

Access Statement for Bramwood Guest House

1 Introduction

- 1.1 This statement provides accessibility information required by disabled people and/or their family and friends, to enable them to make an informed decision about whether Bramwood Guesthouse is suitable for them to stay.
- 1.2 Bramwood Guest House is located on a residential street close to the town centre in Pickering and offers seven guest bedrooms. The house is Grade II listed and almost three hundred years old. Whilst we aim to meet the needs of all of our guests there are some period features which might make access difficult for people with limited mobility. The house is built on a sloping street and is on three floors. On the second floor ceilings are fairly low and doors low and narrow in keeping with the period in which the house was built.
- 1.3 Please note there are no ground floor bedrooms

2 Pre-Arrival

- 2.1 The nearest bus stop is in Eastgate about 300 metres (330 yards) away. Bramwood is uphill from the bus stop. Buses run hourly throughout the year (less frequent service on Sundays) until early evening.
- 2.2 The nearest national network railway station is at Malton about 11 kilometres (7 miles) away. There are buses to Pickering from Malton station and a taxi rank at the station. Pickering railway station, part of the North York Moors Railway, is about 1 km (0.6 miles) away and connects with the national network at Grosmont. The NYMR is a heritage railway and does not run daily services all year round.
- 2.3 There are several local taxi companies; we can provide telephone numbers so that you can make bookings in advance.
- 2.4 The nearest shops are in the town centre about 200 metres (220 yards) away.
- 2.5 We have a no pets policy except for guide and assistance dogs.
- 2.6 Breakfast menus can be provided in large print if required. We regret that we do not have facilities to prepare documents in Braille.
- 2.7 Our website www.bramwoodguesthouse.co.uk provides pictures of our accommodation and further information about the services that we can provide.
- 2.8 You can contact us by telephone, text message to our mobile phone or e-mail. Please see the "contact information" section of this document for full details.

3 Arrival & Car Parking Facilities

- 3.1 To ensure that your accommodation is ready we ask that guests arrive between 3pm and 7pm. Other arrival times may be possible by prior arrangement.
- 3.2 Cars may be parked either in our own car park which is accessed from Kirkham Lane (A169) or outside the front of the guest house on Hallgarth in the marked public bays. Parking on Hallgarth is free of charge and unrestricted.
- 3.3 The path from the car park passes through a pergola which has a width of 130cms (4ft 3ins) and a height of 200cms (6ft 6ins). For most of the year (except the winter period) there is a heavy growth of vegetation on the pergola which reduces the available height and significantly reduces the available width.
- 3.4 The car park is level and has a loose gravel surface.

- 3.5 We can assist guests with luggage.
- 3.6 The car park is lit at night from dusk to about 11pm. We can arrange to leave the lights on later than this if absolutely necessary but we must have due regard to light disturbance to our residential neighbours.

4 Main Entrance & Reception

- 4.1 The front entrance on Hallgarth has two steps up from the pavement, one 8cms (3ins) and the other 18cms (7ins) high. The outer door is open during daylight hours and closed at night. The inner door is always locked. On arrival at the front entrance please ring the doorbell to the right of the inner door which is 164cms (5ft 5ins) from the ground.
- 4.2 The rear entrance door leading from the car park has three steps down which vary in height between 13 and 18cms (5 and 7ins). There is a short handrail on the left of the steps which is about 1 metre (3ft 3ins) in height. The back door is normally locked if we are not there. If the back door is locked on arrival please call us on 01751 474066. Calls will be transferred to our mobile if we are not around to answer the landline.
- 4.3 The steps leading down to the rear door can be bypassed by using an enclosed external passageway leading onto Hallgarth, and then entering the house using the front entrance door. The passageway has a minimum width of 92cm (3ft) and is lit all night.
- 4.4 At check in guests will be provided with a key that operates the locks on the front entrance doors and the rear entrance door.
- 4.5 Both the entrances are lit at night by external lighting from dusk until about 11pm
- 4.6 The ground floor entrance hall has a hard floor and is about 110cm (3ft 7ins) wide.

5 Public Areas - General (Internal)

- 5.1 The breakfast room, dining room and the guests lounge are on the ground floor with no internal steps. The breakfast room has a hard floor and dining room is carpeted. The Lounge has a hard floor. The breakfast room and dining room have subdued lighting. Doorways are generally 78cm (2ft 7ins) wide and of normal height.
- 5.2 There is a staircase from the entrance hall of 14 steps each of 18cm (7ins) height and 23cms (9ins) depth leading to the first floor corridor.
- 5.3 Four of the bedrooms are at first floor level. The first floor corridor has several changes in direction and 6 single steps, both up and down, which vary in height from 6 to 18cm (2 to 7ins).
- 5.4 There is another staircase from the first floor corridor of 16 steps (2 of which are set at an angle of 45 degrees to the steps before and after) each of 18cm (7ins) height and 23cms (9ins) depth leading to the second floor corridor. Three of the bedrooms are at second floor level. The second floor corridor is level and straight but has restricted headroom of 180cm (5ft 11ins) at one point.
- 5.5 Both staircases are 85cm (2ft 9ins) wide with a handrail on one side. The staircases and corridors are carpeted in short pile carpet.
- 5.6 There is no toilet at ground floor level. There is a public toilet at first floor level with one step 18cms (7ins) high inside the room. All bedrooms have en-suite facilities.

6 Breakfast Rooms and Guest Lounge

- 6.1 Guests are welcome to use the lounge at any time. The lounge has two sofas and an easy chair. This room has a television and an open fire during the cooler months.

- 6.2 A selection of local information is available in the lounge.
- 6.3 Breakfast is served in either the breakfast room or the dining room, both of which have subdued lighting. Supplementary lighting can be provided at some tables if requested in advance. Room arrangement is flexible and dining furniture can be moved on request.
- 6.4 Low volume background music is played in the breakfast room and dining room during breakfast service.

7 Bedrooms

- 7.1 There are seven bedrooms, four on the first floor and three on the second.
- 7.2 All bedrooms are carpeted throughout.
- 7.3 All bedrooms have a thermostatically controlled central heating radiator. Supplementary heating can be provided on request.
- 7.4 All bedrooms have ceiling lighting (some with multiple lighting points) and also bedside lighting.
- 7.5 A hospitality tray is provided in all bedrooms.
- 7.6 Our beds are normally made with duvets but blankets are available. Some duvets have a down filling but synthetic duvets are available on request. All pillows have a synthetic filling. Soft furnishings in some rooms have feather fillings.
- 7.7 There is hanging space, drawers and seating in each room. We request that furniture within bedrooms (except for seating) should not be moved.
- 7.8 There are Smart TVs in all bedrooms with remote control.
- 7.9 All bedrooms have free WiFi access.
- 7.10 **Bedroom 1 - Twin**
Two single beds 200cm (6ft 6ins) long, 100cms (3ft 3ins) wide, 58cm (23ins) high. Space between the beds is 50cm (20ins). One of the beds can only be accessed from one side.
- 7.11 **Bedroom 2 - Double**
The double bed is 190cm (6ft 3ins) long, 137cm (4ft 6ins) wide and 58cm (23ins) high. It has a minimum space of 58cm (23ins) around it except for one corner where the space is reduced to 35cm (14ins).
- 7.12 **Bedroom 3 – Small Double**
The double bed is 190cm (6ft 3ins) long, 137cm (4ft 6ins) wide and 58cm (23ins) high. There is a minimum space of 45cm (18ins) at the foot of the bed and 91cm (3ft) at the sides.
- 7.13 **Bedroom 4 - Double**
The king size bed is 200cm (6ft 6ins) long, 152cm (5ft) wide and 56cm (22ins) high. There is a minimum space of 72cms (28ins) around the bed. There is a height restriction of 175cm (5ft 9ins) to the entrance door. There is a sloping ceiling at one side of the room.
- 7.14 **Bedroom 5 - Double**
The double bed is 190cm (6ft 3ins) long, 137cm (4ft 6ins) wide and 58cm (23ins) high. There is a minimum space of 72cm (28ins) around the bed. There is a height restriction of 175cm (5ft 9ins) to the entrance door. There is a sloping ceiling at one side of the room.
- 7.15 **Bedroom 6 – Small Double**
The double bed is 190cm (6ft 3ins) long, 35cm (4ft 6ins) wide and 58cm (23ins) high. There is a

minimum space at the foot of the bed of 40cm (16ins) and 100cm (3ft 3ins) at the sides. There is a height restriction of 175cm (5ft 9ins) to the entrance door. There is a sloping ceiling at one side of the room.

7.16 Bedroom 7

The double bed is 190cm (6ft 3ins) long, 137cm (4ft 6ins) wide and 58cm (23ins) high. It has a minimum space of 58cm (23ins) around it. Between the first floor landing at the top of the main staircase and the entrance to Room 7 there are several single steps, both up and down, which vary in height from 6 to 18cm (2 to 7ins).

8 En-suite Bathrooms & En-suite Shower-rooms

8.1 All rooms have en-suite facilities. Space is limited in most of the en-suites.

8.2 Room 1 has a bath with a shower over.

8.3 Rooms 2 to 7 have walk in shower cubicles 72cm (2ft 4ins) square and a minimum height of at least 200cm (6ft 6ins).

8.4 All en-suites have vinyl flooring.

9 Grounds and Gardens

9.1 We have a walled garden with a lawn, flower beds and fruit trees.

9.2 Guests are welcome to enjoy our garden and to make use of the tables and chairs provided during Spring, Summer and Autumn.

9.3 Smoking is not permitted in the garden.

9.4 Access to the garden is via the rear entrance door and up three steps which vary in height between 13 and 18cm (5 and 7ins). There is a handrail to one side. There is an alternative access to the garden using the front entrance and the enclosed external passageway.

9.5 Secure bike storage is available by arrangement.

10 Additional Information

10.1 Bramwood is a non-smoking residence and this includes all external areas of the premises.

10.2 We have a fire alarm system with call points and sounders on each floor of the guest house. There are fire extinguishers provided on the corridors of each floor of the house. Emergency lighting is provided for the staircases in the event of a power cut. Please advise us if you have a hearing impairment such that you might not hear the fire alarm. In the event of emergency evacuation this must be via the front entrance door.

10.3 A fridge is available for guests to use in the lounge on the ground floor.

10.4 Mobile phone reception in Pickering is generally good but is patchy or non-existent over much of the North York Moors.

11 Contact Information

11.1 Owner: Helene Haythorne

- 11.2 Address:
Bramwood Guest House
19 Hallgarth
Pickering
North Yorkshire
YO18 7AW
- 11.3 Telephone: 01751 474066
(diverted to a mobile phone if unanswered)
- 11.4 Mobile: 07913 625447
- 11.5 Email: enquiries@bramwoodquesthouse.co.uk
- 11.6 Website: www.bramwoodquesthouse.co.uk
- 11.7 We are open all year but do take occasional holidays and days off.
- 11.8 We welcome your feedback, so don't hesitate to contact us if you have any comments to help us improve this information.