

## Accessibility Guide – Orchard Cottage

**Property Name:** Orchard Cottage

**Property Address:** Orchard Road, Sleights

**Date Assessment Carried Out:** 12 June 2024

**Assessment Completed By:** A K Lister

### DESCRIPTION OF PROPERTY:

A three-storey cottage with three bedrooms on the upper floors.

**Use:** Self-catering holiday cottage

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

**Distance to nearest city, town, village:**

Orchard Cottage is located in Sleights, 4.7 miles from Whitby.

**How many bedrooms does the property have?** 3

**Are there any ground floor bedrooms – if so how many?** No

**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:** Sleights Station

**Distance from nearest railway station:** Approx 0.3 miles

**Details of local bus service – accessibility, frequency, distance of bus stops from property, route numbers etc.**

There are frequent buses available from various bus stops on Coach Road, Sleights. The bus stops are approximately 0.2 miles 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:** Access is via a tarmac lane. Gravel parking area immediately outside house. Entry into the cottage is paved with 4 steps down to the entrance.

**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

**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:**

Sainsbury's, Asda and Tesco all deliver to this area.

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

**Guide, brochure:** The Accessibility Guide is available on our website which can be viewed in large print.

There is no audio version available.

## 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:**

You will find a key safe to the side of the door.

- Enter the code sent to you by email.
- Line up the numbers on the dial, push down the black button and the front will open on its hinge revealing your keys.

**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 parking for 1 car at the property.

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

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

**State whether Blue Badge parking is available and give the number of spaces available and distance to the main entrance:**

No Blue Badge parking is available.

## ENTRANCE TO PROPERTY

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

There are 4 steps down from your car parking space to the front of the property, then 2 small steps up to the door, there is no handrail, but a low wall to one side.

**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:**

No ramp or hand rail.

**What is the clear door opening width?**

The front door opening is 70cm 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 porch is lit by a wall light. The hall is lit by ceiling light.

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

The floor is light wood.

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

White doors and walls with pale wood flooring.

## 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 stairs and landing are lit with ceiling spot lights.

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

The Staircase to the first floor is 75cm wide. The stairs to the lower ground floor are 75cm wide.

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

The stairs to the first floor and landing have carpets with a short pile. The stairs to the lower ground floor are pale grey painted wood.

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

There are 12 steps with handrail to one side to both lower ground floor and up to first floor.

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

The stair carpet to the first floor is pale grey with white skirting boards and walls. The landing has pale grey carpet with white walls. The stairs down to the lower ground floor are pale grey painted wood.

## SITTING ROOM/LOUNGE

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

Ground Floor: You enter the sitting room from the hall. There is level access to the living room.

Lower Ground floor: Stairs down from Ground Floor. 12 Steps.

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

The door opening is 70cm at the narrowest points on both sitting rooms.

**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?**

FIRST FLOOR: The sitting room/lounge is level with plenty of space between the furniture. There is a three-seater sofa, and a two seater sofa, a small side table, a bookcase and a tv on a unit.

LOWER GROUND FLOOR: The sitting room/lounge is level with plenty of space between the furniture. There is a two seater sofa, small coffee table, bean bag and tv on stand.

**Is the furniture moveable?**

Yes

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

There is a television which has a subtitles facility.

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

Ground Floor: The sitting room is lit with a ceiling light and a standard lamp.

Lower Ground Floor: The sitting room is lit with ceiling spot lights.

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

The flooring is pale wood laminate, with a short pile rug in centre, in both sitting rooms.

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

Light wood flooring, white walls with white skirting boards and light wood door.

## 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 within the kitchen. There is level access.

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

The door opening is 62cm at the narrowest point.

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

Yes.

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

The clear height is 75cm

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

The seating consists of six upright chairs without arms.

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

The dining area is lit by a ceiling lights.

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

Pale wood laminate flooring.

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

Pale wood flooring with white walls and skirting boards.

## 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 accessed from the hallway. There is level access.

**What is the clear door opening width, taking into account any obstacles? 62cm at the narrowest point.**

**How high is the work surface/food preparation area? 90cm**

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

Highest shelf is 70cm

The lowest shelf is 30cm

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

The kitchen is lit with ceiling/spot lights.

**Height of wall cupboards containing crockery: 150cm**

**Can crockery and glass can be moved to the base units with advanced booking of the accommodation: Yes**

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

The sink has a single mixer tap with lever.

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

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

Pale wood flooring with white walls and skirting boards.

**BEDROOMS AND SLEEPING AREAS**

**Number of ground floor bedrooms: 0**

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

**Double bedroom:** 65cm at the narrowest point.

**Twin Bedroom:** 70cm at the narrowest point

**Bunk Bedroom:** 65cm at the narrowest point

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

Yes

**Bed sizes:**

1 Double bed

2 single beds

1 set of bunk beds

**How wide is the space next to the bed(s)? (for wheelchair user to transfer onto bed min 75cm):**

Not possible due to staircase.

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

**Double Bed:** 52cm

**Single beds:** 60cm

**Bunk beds: Bottom Bunk:** 46cm

**Top Bunk:** 138cm

**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 have pale grey carpet and white walls.

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

All bedrooms have a short pile carpet.

**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 a ground floor WC:** No. There are bathrooms on the lower ground floor and first floor.

**Is there a ground floor Bath/Shower:** No. Shower rooms on the lower ground floor and first floor.

**Is there level access to the bathrooms:** Yes

**Door Opening Width?**

First floor: 65cm at the narrowest point

**Is there an accessible WC:** Yes

**Is there an accessible Bath/Shower?** Yes

**What is the height of the WC from floor to seat?** First Floor: 45cm. Lower ground floor: 45cm

**What is the height of the washbasin?** First Floor: 84cm Lower Ground floor: 84cm

**Is there clear space under the sink i.e. no pedestal?** First Floor No. Lower ground floor: Yes.

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

Single lever tap on both showers and first floor washbasin. Separate taps with turning knobs on washbasin on lower ground floor..

**Are there support/grab rails fitted where e.g. bath, shower, WC:** No

**Type of Lighting:**

The bathrooms are lit by spot lights

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

Laminate flooring.

## GARDEN

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

A balcony terrace can be accessed either from the lower ground floor sitting room or by stone steps at the side of the house.

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

The area is flat with railings around it and covered with artificial lawn grass.

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

An outdoor dining table and 6 chairs.

## ADDITIONAL INFORMATION

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.

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:** [eng@shoreline-cottages.com](mailto:eng@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