

## **Access Statement For Bramwood Guest House**

(This statement is a mandatory requirement of our rating by the quality assessment scheme and addresses the issues thought likely to be relevant to a potential guest with a disability covered by the Disability Discrimination Act 1995)

### **Introduction**

Bramwood is set close to the town centre in Pickering and offers eight 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 gently 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. Please note there are no ground floor bedrooms.

### **Pre-Arrival**

- The nearest bus stop is in Eastgate about 300 metres (330 yards) away. Bramwood is gently uphill from the bus stop. Buses run hourly throughout the year (less frequent service on Sundays) until early evening.
- 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 500 metres (550 yards) away and connects with the national network at Grosmont.
- There are several local taxi companies; we can provide telephone numbers so that you can make bookings in advance.
- The nearest shops are in the town centre about 200 metres (220 yards) away.
- We have a no pets policy except for guide and assistance dogs.
- Breakfast menus can be provided in large print if required. We regret that we do not have facilities to prepare documents in Braille.
- Our website [www.bramwoodguesthouse.co.uk](http://www.bramwoodguesthouse.co.uk) provides pictures of our accommodation and further information about the services that we can provide.
- 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.

### **Arrival & Car Parking Facilities**

- To ensure that your accommodation is ready we ask that guests do not arrive before 4pm, and by 8pm at the latest. Other arrival times may be possible by arrangement. Please advise us of your anticipated arrival time so that we can be sure to be here to welcome you.
- Cars may be parked either in our car park (entrance from Kirkham Lane) or outside the front of the guest house on Hallgarth in the marked public bays. 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.
- The car park is level and has a loose gravel surface.
- We can assist guests with luggage.
- The car park and the entrance to 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 neighbours!

### **Main Entrance & Reception**

- The front entrance door on Hallgarth has two steps up from the pavement, one 8cms (3ins) and the other 18cms (7ins) high. This door is always locked. On arrival please ring the doorbell which is 164cms (5ft 5ins) from the ground.
- 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 one side about 1 metre (3ft 3ins) in height. This door is normally unlocked from 7am to 10pm. If locked on arrival then please ring the bell which is 143cms (4ft 8ins) from the ground.
- 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 92cms (3ft) and is lit all night.
- Guests will be provided with a key to the front entrance door but not to the rear entrance door.
- Both the entrances are lit at night by external lighting from dusk until about 10pm.
- The ground floor entrance hall is mainly carpeted and about 110cms (3ft 7ins) wide.

### **Public Areas - General (Internal)**

- The breakfast room, dining room and the guests lounge are on the ground floor with no internal steps. They are all carpeted. The breakfast room and dining room have subdued lighting. Doorways are generally 78cms (2ft 7ins) wide and of normal height.
- There is a staircase from the entrance hall of 14 steps each of 18cms (7ins) height and 23cms (9ins) depth leading to the first floor corridor. Five 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 18cms (2 to 7ins).

- 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 18cms (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 180cms (5ft 11ins) at one point.
- Both staircases are 85cms (2ft 9ins) wide with a handrail on one side.
- The staircases and corridors are carpeted in short pile carpet.

### **Public Areas - WC**

- There is no toilet at ground floor level. There is a public WC at first floor level with one step 18cms (7ins) high inside the room. All bedrooms have en-suite facilities.

### **Breakfast Rooms and Guest Lounge**

- Guests are welcome to use the lounge at any time. The lounge has two sofas and an easy chair. Straight back chairs are also available. This room has a television and an open fire during the cooler months.
- A selection of local information is available in the lounge.
- Some soft furnishings have feather fillings.
- 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 furniture can be moved on request. We have chairs both with and without arms and tables of various dimensions.
- We do not play background music in any area of the guest house.

### **Outdoor Facilities**

- See the section on grounds and gardens

### **Bedrooms**

- There are 8 bedrooms. On the first floor are two rooms with single beds, one room with twin beds, one room with a double bed, and one room which has a double bed and a single bed. On the second floor are two rooms with double beds and one room with a king size bed.
- All bedrooms are carpeted throughout and some have additional rugs.
- All bedrooms have a thermostatically controlled central heating radiator (except room 8 which has an individual electric panel radiator). Supplementary heating can be provided on request.
- All bedrooms have ceiling lighting (some with multiple lighting points) and also bedside lighting.
- A hospitality tray is provided in all bedrooms.
- Our beds are normally made with duvets over a top sheet but blankets are available. Some duvets have a down filling but synthetic duvets are available if requested in advance of arrival. All pillows have a synthetic filling. Soft furnishings in some rooms have feather fillings.
- There is a wardrobe, chest of drawers and seating in each room. We request that furniture within bedrooms (except for seating) should not be moved.
- There is a folder in each bedroom which contains further information about the guest house and local facilities and which also gives emergency contact information for doctors and hospitals.
- There are televisions in all bedrooms with remote control. A television with teletext subtitles can generally be provided if requested at the time of booking.
- **Bedroom 1**
  - Two metric single beds 200cms (6ft 6ins) long, 100cms (3ft 3ins) wide, 58cms (23ins) high. Space between the beds is 50cms (20ins). One of the beds can only be accessed from one side.
- **Bedroom 2**
  - The double bed is 190cms (6ft 3ins) long, 137cms (4ft 6ins) wide and 58cms (23ins) high. It has a minimum space of 58cms (23ins) around it except for one corner where the space is reduced to 35cms (14ins). The single bed is 190cms (6ft 3ins) long, 91cms (3ft) wide and 50cms (20ins) high, and can only be accessed from one side.
- **Bedroom 3**
  - The double bed is 190cms (6ft 3ins) long, 137cms (4ft 6ins) wide and 58cms (23ins) high. There is a minimum space of 45cms (18ins) at the foot of the bed and 91cms (3ft) at the sides.
- **Bedroom 4**
  - The king size bed is 200cms (6ft 6ins) long, 152cms (5ft) wide and 56cms (22ins) high. There is a minimum space of 72cms (28ins) around the bed. There is a height restriction of 175cms (5ft 9ins) to the entrance door. There is a sloping ceiling at one side of the room.
- **Bedroom 5**
  - The double bed is 190cms (6ft 3ins) long, 135cms (4ft 6ins) wide and 60cms (24ins) high. There is a minimum space

around the bed of 60cms (24ins). There is a height restriction of 175cms (5ft 9ins) to the entrance door. There is a sloping ceiling at one side of the room.

- **Bedroom 6**

- The double bed is 190cms (6ft 3ins) long, 135cms (4ft 6ins) wide and 58cms (23ins) high. There is a minimum space at the foot of the bed of 40cms (16ins) and 100cms (3ft 3ins) at the sides. There is a height restriction of 175cms (5ft 9ins) to the entrance door. There is a sloping ceiling at one side of the room.

- **Bedroom 7**

- The single bed is 190cms (6ft 3ins) long, 91cms (3ft) wide, 50cms (20ins) high, and can only be accessed from one side. This room has a Velux window.

- **Bedroom 8**

- The single bed is 190cms (6ft 3ins) long, 91cms (3ft) wide, 58cms (23ins) high and can only be accessed from one side. There is a sloping ceiling at one side of the room.

### **En-suite Bathrooms & En-suite Shower-rooms**

- All rooms have en-suite facilities with wc, bath or shower, and wash-hand basin in the bathrooms (except for room 6 where the wash-hand basin is located in an alcove in the bedroom and not in the en-suite). Space is limited in most of the en-suites. All rooms are well lit and have vanity lights above or beside the mirrors.

- Rooms 1 and 7 have baths with showers over.

- All other rooms have walk in showers with shower cubicles 72cms (2ft 4ins) square and a minimum height (except for room 8) of at least 200cms (6ft 6ins). The shower cubicle in room 8 has a sloping ceiling giving a height from 165cms (5ft 5ins) to 205cms (6ft 8ins). The shower cubicle in room 6 has a step up into it of 33cms (13ins).

- Some en-suites are carpeted with short pile carpet and some have "rhino" floor covering.

### **Grounds and Gardens**

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

- Guests are encouraged to enjoy our garden at all times and to make use (weather permitting!) of the tables and chairs.

- Smoking is not permitted in the garden.

- Access to the garden is via the rear entrance door and up three steps which vary in height between 13 and 18cms (5 and 7ins). There is a handrail to one side. There is an alternative access to the garden using the front entrance door and the enclosed external passageway as detailed in the "Main Entrance and Reception" section above.

### **Additional Information**

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

- 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.

- We can refrigerate any medication in our main fridge but please note that this is not normally accessible 24 hours, unless by prior arrangement.

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

### **Contact Information**

- Owners: John & Marilyn Butler

- Address: Bramwood Guest House, 19 Hallgarth, Pickering, North Yorkshire, YO18 7AW

- Telephone: 01751 474066 (When we are away from home this number is diverted to our mobile phone)

- Mobile phone & Text messages: 07944 521110

- Fax: none

- Minicom: none

- Email: [enquiries@bramwoodguesthouse.co.uk](mailto:enquiries@bramwoodguesthouse.co.uk)

- Website: [www.bramwoodguesthouse.co.uk](http://www.bramwoodguesthouse.co.uk)

- We are open all year but do take occasional holidays and days off

**We welcome your feedback. If you have any comments to help us improve this information please phone 01751 474066 or email [enquiries@bramwoodguesthouse.co.uk](mailto:enquiries@bramwoodguesthouse.co.uk)**  
**Information correct as at 27<sup>th</sup> February 2008**

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