

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Arcadia Cottage (Sheringham)

Introduction

Arcadia Cottage is located in a residential street a short distance (400m) from the centre of the beautiful seaside resort town of Sheringham in North Norfolk. Arcadia Cottage is a semi-detached house dating from the early 20th century. There are no steep inclines in the immediate area around the property.

The property features 3 bedrooms, a double, a twin and single, sitting room, breakfast/dining room, kitchen, and bathroom with a stunning landscaped garden at the rear. The property is fully fitted out for self catering holiday accommodation.

Key Access Considerations for Arcadia Cottage

For those with access needs the key access considerations are as follows:

- Threshold steps: While there are NO steps leading upto either of the entrances to the property there are small threshold lintels to navigate when entering both the front and rear doorways (14cm and 11cm respectively)
- Stairs to 2nd Floor: The stairway is judged to be at a 45 degree angle with steps details as follows: (12 steps - tread depth 25.5cm, height 23cm). Hand support is provided on both sides of the stairway from banisters (left) and a hand rail running the full length of the stairway (right)
- Small step to access kitchen from Dining/Breakfast room (height 8cm)

We look forward to welcoming you. If you have any queries or require any assistance please phone 07796 441 445 or email us at info@arcadiacottage.co.uk

Before you arrive

- Use of a car or other form of independent transport is recommended
- For directions please refer to <http://www.mapquest.co.uk> and enter your starting address and postcode with our postcode as the destination (NR26 8DG)

- Sheringham town is served by rail links from Norwich via Cromer. Services run hourly – for details contact <http://www.nationalexpresseastanglia.com/>
- Arcadia Cottage is about 400m walk from the Sheringham town train station
- Local Buses pass by within 300m from the property
- Taxi services available include: Anglia Taxis 01263 822 222

Car Parking / Key Collection

A single off-street parking space is available directly in front of the cottage. The parking area is accessed via a flattened kerb from the road (no step) and has ample room for wheelchair access.

A second on-street parking space can also be used by guests (as this is used for access to the off-street parking space). Parking on-street in the immediate vicinity is not restricted.

Keys for the property can be collected from a key combination safe located on the property using a pass-code provided to guests in advance of arrival.

Entrance to the property / Hallway

There are no steps up to the property

Entrance is into a hallway (entrance threshold lintel is 14cm in height, hallway width is minimum 80cm, widest 161cm).

The width of the front doorway is 70cm.

From the hallway access is available to the front sitting room, dining / breakfast room and stairway to the 1st floor.

Flooring is short pile carpet

Stairway & Upper Landing

Stairs lead directly from the hallway – a straight staircase (width 57cm) comprising of 12 steps (tread depth 25.5cm, height 23cm) leads to 1st floor landing.

1st floor landing (width 89cm, minimum 87cm, widest 186cm)

Access from landing to 3 bedrooms, bathroom (door widths 68-69cm)

Flooring is short pile carpet

Lighting is via ceiling lights with switches on both floors (standard height)

Bedrooms

All bedrooms are on the 1st floor

Master Bedroom:

Double Bed (ample space around all sides of bed for wheelchair access)

2 bedside cabinets each with reading lamps

Pine chest of drawers

Double wardrobe

Full length wall hung mirror

Writing desk and chair

Flooring is short pile carpet

Lighting – a combination of ceiling, wall and table lamps are available

Twin Bedroom:

2 single beds (ample space to access each bed by wheelchair)

2 bedside tables

Double wardrobe

Chest of drawers

Flooring is short pile carpet

Lighting – a combination of ceiling, wall and table lamps are available

Single Bedroom:

Single bed (space to access bed insufficient for wheelchair users)

Bedside cabinet with reading lamp

Chest of drawers

Flooring is short pile carpet

Lighting - a combination of ceiling and table lamps are available

Bathroom

No steps are required to access bathroom from landing

Large bathroom with standard sized bath incorporating overhead power shower (bath has a hand rail for support getting up and in and out)

Washbasin, (Standard height) (Taps twist turn)

Separate w.c (Standard height)

Flooring is short pile carpet

Lighting via ceiling light

Sitting Room

Arcadia Cottage has a separate sitting room accessible from the hallway on the ground floor, doorway width 71cm

- Seating for 5
- TV/DVD with remote control, video recorder and CD player /radio available for guest use
- Flooring is short pile carpet
- Feature fireplace incorporating gas fire (including fire grill)
- Lighting via ceiling light and 1 reading lamp, 1 standard lamp

Dining/Breakfast Room

Dining/Breakfast room accessed from hallway (door width 71cm)

- Dining table and 6 dining chairs
- Dresser, Bookcases with Tourist Information and a collection of novels for guests use
- Access directly to kitchen
- Flooring is short pile carpet
- Lighting by ceiling light

Kitchen / Annex

Fitted kitchen leading from dining / breakfast room (no door)

- Step up to kitchen from dining/breakfast room is 8cm; width of access 79cm
- Standard height work surfaces
- Taps are lever operated utilizing a mixer
- Electric hob and under-counter oven
- Dishwasher
- Fridge & Freezer combination
- Microwave
- A full complement of dining ware, cutlery, glasses, saucepans and cooking utensils/equipment is provided
- Flooring is vinyl
- Lighting by overhead spotlights
- Back door to property (leading to garden access) is found in the kitchen (width 70cm) – access to outside is via a threshold lintel (height 11cm to outside paving; 5cm from inside floor level) leading to concrete path running along the side of the property from the front of cottage to the garden
- Kitchen annex leads from main kitchen area (contains fridge freezer, washing machine, dishwasher, storage, additional food preparation space)

Laundry Facilities

- Automatic washing machine available for guest use in the kitchen annex
- Iron & ironing board available
- A rotary clothes line and pegs are available
- Flooring is vinyl
- Commercial laundry facilities available nearby (within 150m)

Garden

Arcadia Cottage has a large garden area to the rear of the property, accessed via either the back door or side passageway (width 78cm) leading from the front of the property secured by a garden gate (width 72cm).

There are no steps to navigate to access the garden. Area is a combination of paved area (in the immediate area around the property), lawn and flower beds. A small split level pond is also a feature (pond is fenced off for guests safety (fence is 60cm high). A garden table and bench chairs are available for 'al fresco dining' in the lawn area.

Towards the rear of the garden (accessed across lawn area) there is:

- a spacious patio area with cast iron patio furniture (table and seating for two – additional seating is stored in the Summer House)
- wooden built Summer House for use of guests incorporating seating for three consisting of garden furniture for use inside the summer house or outside in the patio or other garden areas
- Garden is securely fenced
- Patio area has BBQ facilities

Additional Information

Arcadia Cottage is a pet free establishment

Local Doctors Clinic is 300-400m away

The Health Centre

Cromer Road

Sheringham, NR26 8RT

tel: 01263 820505 appointments

tel: 01263 822066 enquiries / emergencies

website: www.sheringhammedical.org.uk

Nearest casualty department is in Norwich (45min drive)

Internet Access is available for an additional fee

Mobile phone reception at the property is good

Contact Information

Address (Inc postcode): Arcadia Cottage, 17 The Avenue, Sheringham
Norfolk, NR26 8DG

Telephone: 07796 441 445

Minicom: none

Email: info@arcadiacottage.co.uk

Website: <http://www.arcadiacottage.co.uk>

Local Accessible Taxi: Anglia Taxis 01263 822 222