

Yew Tree House Bed & Breakfast: Access Statement

Introduction

We aim to cater for the needs of all visitors to our home based bed and breakfast at which we can accommodate up to four guests in two first floor en-suite bedrooms. One room is furnished with a king size bed whilst the second has a super-king size zip-link bed which can be configured as two singles on request.

The following statement is a summary of our provision for those with disabilities. Due to the design of our central staircase and the layout of the ground floor dining area (which precludes installation of a lift), wheelchair access to the upper floor accommodation cannot be achieved at reasonable cost, but we do make provision for ambulant disabled guests.

Those affected by allergies or who have special dietary requirements should let us know at booking stage – we will do our best to accommodate their needs.

Pre-Arrival

- For a rural area, public transport is quite comprehensive. There are regular bus services from Skipton where the nearest railway station is located. Buses pick up/set down in the town square which is two minutes' walk from Yew Tree House. Note that the town square is cobbled and that this can make it difficult to negotiate.
- Grassington has a range of shops including a grocer, a butcher, a newsagent and a pharmacy. The nearest town with a regular market is Skipton.
- The Yorkshire Dales National Park has a tourist information office in Grassington.
- For hygiene reasons, pets are not allowed.

- Brochures & menus can be provided in large print by prior arrangement.
- Italian is spoken, but we do not have menus and other documentation in foreign languages or Braille.
- We have a web site (www.yewtreehouse.org) which gives full details of the house together with a map of its location.
- A comprehensive information pack is provided in each bedroom.

Arrival & Car Parking Facilities

- We are to the South side of a cul-de-sac near the village centre, next door to the Gills Top Residential Care Home.
- There is a large un-gated drive metalled in tarmac at the end of which is a single garage fitted with automatic doors & an intruder alarm. The drive will accommodate at least four cars and is on a gentle slope. Otherwise, the site is substantially on the level. There are no marked parking bays.
- The property has two entrances. The guest entrance is to the right down two steps and along a short, level gravelled path. The steps are provided with a timber hand rail to the left hand side.
- Automatic floodlighting illuminates the drive and pedestrian access route at night.
- Guest rooms are generally available from 4pm (check out is 10am). Guests arriving earlier than 4pm may park their vehicles on the drive. If you would like to check in after 10pm please let us know in advance.
- We are happy to assist guests with luggage.

Main Entrance & Reception

- The front door is to the right of the property and is accessed via two steps. The first is 120mm high, 320mm deep and 1280mm wide and the second is 190mm high, 200mm deep and 920mm wide.
- An external vertical timber hand rail 450mm long is installed at each side of the entrance doorway.
- There is a doorbell to attract the proprietor's attention.
- The main entrance door has a clear opening width of 760mm.
- Once through the main entrance door there is an entrance lobby 1420mm wide by 1900mm long. This incorporates an access doorway to the stair well/guest dining area which has a clear opening width of 820mm.
- A boot rack is provided in the entrance lobby.
- The floor finish is natural flag stone.

Public Areas - General (Internal)

- At ground level there is a guest dining area together with the proprietor's accommodation. Within the dining area is a bell push which when pressed will summon the proprietor.
- A 740mm wide stair leads from the guest dining area to the first floor guest accommodation. It incorporates a continuous hand rail on one side and a discontinuous hand rail on the other. The hand rails do not project beyond the second step at GF level. This is awkward for the ambulant disabled.
- The stair doubles back on itself and has a half landing (two runs each of six risers). It is well lit and the treads/half landing are covered in good quality carpet.
- The guest sitting room is at first floor level. This is heated by means of a thermostatically controlled LPHW radiator. Supplementary electric heating is provided for use as necessary.
- We do not play background music in any area of the B&B.

Public Areas – WC Accommodation

- The house does not have a general washroom/WC available for guest use.
- All guest bedrooms have individual en-suite accommodation.

Dining Room

- Breakfast is served in the ground floor dining room. There are no steps and the floor finish is short pile carpet.
- Furniture is flexible and can be moved on request.
- There is a single dining table with leg arrangements that make it unsuitable for wheelchair users.
- A large print menu will be provided on request.

Lounge/Sitting Room

- This is at first floor landing level and is accessed directly from the stair (no door).
- The floor finish is carpet which is partially overlaid with a rug within the sitting area.
- Furniture is flexible and can be moved on request.
- There are two lounge chairs and a matching three person settee. Chair seats are 430mm high and covered in cloth material.
- A coffee table, writing desk and supplementary heating/lighting are provided.
- A radio, CD and cassette tape player are provided together with a selection of DVDs, CDs, maps and books which guests are welcome to borrow.
- Access to all three guest bedrooms is directly from the lounge.

Laundry & Drying Room

- Located on the ground floor – please let us know should you wish to use it.

Bedrooms - General

- Each bedroom is provided with a remote control flat screen TV, a separate DVD/CD player, an iPod/iPhone bedside docking station incorporating an alarm clock & FM radio, bedside task lighting, two bedside cabinets/tables, a chest of drawers, a luggage rack and a wardrobe. Torches located in the bedside cabinets are provided for emergency use.
- Each bedroom is provided with a refreshment tray (inc a cafetière), china mugs, glass tumblers and wine glasses. A range of hot drink preparations are provided including ground coffee, tea and hot chocolate.
- Towels and a selection of organic toiletries are provided.
- Supplementary bedding (including a pillow) is provided in each room together with a hot water bottle.
- Floors are covered in fitted short pile carpet.
- Non-slip rubber mats are provided for use in the bath and in the shower trays.
- Furniture is moveable on request.

Bedroom 1 (Cream Room)

- Door clear width 710mm
- Fitted with one double bed and one stand chair.
- Bed is 610mm high. Clear access both sides.
- Tea/coffee making facilities on dressing table 960mm high.
- The large en-suite bathroom has an indicator bolt on each of the two doors (one of which leads directly to the lounge area and is kept permanently locked). The indicator bolts can be overridden from outside in the event of an emergency.
- Main bathroom lighting operates automatically on entry and extinguishes a short time after the room has been vacated. Supplementary lighting is provided over the mirror (press gold tab on left hand side). The luminaire also incorporates a

dual voltage shaver socket accessed by sliding the right hand gold tab to the right.

- Door from bedroom to bathroom has clear width of 690mm. Bath, shower, WC and WHB fitted. Floor covering non-slip vinyl. Toilet is 420mm high.
- Shower has lip at entrance which is 180mm high. Access limited by proximity of wash hand basin.
- Bath is 540mm high, has a 450mm long angled grab rail to the RHS, taps with a cradle mounted shower hose, and a 560mm wide by 1500mm entry space as measured at the rim.

Bedroom 2 (Green Room)

- Door to room is 710mm clear width and door to en-suite is 740mm clear width. En-suite door opens inwards (no lock).
- Fitted with one super-king zip-link bed that can be configured as two single beds on request. Bed is 610mm high. Clear access both sides.
- One leather covered tub chair provided.
- Tea/coffee making facilities: on window ledge 720mm high.
- En-suite: shower, WC and WHB fitted together with wall mounted hair drier incorporating shaver socket. Supplementary light above mirror.

Floor covering non-slip vinyl. Shower lip at entrance 230mm high. No wheelchair access. Toilet is 420mm high.

Outdoor Facilities - Grounds & Gardens

- There is a garage to the side which may be used for the storage of guests' bicycles/motorcycles. To the rear of the garage is a level patio complete with bench, table and a parasol. This overlooks a gravelled area & garden borders.
- There is an external tap and hose for guest use (cleaning boots, bicycles, car wheels etc).

Medical Facilities & Safety Services

- A doctors' surgery, dental surgery and pharmacy are nearby.
- The village has fire, police and ambulance stations. These are not manned full time.
- A fell rescue service is based in the village.

Additional Information

- Guests requiring vegetarian or gluten free diets are accommodated. Please advise us on arrival.
- Bedding is goose down & feather filled. If you would prefer a non-allergenic duvet please do let us know.
- The proprietors sleep on the premises and are always available at night in case of emergency.
- Assistance alarms for the bedrooms are not installed.
- Assistance dogs are welcomed by arrangement.
- Shower temperature is thermostatically controlled.
- DHWS from taps is not controlled to 41C (maximum potential temperature 60C).
- Low surface temperature radiators are not installed.
- There is limited mobile phone reception at the house but reception is reasonable elsewhere in the village. Guests may use our land line only in an emergency.
- A comprehensive fire alarm system to BS5839 Part 1 Type L3 is installed. A sounder is installed in every bedroom and throughout the main escape route. Please let us know if you have a hearing impairment.
- Emergency lighting to BS5266 is installed on the main exit route.
- Fire extinguishers are installed on each landing. These are not suitable for electrical fires.
- We are a no smoking establishment.

- We can accept small items of food/medication for storage in our fridge by arrangement (access available 24 hours).
- Wireless internet access is provided throughout the building.

Contact Information

You can contact us by post, phone or email as follows:

- **Postal Address:** Yew Tree House, Scar Street, Grassington, Skipton, North Yorkshire BD23 5AS
- **Telephone:** 01756-753075. Calls are diverted to an answering service when we are out.
- **Email Address:** julie@badgergate.com
- **Web site:** <http://www.yewtreehouse.org/>

Future Plans

- No changes planned.

We welcome your feedback to help us continuously improve. If you have any suggestions or comments please phone or email.

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