

DISABILITY ACCESS STATEMENT FOR FARM COTTAGE GUEST HOUSE

Introduction

We are a family run business and aim to cater for the needs of all visitors in our home based 5 bed roomed bed and breakfast accommodation. The following statement is a summary of our provision. If you have any questions please feel free to call us and we will endeavour to help. We want all visitors to Farm Cottage to enjoy their stay and feel at home.

We have a full fire certificate and have complied with new fire regulations legislation.

Pre-Arrival

- There is a bus stop outside of the cottage with a service which operates hourly
- The main train station is at Alnmouth approx 30 min drive away by car.
- A taxi service which has accessible taxis operates at Morpeth approx 12 miles from FC. We will be happy to make a reservation for guests.
- Brochures and menus can be made available in large print on request

Arrival and Car Parking Facilities

- Farm Cottage Guest House has parking for all guests. Reservable disabled parking is available with advanced notification and a drop-off point is available immediately adjacent to the property. The car park is secure and well light at night. The surface is level and gravelled.
- There is a door bell outside.
- We can assist with guests luggage.

Main Entrance and Reception.

- The front door is usually locked but guests are provided with their own key for admission as well as key for their bedroom.
- The front door is 85cm wide and has a low step of only 10cm high Inside there is a small reception room and an internal door of 70cm wide leading to guests sitting room. Sitting room contains 2 seater settee and 2 armchairs. There is a corner display unit and a TV with remote control.
- There is a handbell on the desk to obtain the owners attention. There is also full signage in place indicating emergency exits. All complying with local authority fire regulations. There is also emergency lighting in place.

Public Areas - General (Internal)

- In all public areas and bedrooms there are fully automated fire sensors.
- The whole ground floor, including stairs, is carpeted with short pile carpet
- The dining room is situated on the ground floor and is on one level with no steps.
- There are 2 ground floor bedrooms.
- Upstairs there are a further 2 bedrooms accessed by a flight of stairs with 3 treads turning to the left, leading to a further 10 treads all 210mm high. A handrail is in position
- The passage at the top of the stairs has 3 doors leading from it. 1 left, Sunset Room, 1 right, Sunrise Room and straight ahead 1 private room. Total length 3.2 meters There is a fire extinguisher placed on the landing and emergency fire procedures listed as well as in bedrooms. There is a fitted fridge for guests use.

Public Areas - WC

Bedrooms are en-suite but no public WC available.

Dining Room

- The whole guest house is non-smoking.

- Breakfast and dinner are served in the dining room on the ground floor. This room is carpeted.
- Tables can be moved to accommodate parties of different sizes. All chairs are armless. There are 5 individual tables with a central pedestal to allow for easier access.
- Table service is provided by the owners. A menu is available to accommodate special dietary requirements, with advanced notice.
- Cooked breakfast is served at the table and there is a self-service buffet sideboard available.
- All tables are clothed in light colours with dark coloured table mats.

Laundry

Washing and drying in extreme circumstances can be done. It is not for general provision

Leisure Facilities

- Brochures are available indicating the many facilities on offer in the area. Some of these highlight disabled facilities.

Outdoor Facilities.

None available.

Bedrooms

- There are a total of 5 bedrooms. 2 on the first floor, 2 on ground floor and 1 annexed
- Fire doors are in place according to fire certificate regulations
- Automatic fire alarm sensors are in place in all rooms according to fire certificate regulations.
- 4 rooms have double beds and 1 room has twin beds. Beds are able to be moved if necessary.
- Luxury down and feather mattresses and pillows are provided as standard but allergy free bedding is available on request.
- All mattresses and pillows have removable protectors for laundering purposes.
- No pets or smoking are allowed anywhere on the premises.
- Each room has TV with remote control, and tea tray with cordless kettle
- All guests are shown around their bedroom on arrival and made aware of facilities within and how to use them.

Sunrise Room (First Floor)

- Entrance door width 70cms. Electric panel radiator with thermostat control. There are 2 twin beds height 60cms. Floor is level and carpeted with short pile carpeting. There are two bedside cabinets height 50cms. 2 easy chairs (armless) Tea and coffee making facilities and cordless electric kettle. Lighting is provided by ceiling light and 3 table lamps. There is a TV with remote control

Sunset Room (First Floor)

- Entrance door width 70cms. Electric panel radiator with thermostat control. Double bed height 62cms. There is one step down into bedroom step height 10cms. Step has illuminated warning light adjacent. There are two bedside cabinets, height 50 cms. 1 chest of drawers, 2 easy chairs (armless) Tea and coffee making facilities and cordless electric kettle. The carpet is short pile and lighting is provided by ceiling light and 3 table lamps.. There is a TV with remote control.

Rose Room (Ground Floor)

- Entrance door width 70cms. Electric panel radiator with thermostat control. Double bed height 62cms. There are 2 easy chairs (armless) 2 bedside chests, height 62cms. A wash stand height 75cms. 2 bedside cabinets, height 62 cms. Tea and coffee making facilities are provided with cordless electric kettle. There is a TV with remote control
- The carpet is short pile and lighting is provided by ceiling light and 3 table lamps. This is a ground

floor room and had window locks in place.

Pergola Room (Ground Floor)

- Entrance door to room is 74cm wide. This is a double bedded room. Bed height is 60cms. There are 2 easy chairs in room (armless) 2 bedside cabinets height 60cms. The heating runs from the central system. The radiator has a thermostatic control.
- Lighting is provided by a central ceiling light and 2 bedside lamps and a fitted light on the dressing table wardrobe unit (fitted), There is a wall mounted TV with remote control and tea and coffee making tray with a cordless electric kettle. The carpet is short pile. Pergola is a ground floor room so the window is fitted with locks. The door from the bedroom to the en-suite bathroom is 60 cms wide. There is a bedroom mini fridge.

Garden Room (Ground Floor Annexe)

- This is a ground floor annexed room. It has a double entrance door The outer door is 78cm wide and the inner door is 75cm wide. There is one step from the outside 10cm high. The king size bed is 70cm high. There is a 2 seater cane settee in the room, seat height is 40cm. There are 2 bedside tables height 60cms. And a free standing double wardrobe. The radiator is an electric panel heater with a thermostatic control. Lighting is provided by a central ceiling light. 2 bedside tables and a standard lamp. There is a wall mounted TV with a remote control., tea and coffee hospitality tray with a cordless electric kettle. The carpet is short pile. This is a ground floor room so window locks are in place. The door from the bedroom to the en-suite bathroom is 59cm wide. There is a silent fridge in the bedroom as well as a bedroom safe.

Bathroom En-suites

Sunrise Room (First Floor)

- En-suite with bath. Mixer tap with shower hose and handle fitted to tiles to assist getting in/out. Basin taps are cross head style. Electric towel rail in place. Floor is tiled in ceramic tiles with rough surface. Shaver light in place. Pull light switch. to ceiling extractor light. Toilet height is 40cms. Bath height 54cms. Basin height 80cm. Door width 70cms.

Sunset Room (First Floor)

- En-suite with bath. Mixer tap with shower hose and handle fitted for ease of access. Basin taps cross headed. Half wall tiles. Electric towel rail in place. Floor is tiled with ceramic tiles rough surface. Shaver light in place. Pull light switch. To ceiling extractor light. Basin height 80cms bath to rim 58cms. Toilet height 40 cms. Bathroom door width 70cms.

Rose Room (Ground Floor)

En-suite with shower cubicle. Electric shower is fitted. Safety handle in place. Basin taps are cross headed. Walls are half tiled and floor is fully tiled with dark ceramic tiles with rough surface. Basin height 78cms. Toilet height 40cms. 1 Step into shower cubicle 17cms. Bathroom door width 62cms. Shaver light in place. Extractor ceiling light fitting with pull cord. Electric towel rail

Pergola Room (Ground Floor)

- En-suite with bath. Taps are cross headed on both bath and basin. Walls are half tiled and floor is fully tiled with ceramic tiles with a rough finish .Basin height is 76cm. Bath height is 54cm and toilet height 40cm. There is a shaver socket and extractor ceiling light with pull cord. A safety handle is fixed to the tiled wall to assist with bath access. Radiator is run from central heating system and is thermostatically controlled.

Garden Room (Ground Floor Annexe)

- This is en-suite with a shower cubicle. Taps are cross headed on the basin The shower is run from the mains hot water supply. Walls are half tiled and floor is fully tiled with ceramic tiles with a rough finish. Basin height is 85cm. Toilet height 42cm. Step into shower 17cm. A safety grab rail is in place for assistance. There is an extractor ceiling light with pull cord and an electric towel rail

Additional Information.

- Mobile phone reception is poor. House phone available for guests use.
- In case of fire alarm will ring.
- In case of emergency and the need to evacuate the building, the exit route is down stairs and is indicated by official signage.
- Should you consider that you may require additional assistance in case of emergency please let us know in advance (eg mobility problems or hearing difficulties)
- We are happy to take delivery of hired specialised equipment.
- We are always eager to assist in any way possible. Please ask. We will do our best to answer, explain direct or obtain.

Contact Information

- Address-Farm Cottage Guest House, Thropton, Rothbury, Northumberland NE65 7NA
- Telephone +44(0) 1669 620831
- Email: joan @farmcottageguesthouse.co.uk
- Hours of Operation - open all year except Christmas.
- Emergency Number for Police and Fire 999.
- Local Accessable Taxi - Central Taxis, Morpeth. +44(0) 1670 514965.

Future Plans.

As fixtures and fitting wear out we will replace with items more suited to the needs of the disabled. eg televisions with teletext and taps with cross heads/ lever tops.
We will be looking at the possibility of Garden Room being more adapted to special needs.

We welcome your feedback to help us continually improve. If you have any query or comments please phone (0)1669 620831 or email
joan@farmcottageguesthouse.co.uk