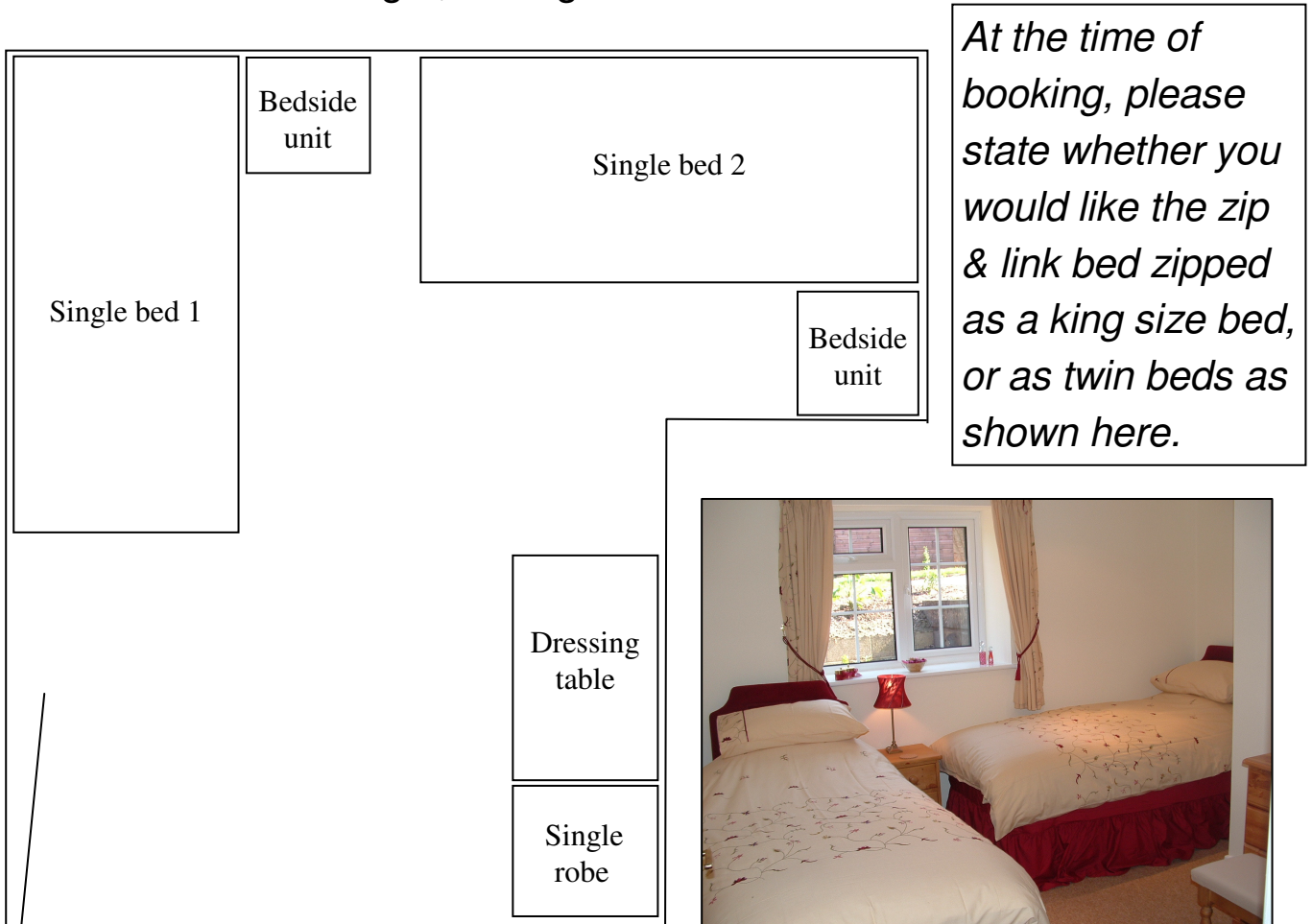
Ensuite bathroom with WC, pedestal basin and corner shower.

Shower has 46cm opening, base is 18cm above floor.

Transfer space left and right of bed is 68cm to the left and 53cm to the right. The largest free space clear of doors and furniture is 288 x 95cm

## Bedroom 2

This features a zip and link bed. Zipped it forms a king size double bed but with the result that free space around it is quite limited. Unzipped it forms two single beds normally arranged to enable wheelchair access to the right side of each bed (*as seen from the foot of the bed*). Single bed widths are 89cm wide with 60cm mattress height, arranged as shown below.



*At the time of booking, please state whether you would like the zip & link bed zipped as a king size bed, or as twin beds as shown here.*

(By turning them around, it is possible to arrange the twin beds to enable left side access)

## Bedroom 3

This features two single beds accessed from the space between them, 45cm. Beds are 95cm wide, 60cm height. Not suited to wheelchair access. Re-arrangement is not possible.

## **Outdoor Leisure Facilities**

Garden with maturing borders and lawn. Two patios (one easily accessible from the front door, the other requiring assistance up a flight of 7 steps off the carpark) with outdoor furniture. Excellent rural views from both patios and garden. Children's sandpit, slide, swing ball etc. Mobile BBQ available.

Wheelchairs are usable along the sealed driveway which affords good views across the surrounding rural countryside. Depending on levels of mobility, walking is possible across the farm fields and a bridle path passes the cottage (unsuitable for wheelchairs). Further leisure facilities available in Sherborne and Yeovil.

## **Indoor Leisure Facilities**

Board games, TV with Freeview, DVD/VCR, Hi-fi. Some reading matter, DVD's, and videos provided. Box of childrens toys.

## **Additional Information**

- A copy of local information for guests is produced in size 14 font.
- There is good mobile phone reception
- Please inform on arrival of individual requirements in case of evacuation.
- The cottage is strictly no smoking.
- Service dogs are welcome – please inform us on booking.

## **Further Contact Information**

- Local carers: Care South Home Care Services, 4B The Linen Yard, South St. Crewkerne, Somerset, 01460 270500
- Shopmobility: branch – The Grange carpark, Clark's Village, Street. 01458440155
- Mobility Store – East Quay, Bridgwater 01278 456488