

# **Access Statement For Yallands Farmhouse**

## **Introduction**

We aim to cater for the needs of most visitors in our 7 bedroom bed and breakfast. Due to the constraints imposed by the Grade 2 Listing of the building, the door widths are not sufficient for access by guests who are totally wheelchair-dependent. Our ground floor room is suitable for those who can manage a few steps away from their wheelchair. 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**

- There is a bus stop at the foot of our grounds with a limited bus service. Timetable provided on request.
- The main railway station is 5 to 10 minutes away by car/taxi.
- There are local taxi services that have accessible taxis.
- Menus can be provided in large print by prior arrangement.
- We have a website with room availability calendar, location maps, and printed travelling directions.
- You can contact us via phone, text, fax, or email (details below)

## **Arrival & Car Parking Facilities**

- Access to the driveway is clearly marked from Speke Close and is open at all times.
- There is one marked and hard surfaced parking space for the physically disabled
- No other marked parking bays but there is ample room for all cars and moderate sized commercial vehicles. Parking is at a 45 degree angle to the stone wall.
- The surface of the parking area is gravel and is not entirely level due to tree roots, etc.
- We can assist guests with luggage.

## **Main Entrance & Reception**

- Access to the main front door is via a short hard surface path with one step down 10cm high. A step up 20cm high leads to the tiled entrance porch.
- A secondary (disabled) front door leads directly from the hard surfaced parking space and gives level access to the house, with just a low threshold.
- Both front doors are always locked. The bell push at the disabled front door is 132cm above ground.
- This door has a clear opening of 74 cm.
- There is short pile carpeting throughout the house

## **Public Areas - General (Internal)**

- The minimum clear door opening between the ground floor bedroom and the breakfast room is 71cm and the corridor is level.
- The guests' lounge is accessed by one step down of 20cm
- There are 2 staircases, each serving 3 guest bedrooms at first floor level.
- One staircase is a straight flight of 12 steps measuring 19cm high, 26cm deep, 76cm wide to a landing, with a single step down to one of the bedrooms. Measuring 16cm.
- The second staircase has 3 winders, a half landing and a quarter landing. There are 12 steps in all, measuring 20cm high, 28cm deep, 79cm wide. One room is accessed by a branch from the half landing with 4 steps, a small landing, and one further step of 16cm.

## **Public Areas - WC**

- One public WC is available on the ground floor (limited space)

## **Dining Room & Lounge**

- Breakfast is served in the breakfast room on the ground floor. There are no steps.
- Furniture is flexible and can be moved on request.
- Tables have underspace of at least 63cm high by 51cm wide and height of 73 to 75cm (legs on each corner). There are chairs with arms and without which can be moved to accommodate.
- Menus are available in large print.
- We do not play background music in any area of the B&B
- Afternoon tea can be served in the Lounge, Dining Room, or garden as appropriate.

## **Laundry**

- Not available

## **Shop**

- Not available on site. Convenience store 400 metres away.

## **Leisure Facilities**

- Not available

## **Outdoor Facilities**

- Table and chairs provided on patio (hard surface but slightly uneven paving slabs).

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not available

## **Bedrooms**

- There are 7 bedrooms, one on the ground floor and six on the first floor

### **Ground floor bedroom (small double)**

- The door to the room and the door to the en-suite both have clear openings of 70cm.
- A room with a 135cm wide divan bed which can be booked for single occupancy at our discretion.
- At least 70cm routes within the bedroom e.g. to both sides of bed, and between bed and dressing table, therefore allowing for left or right transfer to bed
- Bed is 57cm high
- Television with remote control and teletext
- One armchair and one upright chair (no arms) are provided in the room
- There is an en-suite shower room (see below for details)
- Fitted short pile carpet on the floor

### **Ground floor bedroom en-suite**

- Door is outward opening
- Free floor space clear of door is 60cm x 80cm
- The shower cubicle has a step/edge of 14cm high. There is one grab rail to the right of the cubicle. Control is on the left at a height of 132cm above the tray
- The basin has a fitted cupboard underneath & is 87cm high.
- The toilet does not have space for side transfer. The toilet is 40cm high.
- A toilet frame and/or toilet seat raiser is available on request.

## **Grounds and Gardens**

- We have a garden for residents which is available for sitting in (chairs/table provided)

## **Additional Information**

- Assistance dogs are accepted by agreement. Dog water bowl and food bowl are available on request.
- Mobile phone reception is satisfactory on most but not all networks
- An automatic fire detection/alarm system is installed. If you require more assistance for evacuating in an emergency or consider that you may not hear the fire bells please notify us on arrival and we will ensure you are given priority.
- We are happy to take delivery of hired equipment (please let us know if ordered - telephone number below for hirers)
- In accordance with the current legislation we are strictly a no smoking building (smoking is allowed in the garden where ashtrays are provided)

## **Contact Information**

- Address: Yallands Farmhouse, Speke Close, Staplegrove, Taunton, Somerset, TA2 6PZ.
- Telephone: 01823 278979
- Fax: 0871 277 2899
- Email: mail@yallands.co.uk
- Website: www.yallands.co.uk
- Hours of operation: Hours flexible to business. The B&B is our home and we are on the premises at night. Landline telephone answered 8am-10.00pm
- Local carers: Somerset Care 01823 333283
- Local equipment hire companies: Red Cross Medical Loans 01823 273746
- Local public transport numbers: Taunton BusLine 0871 200 22 33
- Local accessible taxi numbers: 01823 323232; 01823 330330; 01823 332211

**We welcome your feedback to help us continuously improve. If you have any comments please let us know.**

Version 2, July 2012