

Access Statement for Redcot House

Introduction

Redcot House is a detached residential property built in the early 1900s. Redcot House is provided as bed and breakfast and only 3 bedrooms are offered therefore only areas open to the public are referred to in this document. Access is via the front of the property only.

This access statement has been written as accurately as possible to allow you to make informed decisions about whether you will find the accommodation suitable for your needs. Please note measurements are approximate.

If you need any further information or more detailed pictures, please do not hesitate to contact us.

We look forward to welcoming you.

Pre-arrival

- Enquiries and bookings can be made by telephone, email, text via mobile phone or via our website contact form.
- A large print information sheet is available for download from our website.
- Distance to nearest town is 15 minutes walk or less than 5 minutes by car or bus. The nearest bus stop is in Thanet Road (approx 200 metres) from the property. The nearest train station is Dumpton Park (1 km) or Ramsgate (2 km).
- Delivery of provisions can be arranged by guests through Tesco and Sainsbury Websites. Delivery to 3 Lyndhurst Road, Ramsgate, CT11 8EA.

- The nearest shop-mobility scheme is at Westwood Shopping Centre, Broadstairs. Telephone (01843) 871444. Equipment must be booked in advance.
- Radar toilets are situated in King George VI Park and Cavendish Street Car Park.
- Accessible taxis are available in advance from Airport Connections. Telephone (01843) 823700.

Arrival & Car Parking Facilities

- There are no designated parking spaces or allocated parking spaces for guests / visitors with a disability. There is ample street parking with tarmac paths with dropped curb. The road has a small incline from Victoria Parade. We can provide assistance from parking to entrance.
- There are no speed bumps / traffic calming measures in the road.
- From the road, access to the property is through the front gate (105 cm wide) along a level tiled pathway (350 cm long, 110 cm wide). The pathway is illuminated at night.

Main Entrance, Hall, Staircase & Landing Areas

The entrance has one step (16 cm high, 32 cm deep, 110 cm wide) to the main door (hinged to the left, 92 cm wide). Access through the main entrance to the hall is through a second interior door (hinged to the left, 80 cm wide – restricted by radiator cover to 76 cm wide).

- The hall flooring is composed of contrasting black and white smooth tiles (minimum free space is 265 cm x 120 cm). There is ceiling and table lighting in the hall.

- The house is set over 3 storeys (5 floor levels), the ground floor (level 1) consists of a lounge, a dining room, kitchen and the breakfast room. Level 2 consists of a family bathroom and separate shower room, level 3 consists of 2 double bedrooms one with en-suite. Level 4 consists of a double bedroom and level 5, there is a double bedroom with en-suite next to a twin room. For a floor plan, see appendix at the end of this document.
- The staircase and landings are fully carpeted (light brown in colour), well lit by ceiling lighting and contrasted by white skirting boards and door frames. The staircase width is 81 cm wide; each step is 17 cm high and 27 cm deep. There is a continuous banister on one side of the staircase.
- From the ground floor, there are 15 steps to Level 2 leading to a landing area of 180 x 90 cm (min). A further 4 steps leads to level 3 with a narrow landing area of 140 x 60 cm. There are a further 10 steps to level 4 with a landing area of 180 x 90 cm (min) and then a further 8 steps to the level 5 landing area of 110 x 96 cm.
- There are private telephones on the premises.

Breakfast Lounge

The lounge is located on the ground floor. Access to the lounge is through a door (hinged to the left, width 83 cm) with a contrasting white door frame. There is a door threshold (2.5 cm high, 10 cm deep).

- There is a polished wooden floor with contrasting white skirting boards.
- There is a sofa (seat height 48 cm) and 2 chairs (with arms, seat height 39 cm) and a coffee table (movable). Free space available around the coffee table is 55 cm.

- There are 2 tables in the breakfast area, the tables are 74 cm high and 64 cm from the floor to table underspace. The chairs are 45 cm high.

Free space available is 220 cm x 220 cm.

- The room is well lit by ceiling lights, side lights and natural light.
- Low level music is played during breakfast service times.

Bedrooms & Bathroom Areas

There are no bedrooms for wheelchair users on the ground floor as all bedrooms are located on Levels 3 and 5.

All bedrooms are fully carpeted (short pile, light brown shades) and walls decorated in light shades with white skirting boards and door frames. Lighting is provided by ceiling lights, side lights and natural light. Both feather duvets and pillows and hollow fibre (non-feather) duvets and pillows are available.

- There are audible smoke detectors on levels 1, 3 and 5.
- There is a television and a kettle in the bedrooms. Teletext or subtitles are available on the television. There are no special aids.

Bedroom combinations:

Level 3 - Bedroom 1 (double room).

Level 5 - Bedroom 2 (double room) & Bedroom 3 (double / twin).

For bedroom locations, landing and staircase details please refer to the Main Entrance, Hall, Staircase & Landing Areas section of this document.

Bedroom 1 is accessed through a door (hinged to the right, 81 cm wide) and an inner door (hinged to the left, 71 cm wide). The room comprises of one king size bed (7 ft x 5 ft 3 in, bed height is 50 cm, largest width to one side is 135 cm), a small sideboard and a pair of chairs (with arms, seat height is 47 cm) and a small table.

Free space clear from doors and furniture is 135 cm x 300 cm (approx). There is restricted (55 cm) access between the sideboard and end of the bed.

Access to Bedroom 1 en-suite bathroom is accessed through an inner door (hinged to the left, 71 cm wide).

- Toilet seat height is 40 cm, maximum space to side of toilet is 40 cm.
- The shower is 170 cm long and is fitted with a mixer taps with single-lever handles. Maximum door width is 53 cm. There is a small 3 cm step into the cubicle.
- Sink heights are 86 cm, the sink is fitted with single lever handles.

Free space clear from doors and furniture is 85 cm x 200 cm (approx).

The bathroom suite is white. The floor surface is non-slip stone tiles with white skirting boards and contrasting painted walls.

Bedroom 2 is accessed through a door (hinged to the right, 74 cm wide). The room comprises of one king size bed (7 ft x 5 ft 3 in, bed height is 55 cm, largest width to one side is 90 cm), a small sideboard and a pair of chairs (with arms, seat height is 45 cm) and a small table. Free space clear from doors and furniture is 90 cm x 200 cm (approx). There is restricted (70 cm) access between the sideboard and end of the bed.

Access to Bedroom 2 en-suite bathroom is accessed through a door (hinged to the left, 74 cm wide).

- Toilet seat height is 40 cm, maximum space to side of toilet is 65 cm.
- The shower is 100 cm long and is fitted with a mixer taps with single-lever handles. Maximum door width is 60 cm. There is a small 3 cm step into the cubicle.
- Sink heights is 82 cm, the sink is fitted with single lever handles.

Free space clear from doors and furniture is 150 cm x 75 cm (approx).

- The bathroom suite is white. The floor surface is non-slip stone tiles with white skirting boards and contrasting painted walls.

Bedroom 3 is accessed through a door (hinged to the right, 74 cm wide). The room comprises of a double bed (5 ft in x 5 ft 6 in, bed height is 65 cm, largest width to one side is 90 cm), a chest of drawer and a pair of chairs (with arms, seat height is 47 cm) and a small table.

Free space clear from doors and furniture is 150 cm x 90 cm (approx).

Additional Information

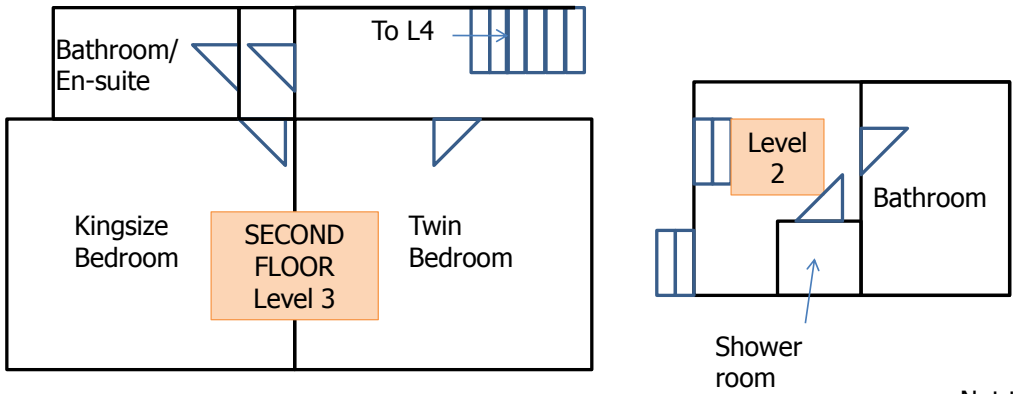
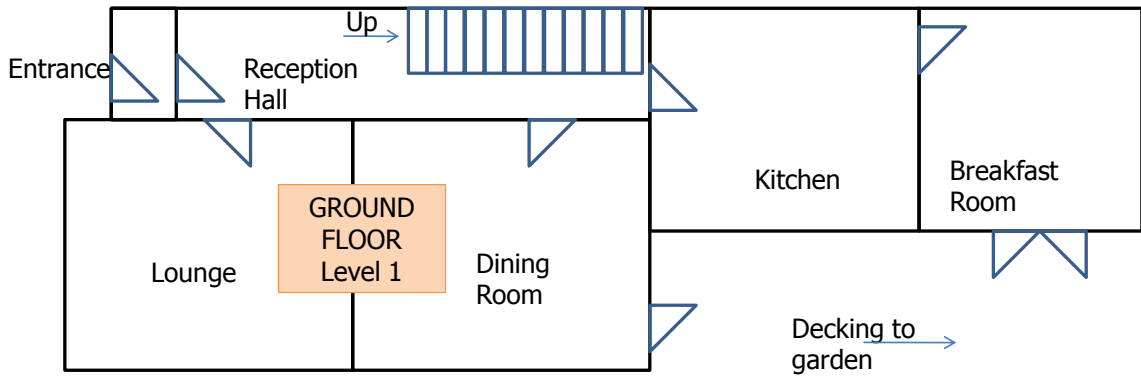
- There is no public access to the garden.
- Assistance dogs are welcomed by arrangement.
- We can accept small items of food/medication for storage in our fridge.
- Evacuation procedures and escape routes provided.
- There is a large print Guest Information Pack supplied.
- Light switches and power sockets are positioned at a sensible height for sitting and standing guests.
- Smoking is not permitted inside the property.

- Most mobile networks are available within the property.
- Address: 3 Lyndhurst Road, Ramsgate, Kent, CT11 8EA
- Telephone: (01843) 595659
- Email: mike@redcot-ramsgate.co.uk
- Website: www.redcot-ramsgate.co.uk
- Hours of operation: 9:00 – 20:00
- Emergency number: 07779 880459 / 07899 080448

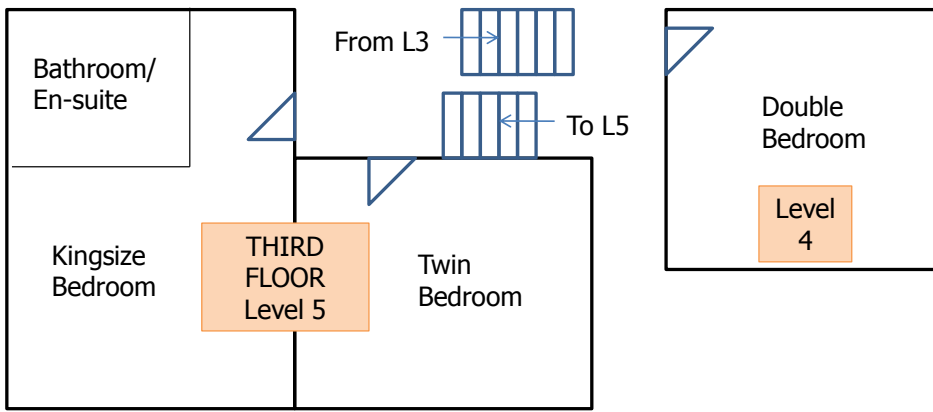
Future Plans

- Website accessibility – test website against W3Cs Bobby programme and determine if fonts can be enlarged and colours changed and has PAS 78 been referenced.
- **We welcome your feedback to help us continually improve. If you have any comments, please email us at mike@redcot-ramsgate.co.uk**

Appendix: Floor Plan



Not to scale



Not to scale