

## Accessibility Guide – Beach House

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**Property Name:** Beach House

**Property Address:** Whitby

**Date Assessment Carried Out:** 1st November 2017

**Assessment Completed By:** A.E.Hatchwell

### INTRODUCTION

#### Description of Property:

Beach House makes a wonderfully social holiday home for a group.

The first floor has an open plan lounge, kitchen and diner set around a central staircase. Throw open the windows and you'll hear, smell and see the incredible seascapes. When you can prise your eyes away, there's free Wi-Fi and Freeview TV.

The kitchen has every appliance you need and a wine chiller! Once your food is prepped, head out to the decked barbecue area or gather round the kitchen table and tuck in.

Beach House sleeps seven guests in three spacious bedrooms – all boasting sea views. Up the steep staircase, the second-floor king-size room has an additional single bed tucked around the back of the en suite, plus space for a further z-bed – so it's perfect for families. There's a king-size bed and a twin room on the ground floor, along with the house bathroom with its handy shower cubicle.

Any well-behaved dogs will love the rear outdoor area, at both ground and first floor levels. There's a utility with a washer and dryer, and you can even park two cars on site - we really have everything covered!

**Use:** Self-catering holiday cottage

**Location Description e.g. city centre, countryside, coast:** coast

**Distance to nearest city, town, village:** The cottage is situated in the Old Town area of Whitby

**How many bedrooms does the property have?**

There are three discrete bedrooms with a further single sleeping space situated on the second-floor landing

**Are there any ground floor bedrooms – if so how many?**

Yes, 2

**What internet access is available? Is it charged or free?**

Internet access is available and is free

**Mobile phone reception?**

Yes

## PRE-ARRIVAL

**Name of nearest railway station:**

Whitby Town Station

**Distance from nearest railway station:** Whitby Town Train Station is approximately 0.68Km from the cottage.

**Details of local bus service – accessibility, frequency, distance of bus stops from property, route numbers etc.** There are frequent buses available from the main bus station located next to Whitby Station. The bus station is approximately 0.8Km from the cottage.

**Do you offer a collection service?**

No

**Describe the streets in the area surrounding the property e.g. paved / cobbled / level / uneven:**

The streets leading to the property are cobbled

**Information about local services for disabled people e.g. equipment hire, wheelchair repair, Shopmobility, RADAR toilets:**

### Equipment Hire

Whitby, Scarborough and Rydale Disability Action Group

Church House Centre, Flowergate, Whitby. Tel: 01947 821001 email: Whitbydag.org.uk

**Wheelchair repair**

Esk valley Mobility

57, Church Street, YO22 4AS, Tel: 01947 825 555

**Shopmobility**

Scarborough Shopmobility

5, Somerset Terrace, Scarborough YO11 2PA Tel: 01723 369910

**Details of local stores where shopping can be ordered in advance for collection or delivery:**

Sainsburys, Tesco and Asda all deliver to this area.

**What information do you offer in alternative formats, such as large print and audio? E.g. Access Statement, brochure:**

The Accessibility Guide can be made available on line which can be viewed in large print. There is no audio version available.

A 3D model of this property is available to view on our website to help gain a better understanding of the layout.

**KEY COLLECTION, WELCOME & CAR PARKING**

**State where visitors need to go to collect the key i.e. the property, an office, elsewhere or sent by post:**

The key is collected from a key safe located outside the property

**State if someone is available to welcome guests. If so, state whether a familiarisation tour of the property is offered:**

A personal welcome service is not offered nor a familiarisation tour.

**State whether parking is available on site or nearby and give the number of spaces available and distance to the property entrance:**

There are two parking spaces available, one is on the site the second is 10 metres away.

**Please see our parking guide for further information:**

[Shoreline -Whitby-Parking-guide.pdf \(shoreline-cottages.com\)](#)

**Describe the type of surface from the car park to the main entrance e.g. level/stepped, firm/uneven, tarmac/gravel:**

The surface from the on-site car park is firm and even leading to a set of three steps to the front entrance.

**Describe any lighting in the car parking area and en route from the car park to the property entrance:**

There is an exterior ceiling light for the on-site car park the switch is on the right as you open the front door.

## **ENTRANCE TO PROPERTY**

**How many steps, if any, to the entrance and is there a handrail(s)?**

There are three steps with a handrail to the left as you enter the building

**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:**

There is no ramp / level access provided

**What is the clear door opening width? taking into account any obstacles that may reduce the size of the opening:**

The door opening is 90cm

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The area is well lit by ceiling lights in the entrance hall. The light switch is on the right as you open the front door.

**Describe the floor surface e.g. tile, wood, rugs, carpet (thick/short pile):**

The entrance hall floor is wood

## HALLS, STAIRS, LANDINGS, PASSAGEWAYS

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The first-floor stairs are well lit by ceiling lights at the top and bottom of the stairs with light switches to the right as you stand looking up.

The second-floor stairs are well lit by a ceiling light at the top and bottom of the stairs with light switches to the left as you stand looking up.

**How wide are the passageways? Minimum width for wheelchair/zimmer frame/pushchair is 75cm, 80cm preferred:**

The first-floor stairs are 84cm wide

The second-floor stairs are 61cm wide

**Describe the floor surfaces e.g. tile, wood, rugs, carpet (thick/short pile):**

The stairs are carpeted with short pile

**Describe the stairs e.g. Number of steps, landings, handrail(s):**

There are 12 steps to the first floor with a handrail to the left as you climb

There are 13 steps to the second floor with a handrail to the left as you climb

## SITTING ROOM / LOUNGE

**Describe where the dining room is situated and how you access it i.e. is there level access, ramp(s) or step(s)? If steps, how many?**

The sitting room/lounge is on the first floor which is accessed by the stairs (there are 12 steps) to this level.

**What is the clear door opening width, taking into account any obstacles?**

The stairs are 84cm wide emerging onto an open space

**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 table are there e.g. high/low tables, couches, easy chairs?**

The sitting room/lounge is level with plenty of space between the furniture. The lounge has a low-level coffee table. The dining area which is on the same level has a high-level table.

**Is the furniture moveable?**

Yes

**Where there are TV's are subtitles/audio description available?**

Yes

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The area is well lit from ceiling lights and table lamps

**Describe the floor surface e.g. tile, wood, carpet (thick/short pile)**

The floor surface is wood

## DINING ROOM

**Describe where the dining room is situated and how you access it i.e. is there level access, ramp(s) or step(s)? If steps, how many?**

The dining area is part of the open plan Kitchen/Dining /Sitting room. The dining area is on the first floor which is accessed by the stairs (there are 12 steps) to this level.

**What is the clear door opening width, taking into account any obstacles?**

The stairs are 84cm wide emerging onto an open space

**Is there space around the table for a wheelchair?**

Yes

**State the clear height underneath the dining table:**

The clear height is 62cm

**What type of seating is there? e.g. upright chairs with/without arms:**

The seating consists of two long benches either side of the table and two chairs without arms at either end

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The area is well lit by ceiling lights

**Describe the floor surface e.g. tile, wood, rugs, carpet (thick/short pile):**

The floor is wood

**Describe where the dining room is situated and how you access it i.e. is there level access, ramp(s) or step(s)? If steps, how many?**

The dining area is part of the open plan Kitchen/Dining /Sitting room. The dining area is on the first floor which is accessed by the stairs (there are 12 steps) to this level.

**What is the clear door opening width, taking into account any obstacles?**

The stairs are 84cm wide emerging onto an open space

**Is there space around the table for a wheelchair?**

Yes

**State the clear height underneath the dining table:**

The clear height is 62cm

**What type of seating is there? e.g. upright chairs with/without arms:**

The seating consists of two long benches either side of the table and two chairs without arms at either end

## KITCHEN

**Describe where the kitchen is situated and how you access it i.e. is there level access, ramp(s) or step(s)? If steps, how many?**

The kitchen is part of the open plan Kitchen/Dining /Sitting room The Kitchen area is on the first floor which is accessed by the stairs (there are 12 steps) to this level.

**What is the clear door opening width, taking into account any obstacles?**

The stairs are 84cm wide emerging onto an open space

**State the height of the oven, hob and microwave. Does the oven have a drop down or side opening door?**

The hob is set into the work surface 109cm high

The oven has a drop-down front with a pull bar across the top which is 90cm high

**How high is the work surface/food preparation area?**

The work surface / food preparation area is 109cm high

**State the height of the highest shelf and lowest draw of fridge/freezer:**

The highest shelf of the Fridge is 177cm

The lowest shelf of the Fridge is 127cm

The highest shelf of the Freezer is 67cm

The lowest shelf of the Freezer is 32cm

**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?**

The kitchen / Dining area are part of the same open plan space with seating consisting of two long benches either side of the table and two chairs without arms at either end

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The kitchen is well lit with ceiling lights

**State the height of wall cupboards containing crockery, glasses etc. Can these be moved to lower level cupboards on request?**

The cupboards have sliding doors with interior shelves at the following heights:

87cm, 121cm, 142cm, 16cm

**Describe the sink taps e.g. single mixer lever tap:**

The sink has a mixer tap with separate hot and cold handles that turn

**List any aids that can assist people e.g. cordless kettle revolving 360 degrees:**

There is a cordless kettle that revolves 360 degrees, A separate toaster and microwave

**Describe how well/evenly lit the kitchen is and what type of lighting is provided e.g. ceiling spot lights:**

The kitchen is well lit with ceiling lights

**Describe the floor surface e.g. tile, wood, rugs, carpet (thick/short pile):**

The floor is wood



## BEDROOMS AND SLEEPING AREAS

**Do you have any ground floor bedroom? If yes, how many?**

There are two ground floor bedrooms

**What is the clear door opening width, taking into account any obstacles?**

Twin bedroom door opening 83cm  
King size bedroom door opening 83cm  
The second-floor bedroom opening is 54cm

**Can furniture be moved around or removed?**

Yes

**What bed combinations are there e.g. double, twin, zip-link?**

- 2 King size beds
- 2 Single beds

**What provision is there for a personal assistant/carer or friend/family member e.g. adjoining room, sofa bed in the room or lounge:**

The two ground floor bedrooms are next to each other  
The second-floor bedroom has a king size bed

**How wide is the space next to the bed(s)? (for wheelchair user to transfer onto bed):**

There is room next to all beds.

**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)?**

The twin beds are 58cm to the top of the mattress with no clear space under the beds  
The king size bed is 59cm to the top of the mattress with no clear space under the bed  
The second-floor king size bed is 68cm to the top of the mattress with no clear space under the bed

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

All bedrooms are well lit with ceiling lights and two bedside or wall lights each

**Describe the colour contrast of the floor, walls and doorways:**

The walls of both ground floor bedrooms are white, the floor is a beige carpet, the doorways are varnished wood.

The second-floor bedroom has two light blue walls and two white walls, a beige carpet and wooden door to the bathroom

**Describe the wardrobe and storage space e.g. can rails be adjusted?**

The twin bedroom has a built-in wardrobe with a fixed rail

The king size bedroom has no wardrobe but does have a chest of drawers

The second-floor bedroom has a fitted wardrobe with non-adjustable rail and a stand-alone cupboard.

**Describe the floor surface e.g. tile, wood, rugs, carpet (thick/short pile):**

The floors of all bedrooms are carpeted both with short pile

**Give details of any non-allergenic bedding that can be provided:**

For non-allergenic bedding to be made available the request must be made six weeks prior to the date of the visit.

**Are subtitles/audio description equipment available on televisions with instructions available on how to use it?**

See the sitting room

**List any other accessible equipment you may have e.g. vibrating alarm clock:**

No other accessible equipment is available

## **BATHROOMS, SHOWER-ROOMS AND TOILETS**

**Is there level access from the bedroom to the en-suite or shared facilities i.e. no steps?**

There are ground floor and second floor bathrooms

Both bathrooms have level floor access from the bedrooms

**What is the clear door opening width, taking into account any obstacles?**

The ground floor bathroom door opening is 70cm

The second-floor bathroom door opening is 75cm

**Describe the shower – is it separate or over the bath? Level entry with no raised lip?**

The shower in both bathrooms are separate walk in facilities

Both showers have a raised lip

The shower lip in the ground floor bathroom is 26cm  
The shower lip in the second-floor bathroom is 30cm

**What is the height of the WC from floor to seat?**

The ground floor WC height is 43cm  
The second floor WC height is 44cm

**What is the height of the washbasin? Is there clear space under the sink i.e. no pedestal?**

The height of the ground floor wash basin is 86cm  
The height of the second-floor wash basin is 81cm  
Both basins have pedestals underneath

**What type of taps are on the washbasin and bath? e.g. lever:**

The ground floor bathroom tap has a mixer tap with lever  
The second-floor bathroom taps are single hot and cold taps with turn tops

**Give details of what support/grab rails are fitted where e.g. bath, shower, WC:**

Neither bathroom have support or grab rails

**Describe how well/evenly lit the room is and what type of lighting is provided e.g. ceiling light, fluorescent tube shaving light:**

Both bathrooms are well lit  
The ground floor bathroom has multiple ceiling lights  
The second-floor bathroom has a ceiling light and shaving light

**Describe the colour contrast of the floor, walls, doorways and towels. What is the colour scheme for these?**

The ground floor bathroom has light brown walls, stone coloured floor and varnished wood doorways  
The second-floor bathroom has white walls, light blue tile effect linoleum and varnished wood doorways

**Describe the floor surface(s) e.g. non-slip, laminate, tile, wood, rugs, carpet (thick/short pile):**

The ground floor bathroom has ceramic floor tiles  
The second-floor bathroom has a linoleum floor covering

## GARDEN

**Describe the garden area that guests have access to e.g. patio and lawn:**

There is a paved area outside the ground floor. There is also a decked area leading to a paved area outside the first floor

**Describe whether these areas are flat/undulating, stepped etc.**

Both ground and first floor areas are flat

**Give details of what seating is available:**

There is no seating on the ground floor outside area.

There is a table and eight chairs on the decking outside the first floor

**What is the width of footpaths?**

There are no footpaths

**Describe the surface of the footpaths e.g. level/firm/uneven, is gravel used?**

The surfaces of the ground and first floor areas are firm and level.

## ADDITIONAL INFORMATION

**State that you welcome assistance dogs. What facilities are offered to assistance dogs e.g. run area, water bowls?**

Assistance dogs are welcome in all Shoreline properties. There is outside space at the cottage which is accessible to a dog. A water bowl can be provided.

**Describe the colour contrast of floors, walls and doorways throughout the property, [specify what these areas are e.g. hallway and what is the colour scheme for these]:**

The Entrance and Hallway are white with brown laminate floors and varnished wooden doorways  
The first floor Sitting Room / Lounge has cream walls with varnished wood paneling and a varnished wooden floor

The kitchen / Dining area has white walls with a large stripped wood cupboard along one wall.  
The kitchen worktop is black

The ground floor bedrooms have white walls, the floor is light brown and the doorways are varnished wood.

The second-floor bedroom has two light blue walls and two white walls, a beige carpet and wooden door to the bathroom.

The ground floor bathroom has light brown walls, stone coloured floor and varnished wood doorways

The second-floor bathroom has white walls, light blue tile effect linoleum and varnished wood doorways

The towels supplied will be white

**Give details of local attractions and if they have an access statement:**

Whitby Disability Action Group (DAG) have information on local attractions and their access arrangements on their website, their contact details are as follows:

**Telephone:** 01947-821001

**E-mail:** [info@whitbydag.org.uk](mailto:info@whitbydag.org.uk)

**Website** [www.whitbydag.org.uk](http://www.whitbydag.org.uk)

Whitby DAG have information leaflets on Mobility Equipment Hire, Where To Go, Getting Around Whitby and Where To Eat

**CONTACT INFORMATION****Business address:**

Shoreline Cottages Ltd  
Brook House  
Main Street, Elvington  
YORK, YO41 4AA

**Business telephone number:** Tel: 01947 668888

**Email:** [enq@shoreline-cottages.com](mailto:enq@shoreline-cottages.com)

**Website:** <http://www.shoreline-cottages.com>

**Business Hours:**

The contact arrangements for anyone staying in a Shoreline Cottage are as follows:  
Our local Manager, Billy, and his team can be contacted on 01947 668888 (select option 2) between 9am – 7pm every day of the year. Should you encounter any problems he will be happy to help. For any emergencies that you should encounter after 7pm please call 01947 668888 and select option 3 for our out of hours emergency service.

**Local Accessible Taxi – [www.traintaxi.co.uk](http://www.traintaxi.co.uk) indicate those firms that have wheelchair accessible vehicles:**

**Accessible Taxis**

Harrisons Tel: 01947 600606

Parc taxis Tel: 07900 213054

Smilers Taxis Tel: 07881 467 725

Streamline Tel: 01947 603306