

ACCESS STATEMENT FOR **the Byre** AT BIRLING NORTH COTTAGE

Prepared 20TH July 2016

LOCATION:

Birling North Cottage is situated in the hamlet of Birling, to the east of the A1068 about 1km north of the village of Warkworth in the county of Northumberland.

By road:

Primary vehicular access is via the road serving the rear of the properties, reached from the A1068 a further 500m to the north.

A driveway directly off the A1068 provides a secondary route to the Byre.

By rail:

Alnmouth (for Alnwick) station on the East Coast Main Line is approximately 4km to the north.

By bus:

Arriva operate regular services between Newcastle and Alnwick on the A1068. The nearest stops are just north of the bridge over the

River Coquet approximately 300m from **the Byre**.



Figure 1 Aerial view of Birling

AT BIRLING NORTH COTTAGE:

Parking for **the Byre** is available in the large gravelled area to the rear

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giving direct access to the holiday accommodation.

the **Byre** is approached by a level flagstone path approx. 100cm wide



Figure 2 the Byre from parking area



Figure 3 path to main entrance

On the route to the main entrance of the **Byre** there are two steps down each approx. 15cm deep leading to a level flagstone terrace area in front of the main door



Figure 4 steps near main entrance

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The main entrance door opens outwards and gives a clear width of approx. 70cm

There is one step up into the Byre of approx. 15cm

The entrance door is a sliding folding patio door sheltered by a canopy as can be seen in the photo opposite



Figure 5 Main entrance

INSIDE THE BYRE

The living/dining/kitchen areas are open plan on one level, there is a door to the shower/wc room with a clear opening of approx. 65cm.



Figure 6 Open plan areas

The shower/wc room is has level access shower with side screen. The floors and walls are fully tiled with underfloor heating



Figure 7 Shower/wc

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Access to the bedrooms is off the open plan area, each door has a clear opening of approx. 65cm.



Figure 8 Bedroom doors from open plan area

There are two steps down into the bedrooms, each approx. 15cm deep



Figure 9 Steps to bedrooms

SUMMARY:

The accommodation is well laid out and suitable for up to four adult persons with reasonable mobility.

There are small steps on the access route and within the accommodation made necessary by the size and topography of the building.

The property is not suitable for non-ambulant occupants.



Figure 10 the Byre

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