



Westfield Farmhouse, Seahouses, Northumberland NE68 7UR
 Telephone: 01665 600850 Email: enquiries@northumberlandcottages.com www.northumberlandcottages.com

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

Pre-Arrival

Give the name and distance of the nearest railway station.	Alnmouth (for Alnwick) station on the East Coast Main Line is approximately 4km to the north.
State whether an accessible taxi service is available.	Yes by prior arrangement
Give information about bus services - accessibility, frequency, distance of bus stop from property, route no.	Arriva operate regular (half hourly) services between Newcastle and Alnwick route 418, on the A1068. The nearest stops are just north of the bridge over the River Coquet approximately 500m from the Byre . (NB: there is no pedestrian path for approx. 200m of the route)
Do you offer a collection service?	Yes by prior arrangement (no charge)
Describe the streets in the area surrounding the property e.g. paved/cobles/ uneven.	Main road is tarmac but no footpath within 200m of property. Access from road is via a concrete driveway at a gradient of approx. 1:6
State whether you have information about local services for disabled people e.g. equipment hire, wheelchair repairs, and Shop mobility.	N/A
Give details of local stores where shopping can be ordered in advance or state if you can arrange for shopping to be delivered.	Iceland in Alnwick will make home deliveries. Tesco/Asda/Sainsburys/Morrisons will take internet orders and make deliveries -charges may apply. We could arrange for deliveries via on-line shopping with sufficient notice.

Parking

State whether parking is available on site or nearby and give the number of spaces available and distance to the property entrance.	Free parking on site adjacent to the property within 20m
Describe the type of surface from the car park to the main entrance e.g. level/stepped, firm/uneven, tarmac/gravel.	Sloping gravel drive/parking area



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Describe any lighting in the car parking area and en-route from the car park to the property entrance.	The parking area is lit by floodlights (operated by IR sensors), the path to the door and the area in front of the door are light throughout the hours of darkness (controlled by photocell)
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Entrance to Property

How many steps, if any, to the entrance and is there a handrail?	2 steps down to terrace area approx. 15cm each. No handrail. 1 step up into property approx. 15cm high
Describe any ramp available at the entrance - are there handrails on one or both sides of the ramp? State if no level access is provided.	No ramps, no level access
What is the clear door opening width? (Please take into account any obstacles that may reduce the size of the opening.)	The main entrance door opens outwards and gives a clear width of approx. 70cm
Describe how well lit the area is and what type of lighting is provided.	The entrance opens directly into the living/dining area. Good level of lighting is provided by led bulbs in suspended 'cartwheel' light fittings.
Describe the floor surface e.g. tile/wood/rugs/carpet (thick/short pile).	Floor is travertine marble with textured surface. There is a rug in the seating area.

Halls, stairs, landings, passageways

Describe how well lit the area is and what type of lighting is provided.	N/A
How wide are the passageways? Minimum width for wheelchairs/Zimmer frame/pushchair is 750mm x 800mm preferred.	The Byre is not suitable for wheelchair users or persons with limited mobility
Describe the floor surfaces.	Travertine throughout
Describe the stairs.	No stairs, all accommodation at ground floor



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Sitting Room/Lounge

Describe where the sitting room is situated and how you access it.	Level access throughout property
What is the clear door opening width, taking into account any obstacles?	Open plan
Describe the layout within the sitting room/lounge. Is it level or are there steps? Are there large spaces between furniture, what type of seating and tables are there e.g. high/low tables, couches, and easy chairs?	Living/dining/kitchen is open plan with sofa, armchairs, coffee table, dining table with chairs.
Is the furniture moveable?	Yes, to a degree
Where there are TVs are subtitles/audio description available?	A wall mounted Flat screen TV is located in the sitting area. Yes, subtitles are a programmable option.
Describe how well lit the area is and what type of lighting is provided.	Suspended fittings described above
Describe the floor surface.	Travertine as above

Dining Room/Area

Describe where the dining room is situated and how you access.	Level
What is the clear door opening width, taking in account any obstacles?	Open plan
Is there space around the table for a wheelchair?	No
State the clear height underneath the dining table.	Approx. 60cm
What type of seating is there? e.g. upright chairs with/without arms.	Upright chairs without arms
Describe how well lit the area is and what type of lighting is provided.	Suspended fittings described above
Describe the floor surface e.g. tile/wood/rugs/carpet (thick/short pile)	Travertine as above



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Kitchen

Describe where the kitchen is situated and how you access.	Open plan, level
State the height of the oven, hob and microwave. Does the oven have a drop down or side-opening door?	Appliances located under benches which are 90cm high. Microwave sits on unit 90cm high. Oven has two compartments with drop down doors
How high is the work surface/food preparation area?	90cm
State the height of the highest shelf and lowest drawer of fridge/freezer.	Fridge/Freezer are upright type with fridge compartment on top. High shelf approx. 160 cm from floor lowest freezer shelf approx. 15cm from floor.
Describe any places to eat e.g. is there a table and chairs in the kitchen? What is the clear height underneath the table? Describe the type of chairs, with/without arms?	As above
State the height of wall cupboards containing crockery, glasses etc. Can these be moved to lower level cupboards on request?	Shelf unit has space for provisions approx 130cm from floor. All crockery is on under bench shelving approx. 40cm from floor
Describe the sink taps e.g. single mixer lever tap.	Double bowl 'belfast' sink with mixer operated by traditional handwheel taps.
List any aids that can assist people e.g. cordless kettle revolving 360 degrees.	A cordless kettle is provided
Describe how well lit the kitchen is and what type of lighting is provided.	Kitchen area lit by 6 led spotlights and an over hob light built into the hood.
Describe the floor surface.	Tiles

Bedrooms And Sleeping Areas

Do you have any ground floor bedrooms? If yes, how many?	2
What is the clear door opening width, taking in account any obstacles?	Approx. 63cm
Can furniture be moved around or removed?	No



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What bed combinations are there e.g. twin, double, zip-linked?	1 x double bedroom + 1 single/twin (with trundle bed)
How wide is the space next to the bed (s)?	Bedrooms are not suitable for wheelchair users
What is the height of the bed(s) to the top of the mattress? What is the height of the clear space under the bed (if any)?	45cm to top of beds no usable space below
Describe how well lit the area is and what type of lighting is provided.	Each of the bedrooms is lit by recessed led spotlights giving a good level of illumination. The bedrooms also have bedside lighting.
Describe wardrobe and storage space e.g. can rails be adjusted?	Drawers only with hooks for hanging items
Describe the floor surface.	Travertine as above
Give details of any non-allergenic bedding that can be provided.	All bedding materials are non-allergenic
Are subtitles/audio descriptions available on televisions with instructions available on how to use it?	N/A
List any other accessible equipment you may have e.g. vibrating alarm clock.	None

Bathrooms, Shower-Rooms And Toilets

Is there level access from the bedroom to the en-suite or shared facilities i.e. no steps?	2 steps
What is the clear door opening width, taking in account any obstacles?	Approx. 63cm
Describe the shower.	Separate walk-in shower
What is the height of the WC from floor to seat?	Approx. 45cm
What is the height of the washbasin? Is there clear space underneath the sink i.e. no pedestal?	Approx. 80cm
What types of taps are on the washbasin and bath? e.g. lever.	Single lever mixer tap
Give details of what support/grab rails are fitted where e.g. bath, shower, WC.	None
Describe how well lit the area is and what type of lighting is provided.	2 x wall lights above whb 3 x recessed spotlights



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Describe the colour contrast of the floor, walls, doorways and towels. What is the colour scheme for these?	N/A
Describe the floor surface.	Tiles

Garden

Describe the garden area that guests have access to e.g. patio and lawn.	Paved terrace area outside main entrance doors with non-accessible planted area beyond.
State whether these areas are flat/undulating, stepped (details) etc. Give details of what seating is available.	Outdoor furniture comprises 2 person wooden bench with back and arms, small metal table with 2 matching chairs no arms.
What is the width of footpaths?	Approx. 100cm
Describe the surface of the footpaths.	Paved footpath to terrace, gravel parking area

Additional Information

Describe any facilities, equipment or services you offer not detailed above.	The property is fully equipped for short stays away from home with laundry facilities and an area to dry clothes.
Assistance dogs, it is illegal to refuse to accept working assistance dogs. What facilities are offered to assistance dogs e.g. run area, water bowls?	The terrace area is fenced/gated, we accept up to one well controlled dog which must be exercised off-site.
What internet access is available? Is this charged for or is it free? Mobile phone reception?	Mobile reception is patchy. wifi is currently not available (under review)