

Access Statement – Outchester Holiday Cottages

Introduction

Outchester Holiday Cottages, half a mile from Budle Bay, were constructed in 1999 and are a purpose built group of eight cottages around three sides of a large lawned area. Access is from the B1342 and there are automatic security gates at the entrance.

Pre Arrival

We have a comprehensive website www.rosscottages.co.uk which shows prices and availability. Booking can be made on-line, but we are pleased for enquiries or bookings to be made by telephone, fax or e- mail. Our booking manager is Shirley McKie whose contact details are:-

Mrs Shirley McKie,
No 1 Cragview Road
Belford
Northumberland
NE70 7NT
Tel: 01668 213336
Fax 01668 219385
Email: via website

Information is available in large print if required.

The nearest railway station is Berwick upon Tweed which is 15 miles by road. It is on the main east coast line. Car hire or taxis are available from Berwick and there is a limited bus service. The nearest village is Belford which is two miles by road.

The nearest airport is Newcastle Upon Tyne which is 48 miles away by road. Car hire facilities are available at the airport.

Being set in a rural location and some miles from the nearest village/small town Outchester Manor Cottages are not really suitable for guests without their own transport.

General

This access statement has been based on Oystershell Cottage, which is the same as Shepherd's Cottage. The remaining cottages are all similar in style and were built to identical specification, but they do not have stairs. Measurements given for door sizes, steps, etc are common for all properties.

Eiderduck has Mobility M1.Grading.

Arrival and Car Parking

The entrance to Outchester Manor Cottages is from the B1342 Belford to Bamburgh road. At the entrance there are automatic gates with a key pad (at car window height) to the right of the gates. . A five digit code needs to be entered to open them. The code is supplied with booking confirmation.

There is allocated parking for two cars for each holiday cottage. The car park is level with a good tarmac surface. Cottage keys are collected from the reception building which is beside the car park. There are two steps each 17cm high to gain access. The door has accessible width of 78cm. Keys are located on a board fixed to the wall, height 135cm. The board is located behind the inward opening door. Within the reception area there is a payphone located on a counter which is 91cm high with free space underneath of 78cm.

No cottage is more than 50 yards from the allocated car parking spaces.

From the parking area the cottages are accessed through a low metal gate (width 92cm) - this gate opens to double this width if required. To the side of the gate is a waist height light switch which operates the car park lights. Access to all cottages is via a level block-paved path to the porch area. There is a shallow step of 7cm to the front step and the height of the step into the hall is 13cm. **Ramps are available for both the shallow step and the entrance to the cottage.**

Each cottage has a small level enclosed garden with patio area and picnic bench.

Entrance and Hall The front door, which is 94cm wide, leads into a spacious hall way which is 124cm wide. The immediate entrance area offers free space of 185 cm x 200 cm. From the hall doors lead to a shower room, two bedrooms (one only in Eiderduck & Puffin), and the open plan lounge/dining/kitchen area. All doors are 79cm wide.

Flooring in the hall is laminate wooden style flooring.

Lounge/Dining The double height open plan Lounge/Dining/Kitchen area is accessed from the hall by a glass door. This is a large area with ample circulation space. The flooring is carpet and in the kitchen area wooden laminate style flooring.

From the lounge, double outward opening french windows lead to a stone flagged patio area. There is one step down of 19cm. Opening width of one door is 80cm - double door opening width is 168cm. Within the sitting area there is a sofa and occasional furniture. There is a dining table with seating for 6 in Shepherd's and Oystershell, and for 4 in the others. There is ample circulation space.

Kitchen The kitchen is part of the open plan lounge/dining /kitchen area. It offers a range of fitted units and built in appliances.

All worktops are at a standard height of 89cm. There is ample circulation space. The flooring is wood effect laminate.

**Bathroom and
Laundry Room**

From the hall a door (width 79cm) leads into the bathroom. There is a low level wc (42cm high) and a wash hand basin (85cm high). There is free space of 55cm under the projecting wash hand basin. The flooring is vinyl. No bath - there is a large shower cubicle (85cm x 89cm) with sliding access panel giving an entry 63cm wide with a step-up of 26cm over the threshold.

Eiderduck & Puffin have a bath 165cm long, 70cm wide & 56cm high, with shower over – no shower cubicle.

There is a washing machine and tumble drier.

**Bedroom 1
En-suite
Bathroom**

Situated on the ground floor off the main entrance hall. Access via door which is 79cm wide into an entrance area which is 128cm wide. This room has a king size double bed which is 67cm high. There is 69cm free space on either side.

En-suite bathroom. Entered via door width 71cm. Low level wc height 42cm. Bath 165cm long, 70cm wide & 56cm high. Wash hand basin height 85cm with clear space below height 55cm. Vinyl flooring.

Eiderduck & Puffin have one bedroom – not en-suite.

Bedroom 2

Situated on the ground floor off the main entrance hall. Access via door which is 79cm. There are twin beds which are 66cm high.

**Stairs
Shepherd's
Cottage**

There are open stairs leading from the kitchen area to a bedroom and bathroom on the first floor. There are thirteen steps (steps 20cm) with a 90 degree turn formed by the bottom three steps. There is a single handrail which is 90cm high on the open side.

**Oystershell
Cottage**

This leads to a small landing area with a sloping ceiling offering max head height of 215cm and minimum 60cm.

**Bedroom 3
Shepherd's
Cottage**

The third bedroom opens off a small landing served by an open plan staircase. Due to restricted head height this room is probably most suited to children. Maximum head height at the centre of the room 215cm minimum height at the room edges 90cm. This is a twin bedded room.

**Oystershell
Cottage**

**Bathroom 3
Shepherd's
Cottage**

There is a door to a wc and wash hand basin. The door is 72cm wide but does not offer full head height across its entire width. At its highest it is 198cm and at its lowest 156cm. There is good circulation space within the bathroom. Wc height 42cm. Projecting wash hand basin 85cm with a clear height underneath of 55cm.

**Oystershell
Cottage**

Garden

Each cottage has a small garden area which is accessed by French windows with a threshold and step down. There is a stone flagged patio area.

Additional Information

There is a children's play area with level access from the car parking area.

All cottages have adequate amount of circulation space throughout, colour and tone contrast. All cottages have large amounts of light both natural from large windows and patio doors and good artificial lighting.

Whilst the facilities within and around the cottages are to a high standard they may not be accessible to some disabled people (wheelchair users) however they all will be accessible to most if not all non ambulant disabled. Difficulties may be encountered in the use of bathrooms and shower cubicles.

Information folder is provided which contains information on the property, appliance and tourist information. Available in large print where possible.

Mobile phone reception and WiFi.