

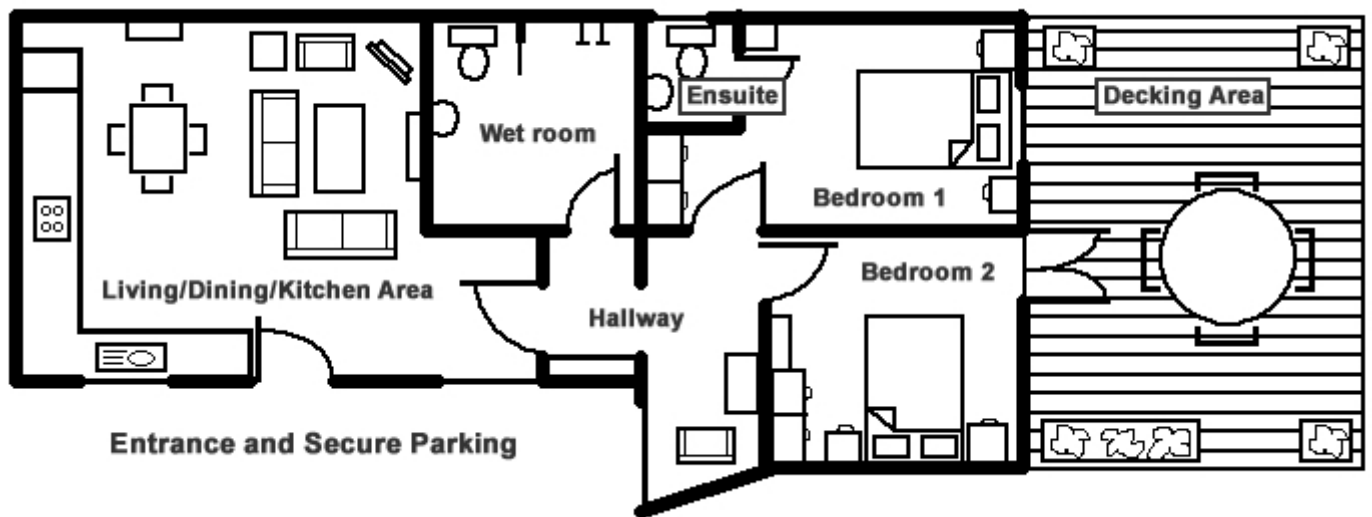
Hall Farm Accommodation

ACCESS STATEMENT FOR DAIRY COTTAGE

Introduction

Dairy Cottage is located at Hall Farm, which is run as a working arable farm. It has been converted from a traditional farm building which was the old dairy. It benefits from being a ground floor living space. With level access to a decked patio area situated the rear of the cottage. Our cottage has been constructed to provide suitable access for all our guests and therefore has a Document M wet room facility.

Floor Plan (Not to scale)



Arrival

- Arrival: turn into the farm track off the main road in Shelton. Go to the bottom of this track and turn right at the sign to Dairy Cottage. Then turn left into the courtyard.
- Access to the courtyard is a gated entrance measuring 345cm across.
- Arrival is through the courtyard where you will be greeted by the owners, Trudy or William Baird.
- Cars can drive straight up to the cottage and park in the designated areas.
- One is directly at the side of the cottage for wheelchair access.
- The cottage is reached by a ramp.
- Entrance to cottage from bottom of ramp is 2m forwards, turn right 2m 20cm arrive at front door.
- The distance between the entrance of the courtyard and the start of the ramp is 15m.
- Front door measures 110cm at its widest. It is arched shaped and is measured at 206cm at its highest.



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Arrival (Cont'd)

- The distance between ground level and the lock on the door handle is 96cm. The door handle is black and is a lever handle. It is 100cm from ground level. The door has a clear opening of 110cm.
- Level access to the waste and recycling wheelie bins is located in the car park area and is approx 6m diagonally from the end of the ramp. Each bin has lift up lids.
- The width of the ramp is 125cm.

Dairy Cottage

Kitchen/Dining/Living Area

- The entrance door leads directly into the living area. The door opens to the left into the cottage.
- The nearest light switches are to the right and are 100cm from floor.
- Level access from the entrance door to dining and living kitchen area. Ceramic tile flooring throughout with the exception of the wet room which has specialised non-slip flooring.
- Double three pin socket 43cm from floor.
- TV wall socket and aerial 43cm from floor.
- The TV which incorporates CD, DVD, iPod dock and Radio facility, is operated by the TV remote control.
- TV sits on a table 55cm high and 60cm wide. The TV has a 22" inch screen
- Console table next to TV measures 82cm high. With top surface of 126cm by 40.5cm.
- Sofa seats and armchair seats 46.5cm high.
- Lamp table is 50cm high and 50cm by 50cm wide. With a shelf 17cm from the floor.
- Reading lamp placed on lamp table measures 63.5cm high from base. It has an on/off switch at the bulb base.
- Two semi-circular windows are 73cm at highest point by 101cm width and are 210cm from floor to highest point.
- The light switch for the kitchen under cupboard wall units is situated above the washing machine and is 112cm from floor.



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Kitchen/Dining/Living Area (Cont'd)

- Double three pin plug electric socket to left of the light switch is 112cm from floor. To the right of the light is the washing machine isolator switch.
- 35cm to the right of the washing machine isolator switch is the cooker and ceramic hob switch.
- The ceramic hob is 89.5cm from the floor.
- The switches for the oven are 80cm from the floor.
- The handle of the oven is 75cm from the floor.
- All floor standing kitchen units are 85cm high.
- The long cupboard in the kitchen is 211cm from the floor. The handle is 134cm from the floor.
- The combined fridge/freezer is 145cm from the floor. The bottom of the fridge is 77cm from the floor. The freezer is 76cm high. The doors of the fridge and freezer open to the right.
- Dishwasher controls measure 76cm from floor.
- Washing machine controls are 76cm from floor.
- All kitchen work-tops are 90cm from floor and 60cm from wall.
- Microwave is 26cm from top of work top.
- Fire blanket is situated above the microwave on the wall at 143cm from floor.
- To the right of the microwave is a double three pin socket 18cm from top of work top. To the right of this is the dishwasher isolator switch.
- Kitchen table is wooden, moveable, with one leg on each corner. Height 76cm underneath clearance 61cm.
- Table measures 135cm by 75cm.
- Four moveable wooden chairs seating height 45cm.
- Window sill above work-top 42.5cm.
- Kitchen sink is a 1 ½ bowl with draining board measures 100cm by 50cm. It has a lever operated mixer tap at 33cm high from the sink top, with a 48cm depth of reach.
- Wall mounted shelving 79cm by 68cm and 47cm above work-top. It has three shelves 53cm, 75cm and 98cm above the work-top.
- Hob extractor fan and light switches are 82cm from the top of work-top.



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Kitchen/Dining/Living Area (Cont'd)

- All handles to kitchen floor cupboards are 65cm from floor.
- Wall unit cupboard handles 146cm from floor.
- Pedal bin 65cm high.
- Bookcase is 203cm high, its depth is 18cm and its width is 37cm.
- It has four shelves 53cm, 95cm, 130cm and 163cm from floor.
- Large Wall mirror 127cm from floor.
- Set of four coats hooks 166.5cm from floor.
- Long wall mirror 65cm from ground at bottom measuring 125cm long by 33.5cm wide.

Wet room

- Access to wet room through fire door which has a clear opening width of 82cm.
- Doorway to wet room on left.
- Light switch 110 cm from floor positioned outside wet room door.
- Wet room door has a clear opening width of 82cm.
- The Door handle is 100cm from floor.
- Lock 65cm from floor.
- Grab handle on back of door 86.5 cm from floor.
- Wet room floor is anti-slip vinyl measuring 288.5cm by 236.5cm.
- The Three wall hooks are 177cm from floor.
- Wash basin, lever handle tap, is 84.5cm from floor. Depth of reach 21cm. Basin measures 26cm by 39cm.
- Grab rails either side of basin 76cm from floor.
- Mirror above basin 98cm from floor. Mirror measures 34.5cm
- Shaver point 34cm above basin.
- Alarm call button 117cm from floor.
- Emergency pull cord extends to floor level.



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Wet room (Cont'd)

- Wheel chair accessible toilet 46.5cm from floor.
- The Toilet handle is 73cm from floor.
- Fold down safety rail by toilet 79cm from floor. Extends 81cm out from wall.
- Grab rail by toilet 68cm from floor.
- Toilet roll holder 83cm from floor.
- Sanitary bag dispenser 78.5cm from floor.
- Bin next to toilet 27cm from floor. Bin measures 26cm high.
- Toilet brush 27cm from floor. Toilet brush measures 26cm high.
- Large wall mirror 48cm from floor. Mirror measures 119.5cm long by 30 cm wide.
- Bathroom light above mirror 182.5cm from floor. Light pull 100cm from floor.
- Shelving and towel rail 91cm from floor. First shelf 106cm from floor. Second shelf 130cm from floor.
- Soap dish 90cm from floor.
- Grab rail by shower 65cm from floor rising to 130cm from floor.
- Fixed shower head 207cm from floor.
- Moveable shower head 102cm rising to 118cm.
- Shower heating controls 91cm from floor. Shower head controls 100cm from floor.
- Stool 60cm high, 40cm long, 24.5cm wide and wooden.
- Wet room is lit by four spot lights fully ventilated by a fan. A sun pipe also provides light.

Hallway

- Between the wet room and the two bedrooms is a small hallway.
- Double three pin plugs sockets 42cm from floor.
- Small table 46cm by 46cm. 43cm from floor.
- Reading lamp 26cm from top of table to switch 49.5cm high
- Chair seating height 47cm from floor.



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Hallway (Cont'd)

- Curtain Rail 233cm from floor.
- Window 200cm long by 107.5cm wide.
- Light switch in hall 106cm from floor.
- Thermostat for hall and wet room 107cm from floor.

Bedroom One (with ensuite)

- Bedroom door has a clear opening of 82cm.
- Bedroom door handle 100cm from floor.
- Light switch 106cm from floor.
- Thermostat for bedroom and ensuite 196cm from floor.
- Fitted wardrobe 220cm high by 105cm wide.
- Double doors of wardrobe have magnetic catches on inside. The doors measure 198cm long and are 48.5cm wide.
- One shelf in wardrobe fixed at 171cm from floor.
- Hanging rail 165.5cm from floor. 18 coat hangers provided.
- The Wardrobe handle is 100cm from floor.
- Two drawer unit 57cm high, 45cm wide, 41cm deep. Handle of bottom drawer 23cm from floor. Top drawer handle 44cm from floor.
- Bedroom chair 49cm from floor.
- King sized bed 42.5cm from floor. Clearance of 24.5cm. From top of mattress to floor is 58.5cm. Headboard 104.5cm.
- Two bedside cabinets either side of bed 61cm from floor, 51cm wide by 45cm. 3 drawers measuring 13cm length by 30cm depth by 37cm wide.
- First drawer handle 19cm from floor. Second handle 34.5cm from floor. Third handle 50cm from floor.
- Bedside lamp 31cm high. Switch operated.



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Bedroom One (Cont'd)

- Three pin socket 41cm from floor TV aerial/socket 41cm from floor.
- Window sill 112.5cm high from floor. Window sill 31cm. Window 98cm by 109cm. (opens onto deck and can be used as a fire escape) Two window openers depth 35cm from start of window sill.
- Double three pin socket, 41cm from floor.
- Ensuite door has a clear opening of 82cm.
- Ensuite door handle 100cm from floor. Lock 86.5cm from floor.
- Towel rail 94cm from floor.
- Bathroom cabinet 180cm from floor, handles 156cm from floor.
- Bathroom cabinet 56cm wide by 45cm long.
- The Pedestal sink is 83cm from floor.
- The sink measures 57cm wide, 47cm deep.
- The Depth of reach to lever tap is 33cm.
- Shaver point 111.5cm from floor.
- Mirror above sink 30cm from floor. Mirror measures 45cm by 30cm and is oval in shape.
- Light above sink 38cm from the top of the sink. Operated by a pull cord.
- Toilet 41cm from floor, button flush.
- Toilet roll holder 74cm from floor.
- Window 90cm by 46cm, handle 198cm from floor.
- Roller blind to window has a cord 114cm from floor.
- Sanitary bag wall dispenser 76cm from floor.
- Pedal bin 39cm high.
- Ensuite shelf 111cm from floor.
- Hook on back of ensuite door 168cm from floor.
- Light switch for ensuite 106cm from floor and is located on the wall on the outside of the ensuite

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Bedroom Two

- Bedroom door clear opening width of 82cm.
- The Door handle is 100cm from floor.
- Hook on back of door 157cm from floor.
- Dressing tables shelf 82.5cm from floor. Clearance width underneath 73cm.
- Chair 45cm to seating position from floor.
- Double three pin socket and TV aerial 41cm from floor.
- Thermostat 103cm from floor.
- Mirror 35cm above dressing table shelf. Mirror measures 60cm by 45cm and is oval in shape.
- Fitted wardrobe 219cm high, 102cm wide. Doors measure 198cm by 45.5cm. The door handles are 102cm from floor.
- Hanging rail 167cm from floor.
- Shelf in wardrobe 173cm from floor.
- Pedal bin 26cm high.
- Light switch 106cm from floor.
- Double bed, headboard 90cm from floor. Top of mattress to floor 56cm. Clearance depth from bottom of bed to floor 26cm.
- Two bedside cabinets 54cm from floor 40.5cm by 44cm. Two drawers measuring 16.5cm deep by 36cm wide by 35cm high. The bottom drawers handle is 20cm from floor. Top drawer handle is 41cm from floor.
- Touch lamps on both bedside cabinets 31.5cm high.
- Double three pin plug socket 41cm from floor.
- Light switch for deck light 107cm from floor.
- Curtain rail 232cm from floor.



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Decking Area

- Patio doors lead out to a decking area.
- The internal patio door frame is 108cm wide by 161cm high.
- Each door measures 54cm wide.
- Patio door lock 95.5cm from floor.
- Door handle 99cm from floor.
- External light situated on the left outside wall 165cm from deck.
- Deck measures 542cm long by 393cm wide. With two steps 18cm deep and 25cm wide. The deck is surrounded on two sides by fencing measuring 180cm high.
- There is a round, wooden patio table which is 72cm high and 46cm in diameter.
- There are four wooden chairs with a seating height of 43.5cm.

Grassed Area

- This is available for guests to use at their own risk. Please be aware of the ditch by the oak tree.
- A whirly-gig drying line is available on request.
- If guests wish to deposit their compostable food waste in the compost bin at the bottom of the grassed area please feel free to do so.
- Guests will find a small grey bin with lid and handle in the kitchen to transport food waste to the compost bin.

Laundry

- There is no separate laundry but a standard sized front loading washing machine is available in the kitchen area. Clothes can either be hung up to dry outside on the whirly gig or placed over night in the wet room on the clothes drier provided. If clothes need to be dried quickly guests can request to use the owner's tumble drier for a small charge. No responsibility can be taken by the owner for damage to guest's clothes e.g. shrinkage. Guests use the tumble drier at their own risk.

Shop

- Not Available. A detailed list of the nearest local village shops is included in the welcome folder.



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Leisure Facilities

- A detailed list of all local facilities is included in the welcome folder.

Outdoor Facilities

- A small seating area is available to guests at the front of the property. To the rear of the property is a lovely decking area with attractive planting and four wooden patio chairs and a table. There is also a grassed area beyond the deck, with picturesque views of the surrounding countryside.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Available

Additional Information

- Information folders are produced in size 16 font (can be audio on request)
- A mobile phone is provided for guest's use in an emergency as there is no land line at the property.
- Alternatively a land line is available for guests at Hall Farm if needed in an emergency
- Children over 12 years only
- Dairy Cottage has a no smoking policy
- For the comfort of all guests there is a no pet's policy. However service dogs are welcome but must be on a lead when outside. Please inform us on booking. A bed and water bowl can be provided.
- All linen and towels are included.
- Guests are supplied with complimentary toiletries. These comprise of: 1 shower cap, 1 small bottle of shampoo and conditioner and 1 small bottle of shower gel. Liquid soap, tissues and toilet rolls are also provided.
- Two complimentary dishwasher tablets, washing machine tablets and kitchen cleaning products are also provided.
- A welcome pack is available for guests staying for a week or longer. This consists of milk, biscuits, tea, coffee, sugar, homemade marmalade or locally produced honey and fresh flowers.



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Additional Information (Cont'd)

- For guests who require assistance with their mobility the following aids are available on request at the time of booking:
 - A perching stool
 - A raised toilet seat
 - A shower stool

Contact Information

- Mr William & Mrs Trudy Baird, Hall Farm, Main Street, Shelton, Newark, Nottinghamshire, NG23 5JG.
- Telephone: 01949 850309
- Email: william-baird@btconnect.com
- Website: www.hallfarmaccommodation.co.uk
- Local equipment hire companies: Pro-Tec Mobility Trading Ltd Newark 01636 643738
- Local public transport numbers: Bus 0871 200 22 33, Train 0871 200 4950
- Local accessible taxi numbers: Dick's (metro cabs) London style taxi with a clamp. They can take passengers in their wheelchairs. Telephone 01636 677883/07885 221122.
- Look in the welcome folder for an extended list of taxi firms.
- Shopmobility: Nearest contact is in Nottingham at the Broadmarsh and Victoria shopping centres
Tel: 0115 9153888
- The welcome folder gives detailed information of local facilities, in Newark, available for shoppers with disabilities

Future Plans

- Start to landscape the grassed area and begin to plant a small orchard by the composting site. (SPRING 2010)
- Plant up a herb trough for guest's use (SPRING 2010)
- Attend a Welcome All training day (when date becomes available)

We welcome your feedback to help us continuously improve if you have any comments please email william-baird@btconnect.com or write your comments in the guest's suggestions book at Dairy Cottage, thanks.