

Access Statement for The Dairy House

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

Introduction

The Dairy House is a self catering, 7 bedroomed Victorian detached house in the southern coastal town of Gosport, 30 seconds from the foreshore of the historic Portsmouth Harbour. It sleeps up to 16/20 guests and is suitable for get togethers, family holidays, business or crew accommodation. The property is situated set back from a quiet street, the surrounding area being fairly flat with some harbour views only a short 2 minute walk away. The house is well appointed with good access to local shops, the town centre, attractions and local bus routes. It provides a comprehensive welcome folder for guests outlining important and useful information with contact numbers available for the owners

Pre-Arrival

- For full details and maps of how to reach the property see the directions and maps section of www.completeholidayhomes.co.uk. Alternatively, you can plan your journey by car or public transport using <http://www.theaa.com/route-planner/index.jsp>; simply enter your postcode and the houses, which is *PO12 4LF* to get directions.
- The nearest railway station is Portsmouth Harbour which is a couple of miles away on the Portsmouth side of Gosport / Portsmouth ferry which is a short 5 minute boat journey over the water. Taxis are available this side of the harbour. If you require an wheelchair accessible taxi this can be booked locally from Sky Cars on 02392 522522.
- The property is set over three levels and has some fairly narrow Victorian doorways which fall short of the recommended width for wheelchair access, so the property would not be suitable for those chair dependent.
- There are local shops that provide equipment hire should you need it and if you do have any requirements let us know and we will be pleased to help. We would happily recommend 'Solent Mobility Center' 023 9200 9999, www.solentmobility.co.uk/.
- A welcome hamper is provided upon your arrival which gives some of the basics and local shops are within a 5 minute walk.
- The Welcome Folder for The Dairy House and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- You will be met at the property, shown around and offered useful local knowledge to assist you in your stay.
- Parking is available right outside the front door for 3 cars and there is additional roadside parking subject to availability. The front curb is dipped and the pea shingle area to the front of the property leads directly to the front door. Visibility to the front is provided by streetlights giving a good level of coverage.

Entrance to Property

- The front door is 26.5" wide.
- There is one step up into the property and a small step down into the main hallway.
- The entrance is well lit by ceiling mounted pendent lights.
- The floor to the entrance is ceramic tiled.

Halls, Stairs, Landings, Passageways

- The passage way to the ground floor is 34.5" wide.
- The floor is laid with vinyl tiles.
- The main staircase has 15 steps to the 1st floor landing and is carpeted along with the upper landing area.
- The staircase is fairly narrow with a handrail situated to the right hand side.

Sitting Room/Lounge

- The sitting room / lounge is situated on the 1st floor with 1 step down from the landing area.
- The floor covering is laminate.
- The door opening is 26.5" wide.
- The room has a good mixture of seating with sofas and stool cubes, all the furniture is movable but there is good access around the whole of this room.
- The room is well lit with large windows to 3 aspects providing a great deal of natural light, additional light sources are table lamps and ceiling mounted pendant lights when needed.

Dining Room

- The dining room is situated on the ground floor and has a wooden, even floor and a doorway of 26.5" wide
- The access to this room is level with no steps present.
- The room has a main table with upholstered seating for up to 16, an additional table with seating for 2/4 and a 2 seater sofa to relax on. The furniture is all movable if necessary, however again there is good access to the room and a good space within for maneuverability.
- Lighting is good and well provided by natural light with additional table lamps and pendent lighting when needed.

Kitchen

- The kitchen is situated on the ground floor with level access from the hallway and dining room. The floor covering is ceramic tiles.
- The door openings are 27" wide.
- The oven doors drop down and the maximum height of these is 30", the hob is 37" from the floor.
- The microwave is 36" from the floor level.
- Work surfaces / food preparation areas are 36" from the floor.
- The cupboards containing crockery and foodstuffs are 57" from the floor and set above the work surfaces.
- The height of the highest shelf to the fridge is 59" and the lowest drawer 12", the freezers top shelf is 47" and the lowest 12".
- The sink tap is a single lever mixer type.
- Lighting is good from large windows and a 4 spotlight ceiling bar provides artificial light when needed.

Bedrooms and Sleeping Areas

- There are 7 bedrooms within the property, 2 are situated on the ground floor with 4 situated on the second and 1 on the top, 2nd floor.
- The doorways to the ground and 1st floor bedrooms are approximately 27 /28" wide, the doorway to the top, 2nd floor bedroom is 22" wide.
- Six of the bedrooms have a short pile carpet as a floor covering with the seventh being polished floorboards.
- The beds are zip link 5' King size and the configuration can be changed to singles to accommodate guests needs. The mattress heights are 26".
- Access around the sides of the beds is around 26" at the widest points.
- Bedding materials are cotton sheets and polyester pillows and duvets, additional feather pillows are available.
- All bedrooms have ceiling mounted pendent lights along with bedside table lights.
- The colours of the walls and floor covering are relatively neutral however the contrast between these is generally good.
- There is a good selection of storage options within each room with wardrobes and chests of drawers, rail heights in the wardrobes are not adjustable.

Bathrooms, Shower-rooms and Toilets

- There are 5 bathrooms situated at the property, one on the ground floor and 4 on the 1st floor. Four of the bathrooms have vinyl floor coverings with the other on the ground floor being ceramic tiled.
- The ground floor bathroom has level access and appointed with a shower cubicle, toilet and wash basin, the shower has a step up into the cubicle, the basin is fitted with a single lever mixer tap and the w.c height is around 16.5".
- The main bathroom upstairs is fitted with a corner bath with shower over, toilet and hand basin, there is level access into the bathroom itself but a step up to the main fitted area within the room. The bath and sink are fitted with two turn handle taps each and the w.c height is around 16.5"
- The other family bathroom on this floor again has level access, a step up to the shower cubicle and twin handle taps to the basin, the w.c is around 16.5" in height.
- The final 2 bathrooms are en suites with a door opening of 22" there are step up to the shower cubicles and twin handles taps to the basins, the w.c heights are around 16.5".
- The bathrooms have door openings of around 23 / 24".
- All bathrooms enjoy natural light from the windows and are fitted with either spotlights or in the case of the main bathroom a covered ceiling globe light for when needed.

Garden

- The garden enjoys both a paved patio as well as an artificial lawn area, with various seating and tables.
- The patio is accessible from the house via a step and the grassed area has two more steps down from the paved patio area.
- The side of the house is pea shingled.

