

ACCESS STATEMENT FOR THE OLD BARN BED & BREAKFAST, WEST LULWORTH, DORSET.

INTRODUCTION

We aim to cater for the needs of all visitors in our home based six bedroom bed and breakfast. The following statement is a summary of our provision. If you have any specific questions please feel free to telephone us and we will endeavor to help.

PRIOR TO ARRIVAL

- Local transport is very limited but the 103 bus does run from Wool, however, we recommend enquiry with the local authority prior to traveling. We can provide local taxi numbers on booking and would urge guests to book prior to traveling.
- Breakfast menus can be provided in large print by prior arrangement
- We have a basic website.
- You can contact us via telephone on 01929 400 305 or email us at SARAHJAY@thebarn100.fsworld.co.uk

Arrival & Car Parking Facilities

- We are on the main street of the village and are well signposted.
- On arrival to the property our entrance is on the right between the two gable ends. Cars can drive in and we have private parking.
- We have marked parking bays and there is ample room for one standard sized car per room.
- The surface is level, and graveled.
- We can assist guests with luggage.

Main Entrance & Reception

- The front door has one step 5cm high and is 71cm wide.
- On entry into our home there is an internal door which is 98cm wide. The hall is 1.14 by 4.7 metres long.
- There is seating provided in the hallway.
- The floor has stone tiles.
- There is a bell in the hall which you can ring for assistance.

Stairs

There are two sets of stairs in the house, one leads upstairs to the bedrooms and the other leads from upstairs hall down to the dining room.

- All stair risers are 20cm and treads are 22cm and there is a bend half way up.
- Both staircases have a rail on one side running from ground to 1st floor.
- Both staircases are carpeted and have 14 steps in each staircase and both are 81cm wide.
- We are unable to fit a stair lift to either staircase.

Public Areas - General (Internal)

- The 1st floor hall and landing (which leads to all bedrooms) is 94cm wide at the narrowest part and is well lit.

The floor is carpeted.

- There is a connecting door on the landing which is a fire door. It is 64cm wide.
- The dining room is on the same level as the entrance.
- On the 1st floor there is a small kitchen available for all guests. The door is 71cm wide and the room is 2 by 2.
- We do not play background music in any area of the B&B.

Dining Room

- Breakfast is served in the sitting/dining room. There are no steps anywhere on the ground floor.
- Two of the table positions are flexible and can be moved on request.
- Tables have underspace of 53cm by 63cm, and top height of 75cm (legs on each corner). Chairs can be moved to accommodate.

Shop

- We have an excellent local shop which is approximately 100m from the house and can be accessed from the road.

Outdoor Facilities

- There is seating available in the garden which can be accessed down a gravel path. The path is 1m wide with a gate at the end which opens away from you. There is a slight incline onto the grass.

Bedrooms All bedrooms have a TV, tea/coffee provisions and rooms 1, 2, and 4 have a fridge.

Bedroom 1:

- Bedroom door is 73cm wide and the en suite bathroom door 66cm wide. Double bedded room. Fully sprung single sofa chair beds are available for children only, if the room is used as a family room.
- Furniture is moveable on request and subject to practicality.
- Bed is 64cm high.
- Two single sofa chairs which have no arms.
- Fitted short pile carpet on the floor, no rugs.

Bedroom 2:

- Bedroom door 73cm wide, en-suite door 66cm. Double bedded room.
- Bed is 63cm high.
- One double sofa which has no arms.
- Fitted short pile carpet on the floor, no rugs.

Bedroom 3:

- Bedroom door 73cm wide, Single bedded room.
- Bed is 67cm high and accessible from one side only and has a header and footer.
- One chair with arms.
- Fitted short pile carpet on the floor, no rugs.

Bedroom 4:

- Bedroom door 72cm wide, en suite door 66cm. Double bedded room.
- Bed is 69cm high.
- Two chairs with arms.
- Fitted short pile carpet on the floor, no rugs.

Bedroom 6:

- Bedroom door 72cm wide, en suite door 74cm. Double bedded room. There is limited space in this room.
- Bed is 60cm high.
- Small two seater sofa with arms.
- Fitted short pile carpet on the floor, no rugs.

Bedroom 7:

- Bedroom door 72cm wide, en suite door 74cm. Twin bedded room. There is limited space in this room.
- Bed is 62cm high.
- One upright chair with no arms.
- Fitted short pile carpet on the floor, no rugs.

Bathrooms and Shower rooms.

- Room 1 - en suite bathroom with shower in the bath. Bath depth 54cm and is a standard size bath. There is a grabrail on the side and back wall. Wash hand basin (WHB) has a curved front and clear underspace. It is 66cm high. The toilet is 44cm high.
- Room 2 - en suite shower room. Shower door is 56cm wide and there is step of 13cm. Controls on the left wall. WHB has a curved front and clear underspace. It is 66cm high. The toilet is 44cm high.
- Room 3 - private bathroom with shower in the bath. Bathroom door is 74cm wide. Bath depth is 54cm and is a standard size bath. There is a grabrail on the side and back wall. WHB has a curved front and clear underspace. It is 66cm high. The toilet is 44cm high.
- Room 4 - en suite shower room. Shower door is 56cm wide and there is a step of 24cm. Controls on the back wall. WHB has a clear underspace. It is 77cm high. The toilet is 44cm high. NB This bathroom is very limited for space.
- Room 6 and 7 - en suite bathroom with shower in the bath. Bath depth 54cm and is a standard size bath. There is a grabrail on the side and back wall. WHB has a curved front and clear underspace. It is 66cm high although it is immediately next to the bath. The toilet is 44cm high.

All bathrooms have toilet paper and towels provided.

Self-Catering Kitchen

- There is a microwave and sandwich toaster available for all guests. There is also a standard size washing up point which is 89cm high and sits in a double base unit.

Additional Information

- We are a dog friendly home.
- There is 'Orange' mobile phone reception and 'O2' works intermittently.
- We have an integrated smoke and fire alarm system and evacuation is via the front door unless otherwise advised.

We are resident on site and we have keys to all rooms to gain immediate access in an emergency.

- We are a no smoking building (smoking is allowed in the garden area). We can for rooms 3, 6 and 7

accept small items of food/medication for storage in our fridge by arrangement (access available 8am to 10.30pm). However, we occasionally go out so we must be aware of your needs should that occur.

Contact Information

- Address: The Old Barn, Main Road, West Lulworth, Dorset, BH20 5RL.
- Telephone: 01929 400 305
- Email: SARAHJAY@thebarn100.fsworld.co.uk
- Website: www.theoldbarnlulworthcove.com
- Hours of operation: Arrivals after 1pm
Departures by 10.45am
- Emergency number: 999

Future Plans

- Currently investigating fire alarm pad to assist the deaf.

Created: 9th February 2010

Updated: 23rd February 2010