

## **Access Statement for Dean Cottages: Robin**

### **Introduction**

In this access statement, we have endeavoured to include as much information as possible. However, should you have any further questions, please do not hesitate to call us on 01594 541391 or 07984 602195.

### **Pre-Arrival**

- We have a basic website
- We may be contacted by landline, mobile phone, fax and email
- The nearest bus stop is in Mitcheldean, 3 miles
- The nearest railway station is in Gloucester (12 miles)
- We can provide information in large print upon request
- The nearest town is Mitcheldean 3 miles, 45 minutes walk - some uphill
- We recommend that guests with mobility, visual or hearing impairment are accompanied to ensure their safety.
- Service dogs are accepted at no extra charge

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

- Vehicular access to the cottage is via an untarmacked track.
- The cottage has one allocated parking space on Shapridge Common which has a level gravelled surface
- There is a button on the fence adjacent to the parking which operates lighting along the path to the cottage
- The key to the cottage is in a keycoded box on the other side of the fence post, accessed from the owners driveway
- Access to the cottage is 39 metres down a fairly steep part tarmac part concrete path. The concrete path has a rough surface to enable a firmer footing.
- A light above the entrance door is activated by a sensor as you arrive at the cottage
- There is a 1cm step down to a gently sloping paved path from the main path leading to a single step down 11cm in height.

- The step leads to a gravelled access path along the front of the 2 cottages
- In front of Robin cottage there is one potted shrub and a wooden bench
- The gravel footpath outside the 2 cottages has been levelled by the inclusion 3 steps.
- One of these is in front of Robin cottage and is 17.5 cm high
- The other 2 steps are both 20cm in height
- There are no handrails between the car parking and the entrance door
- There is only one entrance to the cottage
- The entrance is 80 cm wide

### **Main Entrance, Reception & Ticketing Area**

- There is a flag stone set level with the gravel in front of the main entrance
- The Threshold is 18 cm in height
- The floor beyond the threshold is tiled and has a non slip grey and black doormat
- The tiling is black/brown throughout the ground floor
- A light switch is located just inside the cottage to the right of the door

### **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The staircase leads out of the sitting room to the landing.
- There is a wooden balustrade on the lower section and a wooden grab rail on the upper section.
- The stairs are carpeted - short pile
- The width of the staircase at its narrowest point is 66cm
- The landing and stairs are lit by a velux roof light and a pendant electric light
- The flooring on the landing is oak
- Three doors on the landing lead to the bathroom, the bedroom and the airing cupboard
- The bedroom and bathroom doors are oak latch cottage style doors
- The width of the doors to the bedroom and bathroom is 72 cm
- The airing cupboard door is secured with a magnet and is push /pull to open and close

## **Public Areas - Sitting room, lounges, lobbies etc**

- The floor in the sitting room of the cottage is tiled and black / brown.
- There is a light brown rug in front of the log burner.
- There is also a black and grey door mat with rubber backing in front of the main entrance
- There are no other doors in this room
- The main light source is from 4 LED lights set in the ceiling, low energy 11 watt bulbs
- There is also a standard lamp and reading lamp.
- The staircase leads out of this room to the landing
- walls are painted cream

## **Public WCs**

- Not available

## **Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe**

- Not available

## **Laundry**

- This is located car port of the owners house.
- Access from the cottage is 35 metres up the gravelled track from the cottage and a further 10 metres over a tracked driveway
- Access from the end of the driveway through the owners car port is level over a concrete floor
- The entrance door is opened with a key and a door handle.
- The threshold measures 7cm in height
- The laundry room has white ceramic tiled flooring
- The height of the work top is 92cm.
- The walls are white and lighting is provided by a fluorescent strip light and through the fully glazed door.
- The washing machine is front loading and operated by a dial and push buttons
- The drier is front loading and operated by a dial and push buttons
- There is an iron on a bracket on the wall by the drainer
- There is a laundry basket hanging on the wall behind the door

- There is an ironing board by the side of a metal cabinet
- The dimensions of the utility porch are 260cm x 190cm
- The useable space is 200 cm x 92cm

There is an iron and an adjustable height ironing board

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- The ventilation fan is operated by a pull switch
- The light switch is inside the door and located at a height of 97cm

### **Shop**

- Not available

### **Treatment room/s**

- Not available

### **Leisure Facilities**

- Not available

### **Outdoor Facilities**

- See garden and grounds

### **Conference & Meeting Rooms, Banqueting**

- Not available

### **Clubs & Entertainment**

- Not available

### **Bedrooms & Sleeping Areas**

- Access to the bedroom is via an oak latch cottage style door from the landing which is 72 cm wide
- There is 60 cm access to both sides of the kingsize bed.
- There is open clothes hanging space and a chest of drawers
- There are 2 bedside cabinets

- There is 1 bedroom chair suitable for placing clothing, but not for sitting
- There is a low cottage style window with a wide window ledge
- The bedroom floor is solid oak.
- The walls and ceiling are painted cream
- There are 2 thick pile grey and silver bedside rugs with non slip backing
- The main light source is from a pendant light fitting
- Additional lighting is provided by 2 bedside lamps either side the bed
- All bedding is polyester filled and the pillows have antiallergy covers
- Access to the bathroom is through the latch door 72 cm wide directly across the landing through a second identical door
- There is no TV in the bedroom

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- The bathroom is accessed from the landing through an oak latch cottage style door 72 cm wide
- There are no support rails in the bathroom
- The bathroom measures 267 cm x 184 cm
- The useable space measures 180 cm X 140 cm
- The flooring is solid oak
- On entering the bathroom the wash basin is to the right, and the WC is in the far right corner next to the basin
- The bath is behind the door along the left hand side of the room
- The remaining wall has a window and electric radiator
- The bath is acrylic and is 54.5 cm high
- There is a hinged glass shower panel on the side of the bath
- There is a shower attachment over the bath (water pressure not good)
- The bath is acrylic and has a handle on either side to facilitate getting in and out
- There are no steps or special seat in the bath
- The bath has hot and cold 1/4 turn mixer taps
- There is a non slip bath mat and a pedestal mat at the toilet
- The wash basin has hot and cold 1/4 turn mixer taps and a cupboard under
- The WC is a low level flush.
- The toilet seat is 42 cm high
- The flush is push button operated

## **Self-Catering Kitchen**

- The kitchen is downstairs
- There is a wide open doorway 109 cm wide leading from the lounge
- Instructions for all the appliances in the kitchen and elsewhere in the unit are contained in a visitors manual
- The water is thermostatically controlled throughout the unit
- There is a lever style mixer tap on the sink
- The laminate work surface is dark grey /black granite style
- The height of the work surface /sink /cooker is 94 cm
- Below the work surface there are a number of units including cupboard space and drawers and a fridge
- There is a single oven just below the work surface and ceramic hobs level with the work surface.
- The cooker and hobs are operated by dials
- Below the oven at floor level there is a small dishwasher operated by push buttons
- There is a microwave oven operated with push buttons and a dial
- Cups, glasses and some crockery are stored in wall cupboards
- All other equipment is stored below the work surface in cupboards or drawers
- The kitchen is more or less square in shape and measures 300 x 262 cm
- The useable floor space is 240 x 200 cm
- There are 2 French doors in the kitchen that open inwards
- Across the French door opening there are jalousie style balcony railings 115 cm high from the kitchen floor
- There is a table in the kitchen with 2 chairs
- The main source of lighting is via 3 LED ceiling lights with 11 watt low energy bulbs.
- In addition to the French doors there is a further window to the front of the cottage
- There is a light in the cooker hood over the hobs
- There is no other lighting
- There is a small freezer in the SITTING ROOM. It is positioned on the floor
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## **Caravans, Holiday Homes & Twin Units**

- Not applicable

## **Touring Facilities (Holiday Parks)**

- Not applicable

## **Boats - Narrow Boat, Cruiser & Hotel Boat**

- Not applicable

## **Attractions (Displays, exhibits, rides etc.)**

- Not applicable

## **Grounds and Gardens**

- In front of the property, the forest track has been landscaped
- A light above the entrance door is activated via a sensor as you arrive / leave the cottage
- Directly in front of the cottage there is a gravelled access path a potted shrub and a wooden bench
- The gravelled footpath outside the cottage has been levelled by the inclusion 3 steps 17.5,cm 20cm and 20 cm high
- There is one step up from the cottage to the path. This has a gravelled surface edged by a sleeper
- There is then a gentle slope up to the main path
- The BBQ area is located within 5m from the sloped path in front of the cottage across an area of rough grass
- There are 2 steps down. The first is 17cm in height and the second is 9cm. There is a stone wall to the side for support (no rail)
- The BBQ area is located 5m from the slope dpath in front of the cottage and across an area of rough grass
- There are 2 steps down. The first is 17cm in height and the second is 9cm
- The surface of the BBQ area is slate chippings edged by a wooden board
- The BBQ itself is 65cm in height
- Access to the shared garden area is 21 metres from the sloped path

at the cottage entrance.

- Access is firstly along the rough concrete path and then a grass footpath
- The gate is padlocked (Padlock operated with a key). The gate is opened by sliding a bolt
- From the gate the garden slopes downwards for about 7metres.
- The garden surface is entirely rough grass and is very uneven.
- There is a wildlife pond approx. 1 metre deep
- The birdhide is at the foot of the slope as you enter the garden
- Access to the birdhide is via 2 flagstone steps 10cm and 9 cm in height leading to a threshold 7cm in height
- The door is 5ft 2 inches in height
- The birdhide is opened with a twisting piece of wood on a nail
- Inside the hide the floor is loose slate chippings within a concrete surround
- There are wooden benches to seat 4 people
- The shutters over the viewing windows are released by twisting a piece of wood and held open with a nail
- The seating area outside the hide has a flooring made of loose slate chippings.
- The seat is is 38cm in height and made of stone (Part of a stone wall)

Additional seating area include a picnic bench: seat height 48cm, table height 75 cm and a wooden bench seat in a metal frame

### **Additional Information**

- The cottage is provided with 2 smoke alarms connected to the mains with battery back up
- Fire evacuation is via the main entrance.
- It is also possible to escape through the down stairs windows
- There is a fire extinguisher suitable for use on small fires and there is a fire blanket
- The contact numbers of the emergency services are included on a notice downstairs and in the visitors manual
- Service dogs are welcome free of charge
- Service dogs are not allowed on any furniture or furnishings and should not be left alone in the studio
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Address: Fairlea, Church Lane, Abenhall, Mitcheldean GL17 0DX

Telephone: 01594 541391  
0776 9746146  
0798 4602195

Minicom: Not available

Email: [info@deancottages.co.uk](mailto:info@deancottages.co.uk)

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

Facebook: [www.facebook.com/deancottages.co.uk](http://www.facebook.com/deancottages.co.uk)

Twitter: @DeanCottages

Grid reference: 675176 (OS MAP OL14) an aerial view and a map can be viewed on google earth at our website [deancottages.co.uk](http://deancottages.co.uk).

Hours of operation: We may be contacted between 8.00 am and 9.30 pm

Emergency number: Doctors' surgery, Mitcheldean (01594) 542270  
Mitcheldean Pharmacy (01594) 544997  
Newnahm Pharmacy (01594) 516276

In an emergency dial 999  
Our postcode is GL17 0DX (This maybe requested by the emergency services before they attend)

Local equipment hire companies: Drybrook Pharmacy 01594 542517  
Fairways Mobility Centre 01594 836701

Local accessible taxi numbers: KC cars (Cinderford) 01594 823020

### **Future Plans**

- There are currently no future plans

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 07769746146 or email [info@deancottages.co.uk](mailto:info@deancottages.co.uk)**

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Updated 11<sup>th</sup> June 2015