

Accessibility Guide – Tipple Cottage

Property Name: Tipple Cottage

Property Address: Whitby

Date Assessment Carried Out: 6th December 2017

Assessment Completed By: A.E.Hatchwell

INTRODUCTION

Description of Property:

Without doubt, Tipple Cottage is one of Whitby's most interesting properties. It has been beautifully restored to luxurious standards but beware – it's called Tipple Cottage for a reason! The 200-year-old cottage has sloping windows caused by slippage a century ago and typically steep, winding staircases. If you're after creature comforts and original features, you'll get it in spades here.

There are uninterrupted seascapes from most rooms - from the attic twin to the cosy ground floor lounge diner, with its log-burning stove for extra comfort in the winter months. The master double bedroom has an en suite and, along with the fresh family bathroom as well as the downstairs cloakroom, makes the cottage ideal for two couples or a family of four.

We particularly love the neat galley kitchen and the fact you can kick off your sandy shoes in the porch. Plus there's free Wi-Fi, a southeast-facing rear patio and seating area. When you want the finest smoked kippers or bacon for breakfast, you only have to stroll a few doors down to the famous Fortune's Smokehouse!

On top of all this, there's an allocated parking space outside. In fact, everything about Tipple Cottage will make you wish it were your forever home.

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?

2

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

0

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 e-mail: 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 the keys can be taken out to the visitor in their car on request:

The keys are readily accessible via the key safe so this is not required

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 a parking space available for one car at the front of the building approximately 5 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 car park is firm. There is a low kerb between the parking place and the cobbled street and again a low kerb from the cobbled street onto the path in front of the building. From the path to the main entrance there are two steps.

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

There are street lights that illuminate the front of the building.

ENTRANCE TO PROPERTY

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

There are two steps 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 front door opening is 810cm

The inner door opening is 73cm

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 a ceiling light 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 lobby floor is tiled

HALLS, STAIRS, LANDINGS, PASSAGEWAYS

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

There are two steps leading from the sitting room/lounge/dining room to the first-floor stairs

The first-floor stairs are well lit by ceiling lights at the bottom and a wall light at the top of the stairs with light switches to the left at the top of the two steps.

The second-floor stairs are well lit by a wall light at the top of the stairs with light switches to the left as you stand on the landing.

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

The steps leading to the first-floor stairs are 81cm

The first-floor stairs are 77cm wide

The second-floor stairs are 73cm 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. The stairs turn 90 degrees at the top.

There are 11 steps to the second floor with a handrail to the right as you climb. The stairs turn 90 degrees at the bottom and 90 degrees at the top.

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/dining room is on the ground floor which is accessed from the lobby.

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

The lobby door is 73cm 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. There are two two-seater sofas. The dining area which is on the same level has four chairs.

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, wall lights a standing lamp and table lamp.

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 sitting room/lounge/dining room.

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

The lobby door is 73cm 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 four chairs two on one side of the table and one at each 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 from ceiling lights, wall lights a standing lamp and table lamp.

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

The floor covering is carpet with a short pile

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?

There are three steps from the sitting room/lounge/dining room to the kitchen.

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

The entrance to the kitchen is 74cm.

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 94cm high

The oven has a drop-down front with a pull bar across the top which is 71cm high

How high is the work surface/food preparation area?

The work surface / food preparation area is 94cm high

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

The highest shelf of the Fridge is 52cm

The lowest shelf of the Fridge is 30cm

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?

There is not a place to eat in the kitchen.

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 height of the wall cupboards are 128cm

The glasses and cups contained within them can be moved

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

The sink has a mixer tap with a separate hot and cold lever

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?

There are no ground floor bedrooms

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

Double bedroom door opening 73cm

Twin bedroom door opening 132cm

Can furniture be moved around or removed?

Yes

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

The double bedroom has one double bed

The twin bedroom has two single beds

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

A zed bed can be provided on booking the cottage.

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

In the double bedroom there is a 71cm gap between the bedside and wall nearest the door
 In the double bedroom there is a 62cm gap between the bedside and wall nearest the window
 In the twin bedroom there is a 65cm gap between the bed nearest the door and the wall
 In the twin bedroom there is a 32cm gap between the bed nearest the window and the wall

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 double bed is 60cm to the top of the mattress with no clear space under the bed. The twin beds are 56cm to the top of the mattress with no clear space under the beds

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

Both rooms are well lit with ceiling lights, wall lights and two bedside lights each

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

The walls of both rooms are stone, the floor is grey and the door surrounds are painted white. The doubled bedroom has varnished wooden doors

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

The double bedroom has a built-in wardrobe, the rails cannot be adjusted.

The twin bedroom has a built-in wardrobe with a fixed rail and a chest of drawers

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

The floors of both 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

BATHROOMS, SHOWER-ROOMS AND TOILETS

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

The separate toilet is accessed from the sitting room/lounge/dining area via two steps

The double bedroom has an en-suite facility with level access.

The shared bathroom has level access from the double bedroom

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

The separate toilet door opening is 67cm

The en-suite bathroom door opening is 64cm

The shared bathroom door opening is 64cm

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

The en-suite bathroom has a separate shower.

The shared bathroom has a shower over the bath

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

The separate toilet WC height is 38cm

The en-suite WC height is 42cm

The shared bathroom WC height is 43cm

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

The height of the separate toilet wash basin is 79cm

The height of the en-suite wash basin is 81cm

The height of the second-floor wash basin is 81cm

All the basins have pedestals underneath

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

The sinks in the separate toilet, en-suite and shared bathroom have mixer taps with twist controls. The bath in the shared bathroom has separate taps with twist controls.

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

Neither bathrooms or toilet 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 and toilet are well lit with ceiling lights

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

Both bathrooms and toilet have stone coloured walls, white wall tiles around the bath/shower/sink areas, , white wood door surrounds and varnished wooden doors. The bathrooms have grey linoleum floors, the toilet has blue/grey carpet.

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

Both bathrooms have linoleum flooring, the toilet has a carpet floor with short pile.

GARDEN

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

There is a paved area outside the ground floor.

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

The area is flat

Give details of what seating is available:

There is a table and four 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 surface is 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 lobby has stone coloured walls, white painted door surround and a varnished wooden doorway

The sitting room / lounge / dining room has stone coloured walls, a brick fireplace and blue/grey carpet.

The kitchen has stone coloured walls, cream cupboards, white wall tiles and black work surface

The ground floor toilet has stone coloured walls, white painted door surround and a varnished wooden doorway

The bedrooms have stone coloured walls, the floor is grey and door surrounds are painted white. The doubled bedroom has varnished wooden doors

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

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 – 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