

Accessibility Guide – Kipper Cottage

Property Name: Kipper Cottage

Property Address: Whitby

Date Assessment Carried Out: 8th June 2022

Assessment Completed By: A.E.Hatchwell

INTRODUCTION

Description of Property:

Occupying an enviable position and uninterrupted sea views, Kipper Cottage is a spacious, dog-friendly apartment in a traditional Whitby cottage setting.

It has a sea-facing garden – such a rare find in the town. You can sit out ‘til the sun goes down. On cooler days settle into the cosy lounge and make use of the free Wi-Fi and Freeview TV, or watch the tide roll away from the bay window seat.

We love the gorgeous kitchen diner, it’s an absolute treat whether you’re cooking or serving up fish and chips! After a day pounding the cobbled lanes, there’s a modern bathroom with a separate shower cubicle to revive you.

Kipper Cottage has three bedrooms: two doubles and a triple. The first double has lovely sea views, the second has an en-suite shower room – you choose!

This is a basement apartment, reached via a short but steep cobbled path so not suitable for everyone. Our apartment, Captain’s Quarters, is above and the two can be let together for up to fifteen guests. Remember, as an old building there can be occasional noise from visitors in the properties above.

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?

3

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

3

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 0.67Km 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 0.79Km 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

All Care Medical Ltd
Unit B3 St Hilda's business Centre
The Ropery
YO22 4 ET
01947 825 555

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 is available online which can be viewed in large print. There is no audio version available.

A 3D property model with 360-degree views is available to view on our website to help gain a better understanding of the property 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 is no parking available at Kipper Cottage. However, you can access your property by car to unload. Your chosen holiday property is located in the old part of town where it is quite narrow and heavily pedestrianised during the daytime, especially during the summer months, so we suggest you avoid driving to your property during peak times of the day such as lunchtime.

Please see our parking guide for further information:

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

ENTRANCE TO PROPERTY

Please note that Kipper Cottage is accessed down a narrow, steep, uneven, cobbled path.

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

There is one step with no handrail 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 75cm at the narrowest point.

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 linoleum wood effect

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 Hall is well lit by ceiling lights with light switches to the right.

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

The passageway 104cm wide however, there is a central heating radiator that reduces the clearance.

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

The floor is linoleum wood effect

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

There is one step down into the main living area and one step up to the first bedroom, one step down to the third bedroom. The second bedroom is level with the passageway.

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 one step down from the passageway.

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

The door opening is 82cm 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.

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 wall lights and table lamps

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

The floor surface is carpet with short pile

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 room The Kitchen is one step up from the living area. The dining part of the kitchen is a further single step up.

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

The door opening is 75cm wide, the further single step is immediately to your left.

Is there space around the table for a wheelchair?

Yes at the nearest end

State the clear height underneath the dining table:

The clear height is 66cm

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

The seating consists of six wooden chairs two at either side of the table and one 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 tiled

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. The Kitchen is one step up from the living area. The dining part of the kitchen is a further single step up.

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

The stairs are 75cm 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 92cm high

The oven has a drop-down front with a pull bar across the top which is 69cm high

The microwave sits on the work surface which is 92cm high

How high is the work surface/food preparation area?

The work surface / food preparation area is 92cm high

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

The highest shelf of the Fridge is 126cm
The lowest shelf of the Fridge is 102cm
The highest shelf of the Freezer is 41cm
The lowest shelf of the Freezer is 18cm

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. The seating consists of six wooden chairs two at either side of the table and one 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?

There are no wall cupboards. The base unit cupboards have interior shelves at the following heights: 51cm, 17cm.

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

The sink has a mixer tap with separate hot and cold twist taps

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 tiled

BEDROOMS AND SLEEPING AREAS

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

All three bedrooms are ground floor

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

Bedroom 1: 73cm

Bedroom 2: 74cm

Bedroom 3: 74cm

Can furniture be moved around or removed?

Yes

Bed Sizes:

Bedroom 1: Double bed

Bedroom 2: Double bed

Bedroom 3: Three single beds - with a further pull-out mattress if required

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 bedrooms are easily accessible to each other

What is the height of the bed(s) to the top of the mattress?

Bedroom 1: 60cm height to the top of the mattress

Bedroom 2: 60cm height to the top of the mattress

Bedroom 3: 53cm height to the top of the mattress

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

The bedrooms are well lit by ceiling lights and table lamps

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

All bedrooms are white with brown wooden doors. Bedroom 1 & 2 have pale cream carpets, bedroom 3 has a pale grey laminate floor.

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

Bedroom 1 & 2 have short pile carpets, bedroom 3 has a laminate floor.

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.

BATHROOMS, SHOWER-ROOMS AND TOILETS

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

Bedroom 1 has a step down to the passageway from which the shared bathroom is accessible

Bedroom 2 has level access to an en-suite

Bedroom 3 has a step up to the passageway from which the shared bathroom is accessible

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

The door opening width to the shared bathroom is 72cm

The door opening width to the en-suite is 66cm

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

The shower to the shared bathroom and the en-suite are separate, both with raised lips.

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

The height of the WC in the Shared bathroom and the en-suite is 40cm

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

The height of the washbasin in the Shared bathroom and the en-suite is 86cm

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

There are separate hot and cold taps on the washbasin and bath in the shared bathroom that twist.

The tap on the washbasin in the en-suite has a lever

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

There are no support / grab rails in either the shared bathroom or en-suite bathroom.

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

The shared bathroom and the en-suite bathroom are well lit by ceiling lights

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

The shared bathroom has white walls with a brown wooden door. The floor is covered with black and white ceramic tiles. The towels supplied will be white.

The en-suite bathroom has grey and black ceramic tiles to floor and walls with a wooden door. The towels supplied will be white.

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

The shared bathroom and the en-suite have tiled floors

GARDEN

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

There is a patio area to the front of the cottage with eight steps leading down to a lawn

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

The patio area is flat, the lawn gently undulating

Give details of what seating is available:

There are six seats around a garden table on the patio

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.

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

Website 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

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 – you may need to do some quick research to obtain details of accessible taxi firms e.g. call a selection in the phone book and ask if they have any accessible vehicles or try www.traintaxi.co.uk which indicates 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