

Access statement for Bawd Hall, Newlands Valley, Cumbria

Introduction

This statement can be found on our website www.bawdhall.co.uk and is available separately upon request. Bawd Hall is a detached property built in 1964. It is situated in the Newlands Valley, about 3 miles from the village of Braithwaite. We have tried to provide as much information as possible in this statement. If you have any queries, please call us on +44 (0)1900 828189 or email alison@bawdhall.co.uk.

Pre-Arrival

- Our website includes floor plans and shows directions of door openings. There are plenty of pictures of the rooms, grounds and surrounding countryside.
- Bookings/enquiries can be made via email, letter or telephone.
- The nearest train station is at Penrith, about 20 miles away. There is a bus service from Penrith to Keswick and there are local taxi firms in Keswick.
- Bawd Hall is about 15 minutes from Keswick by car.
- You can order shopping to be delivered by Tesco.com, Asda.co.uk or by the Co-op in Keswick.
- We can provide information in large print on request.
- Written directions and a map are provided to all guests.
- Pets are accepted by prior arrangement (no more than 2 dogs).
- No smoking is permitted in either the house or grounds.
- Please call us on +44 (0)1900 828189 or email alison@bawdhall.co.uk if you have any special requirements.
- As the house sleeps 10, we work on the assumption that guests with mobility, hearing or visual impairment will have assistance from other guests, if required. If this is not the case, then Bawd Hall may not be suitable for your party. Please discuss your requirements with us and we will help if we can.

- We offer a very personal service to our guests. If you have special access requirements then please let us know, rather than relying solely on this access statement, to make sure that we can accommodate you to your satisfaction.

Arrival and Car Parking Facilities

- The car parking area can easily accommodate 3 cars.
- Luggage can be unloaded through any of the 3 entrances to the house, although the main entrance provides the widest and most level approach.
- There is tarmac in the car parking area and level paved access at least 1.1 m wide from there to the entrances.
- There is one step up 160 mm high if the kitchen entrance to the house is used.
- At the main entrance, there is a threshold 18 mm high, while at the garden room entrance the threshold is 100 mm high.
- Parking is approximately 15 metres from the main entrance.
- If arriving after dark, security lighting comes on automatically in the parking area and as you approach the main entrance. Other outside lighting can be switched on from inside the house.
- There is a sign on the garage pointing to the main entrance.

Main Entrance and Reception

- The main entrance has a double door 825 mm wide, keyhole height 1m and leads into the porch.
- There are two benches on either side of the porch with space in between 1.3m wide.
- The inner door leads to the hall and has an entrance 780 mm wide with keyhole height 1.1m.
- Keys to the main entrance, garden room and kitchen will be available on arrival. Key pick-up details are included with the directions sent to guests shortly before their booking starts. (Keys are accessed via combination lock –

if this is a problem, then let us know).

- Exits from the hall lead to the lounge, kitchen/dining room, downstairs bedroom and adjacent downstairs bathroom, utility room and understairs coat cupboard, and there are stairs to the first floor accommodation.
- The floor in the porch is tiled and in the hall carpeted.
- A file containing household operating instructions can be found on the bookcase in the lounge. A summary of some of the most important information is sent out with the directions and key pick-up details.
- There is a fire extinguisher in the hall at a height of 1.6m.
- There is a central heating thermostat in the hall, just inside the main door on the right at a height of 1.4m.
- There is a torch in the hall hanging on a hook.
- There are also two plug-in lights in the hall that come on after dark and will operate during a power cut until they need recharging.

Public Areas - General (Internal)

- Ample lighting is available throughout the house.
- Light switches are 1.2 to 1.35m high throughout.
- Smoke alarms are provided in the hall (two), on the landing (two), and in the kitchen/dining room, lounge and each bedroom.
- The smoke alarms in the hall and on the landing are audible throughout the house, are linked and have batteries charged automatically from the mains.
- Door frames and skirting boards throughout are in dark wood, providing good contrast with surrounding surfaces which are mostly in light colours.

Utility room:

- The entrance door leads from the hall and is 715 mm wide.
- The worktop height is 920mm.
- The sink is 925mm high.
- There are wall cupboards above the main work surface and sink at a height of 410mm above the worktop.

- The floor is tiled.
- There is at least 830mm free space available between walls and worktops, but the gap between the fridge/freezer and opposite worktop is only 500mm. This gap leads to the boiler controls and meter cupboard, as well as to the fridge/freezer.
- The highest shelf in the fridge part of the fridge/freezer is 1.4m and the lowest drawer in the freezer part is 150mm.
- There is a standard-sized front-loading washing machine.
- Boiler controls are at a height of 700mm.

Drying room:

- The drying room is reached via stairs to the first floor (see under “Bedrooms” below).
- The drying rack has a rope which is fastened at a height of 1.35m and the rack lowers to a minimum height of 900mm.
- The airing cupboard has shelves 520mm deep starting at 450mm high.
- A standard-sized tumble dryer is situated in a cupboard, raised from the floor by 450mm.

Public Areas - WC

- Not applicable.

Dining Room and Lounges

Dining facilities:

- The kitchen/dining facilities can be accessed from the hall or outside. From the hall, the entrance is 800mm wide and from outside, there is one step up – height 160mm, depth 490mm and the entrance is 600mm wide with a threshold height 90mm.
- There is a rectangular solid oak table with a distance of 725mm from the floor to the underside of the table top. There are no legs at the corners of the table, which is supported so as to leave ample leg room.
- There is a solid oak bench to seat 4 against one wall and 6 solid oak chairs with seats having wipeable leather-look fabric on the other 3 sides of the table.

- The chairs have no arms and provide lumbar support.
- Free space between the table and kitchen area is 1.65m and between the top and bottom ends of the table and walls is 800mm.
- The floor in the dining area is carpeted.
- Curtains are operated by draw cords.

Lounge:

- Access to the lounge is either by a door from the hall (entrance width 710mm) or from the garden room (entrance width 710mm, two steps up, depth 420mm height 160mm).
- The floor is carpeted.
- There is ample seating, with two three-seater sofas, a two-seater sofa and two easy chairs, all with arms. There are a number of cushions (not feather-filled).
- There is an open log fire.
- Lighting comprises two ceiling chandeliers 1.8 m above the floor controlled by dimmer switches, a standard lamp and a picture light.
- There is also a plug-in light that comes on after dark and will operate during a power cut until it needs recharging.
- There are large picture windows with wooden window seats at a height of 530mm above the floor.
- TV, DVD and hi-fi all have remote controls.
- There are two large and four small solid oak coffee tables, approximately 480mm in height, all with legs at the corners.
- The hearth rug and coffee tables can be moved to provide free space of 4.3 by 3 metres clear of doors and furniture.
- Curtains are operated by draw cords.

Garden room:

- Access to the garden room is either from outside – entrance 645mm wide with a threshold 100mm high – or by two steps down from the lounge (see under “lounge” above).

- There is a two-seater sofa and two easy chairs, all in cane and with arms.
- The sofa and chairs can be moved to one side (away from the outside entrance) and the coat stand removed to provide 2.7 by 1.6 metres of free space clear of door and furniture (there is alternative coat hanging space under the stairs, in the utility room and in the porch).
- The floor is tiled.
- The large picture windows slide to open (small children should not be left unattended as there is a drop of 1.8m below). The windows are normally kept locked, the keys being on a nearby hook.

Barbecue area:

- No level access is available, as the approach is by steps or a steep grassy slope (20m long).
- There are two picnic tables.
- A portable barbecue is provided.

Laundry

- See under “Utility room” and “Drying room” above.

Shop

- The nearest shop is at Braithwaite, 5 miles away.

Leisure facilities

- Table tennis table, bats and balls are situated in the garage.
- The garage is entered by a side door with a combination padlock.
- The entrance is 880mm wide and is close to and on the same level as the main entrance with level access.
- There is clear space around the table, with a distance of approximately 1.5m all round.
- Lighting is fluorescent.

Outdoor facilities

- Not Available.

Conference and Meeting Rooms, Banqueting, Clubs,

Entertainment

- Not Available.

Bedrooms

Room combinations:

- Ground floor – double room.
- First floor – 2 double, 2 double/twin.

General:

- Non-feather duvets and pillows are provided in each room.
- Duvets are all-seasons (9.5 + 4.5 tog).
- Sheets, duvet covers and pillow cases are poly-cotton.
- Door frames and skirting boards are in dark wood, providing good contrast with surrounding surfaces.
- All light switches are 1.2 to 1.35 m high.
- All bedroom curtains are operated by draw cords.
- **Ground floor (Red room):**
- The room is approached by a corridor, with a minimum width of 960mm.
- The entrance has a width of 720mm.
- There is a 5ft wide double bed.
- The height from the floor to the top of the mattress is 580mm.
- The floor is carpeted.
- The main lighting is operated by a dimmer switch. There are also two bedside plug-in lamps, a dressing table plug-in lamp and a picture light.
- The adjacent bathroom (see under “Bathrooms”) can be used as an en suite by drawing a curtain to separate the bedroom and bathroom from the downstairs living accommodation.
- There is a second TV with remote control in this room.
- Space available one side of the bed is 700mm and 1m on the other.
- There is one armchair.
- The largest square area of free space clear of doors and

furniture is 1.6m by 2.1m, although the armchair can be moved to create a space 3.5m by 2.1m, if required.

First floor:

- A staircase of 14 steps leads to the first floor. There is a landing halfway (960mm square). The steps are 180mm high, 250mm deep and 960mm wide.
- There is a handrail on the left hand side of the stairs at a height of 900mm.
- The first floor is carpeted throughout (except for the bathrooms – see under “Bathrooms”).
- The main landing has a minimum width of 1m and is 10m long.
- There is a fire extinguisher on the landing near the top of the stairs at a height of 1.6m.
- There are two plug-in lights on the landing that come on after dark and will operate during a power cut until they need recharging.
- All doors to the bedrooms and bathroom on this floor are at least 700mm wide.
- All door frames and skirting boards are in dark wood, providing a good contrast with adjacent walls and flooring.
- The two largest rooms have en suite bathrooms, while the remaining two rooms share a bathroom situated at the opposite side of the landing.
- There is a second airing cupboard at the end of the landing with shelves starting at 550mm high.
- The controls for the hot water to the Red and Green bathrooms are situated in this second airing cupboard at a height of 1.3m.

Double room (Blue room):

- The bed is a solid oak 6ft by 6ft6in four poster with a mattress height of 620mm.
- Space available to either side of the bed is approximately 2m.
- There is an en suite bathroom (see under “Bathrooms”).
- The main lighting comprises two chandeliers (1.9m above

the floor) and is supplemented by wall lights that can be switched from the bed and by a plug-in table lamp on the dressing table.

- The largest area clear of doors and furniture is 5.6m by 2.35m.

Twin room (Terracotta room):

- There are twin 3ft wide beds with a mattress height of 620mm which can be linked to make a 6ft wide bed (retaining the pairs of single duvets).
- With the beds separated by 450mm, space available to the left is 630mm and to the right is 920mm.
- The distance between the foot of the bed and the opposite wall is 450mm.
- There is a bathroom on the opposite side of the landing, which is shared with the Poppy room.
- Two plug-in bedside lamps supplement the main lighting (chandelier at 1.93m above the floor).
- The beds are on casters.
- The largest area clear of doors and furniture is 1.5m by 1.3m.

Twin room (Poppy room):

- There are twin 3ft wide beds with a mattress height of 580mm which can be linked to make a 6ft wide bed (retaining the pairs of single duvets).
- With the beds separated by 450mm, space available to the left is 630mm and to the right is 920mm.
- There is a bathroom on the opposite side of the landing, which is shared with the Terracotta room.
- Two plug-in bedside lamps supplement the main lighting (chandelier at 1.8m above the floor).
- The beds are on casters.
- The largest area clear of doors and furniture is 4.6m by 1m.

Double room (Green room):

- The bed is 6ft by 6ft6in and has a mattress height of

580mm.

- Space available to the left of the bed is 1m and to the right is 1.6m.
- There is an en suite bathroom (see under “Bathrooms”).
- Two bedside plug-in lamps and a dressing table plug-in lamp supplement the main lighting (two chandeliers at 2.05m above the floor).
- The bed is on casters.
- There is a two-seater sofa.
- The largest area clear of doors and furniture is 3.5m by 2.4m.

Bathrooms

- As none of the baths has a rail, two suction handles are available on request. Guests are requested to ensure that these are secure before allowing them to be used by infirm people.

Downstairs:

- This bathroom is rectangular, 3.15m long and 1.65m wide.
- The width of the door is 720mm.
- The downstairs bathroom and bedroom can be separated from other downstairs accommodation by drawing a curtain, thus creating an en-suite facility for the downstairs bedroom.
- The toilet seat is at a height of 400mm.
- The minimum access space around the toilet is 830mm.
- The bath has no rails and its height is 530mm.
- There is a shower over the bath with controls at a height of 1.2m.
- The hand basin is at a height of 810mm.
- The floor is tiled.
- There is clear floor space of 830mm square.
- A non-slip bathmat is available.

Blue room en-suite:

- This bathroom is rectangular, 3.2m long and 1.3m wide.
- The width of the door is 700mm.

- The toilet seat is at a height of 410mm.
- Space to the right of the toilet is 1.2m, but there is an adjacent wash basin.
- The bath has a corner seat and is 550mm high, but has no rails.
- There is a shower over the bath with controls at a height of 1.25m.
- The hand basin is at a height of 800mm.
- The floor is vinyl wood plank
- There is not a substantial amount of clear floor space.
- A non-slip bathmat is available.

Main bathroom (shared by Terracotta and Poppy rooms):

- This bathroom is 2m wide with a maximum length of 3.6m.
- The width of the door is 700mm.
- The toilet seat is at a height of 420mm.
- Space to the right of the toilet is 400mm and to the left 470mm.
- The bath has no rails and its height is 510mm.
- There is a shower over the bath with controls at a height of 1.2m.
- The hand basin is at a height of 800mm.
- The floor is tiled.
- There is clear floor space of 2.2m by 950mm.
- A non-slip bathmat is available.

Green room en-suite:

- This bathroom is rectangular, 3.1m long and 1.35m wide.
- The width of the door is 700mm.
- The toilet seat is at a height of 400mm.
- Space to the left of the toilet is 1m, but there is an adjacent wash basin.
- The bath has no rails and is 530mm high.
- There is a shower over the bath with controls at a height of 1.15m.
- The hand basin is at a height of 800mm.
- The floor is vinyl wood plank.

- There is not a substantial amount of clear floor space.
- A non-slip bathmat is available.

Self-Catering Kitchen

- The kitchen/dining facilities can be accessed from the hall or from outside. From the hall, the entrance is 800mm wide and from outside, there is one step up – height 160mm with a threshold height 90mm and depth 490mm and the entrance is 600mm wide.
- The work surfaces and hob are at a height of 900mm.
- There are full height cupboards underneath all the worktops, the sink and the hob.
- The double oven has drop down doors. The height of the lowest shelf is 850mm and the highest is 1.35m.
- There is clear space of 1.35 m in front of the oven, 400mm to the left and 2.5m to the right.
- The kitchen floor area is tiled.
- There is at least 1.3m of free space between all furniture and worktops.
- The lighting is by halogen lamps, supplemented by lights over the worktops and the hob.
- There is good contrast between the floor, cupboards and other surfaces.
- The fridge has a highest shelf 800mm above the floor and a lowest drawer 300mm above the floor.
- A fridge/freezer is available in the utility room (see under “Utility room”).
- The microwave is above the fridge at a height of 1.3m.
- There is plenty of cupboard space. Wall cupboards are at a height of 1.4m. Crockery, equipment and cutlery can be re-arranged to the lower shelves/drawers to the extent necessary for access.
- There is a fire blanket near the window at a height of 1.7m.

Grounds and Gardens

- There are grounds of 0.25 acres approx.
- The car park and the paths/terrace approaching the house are all on one level.

- Away from the car park and paths, the grounds slope very steeply. This may limit the use that can be made of the garden by some parties, particularly those that include toddlers or persons with limited mobility.
- The formal area of the garden is terraced with two flat lawned areas, both having some paving. One is approached by steps, the other (the barbecue area – see above under “Barbecue area”) by steps or a steep grassy slope.

Additional Information

- An information folder is provided, including fire instructions. The main information can be provided in increased font size on request.
- There is a fire action notice in the hall adjacent to the main entrance.
- Mobile phone coverage is poor and therefore a GBP5 calling credit is provided so that the phone can be used to summon help if there are any problems. Otherwise, the phone is available for incoming and emergency calls only. The phone is accessible in the hall.

Contact Information

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We welcome your feedback to help us continuously improve. If you have any comments please phone 01900 828189 or email alison@bawdhall.co.uk.

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