

# **ACCESS STATEMENT**

## **1, WOODCHESTER LODGE**

(JAN. 2008)

### INTRODUCTION

We aim to accommodate all the needs of our guests at our 2-bedroomed B&B in North Woodchester.

The following is a statement of our provision.

If you have any further queries please do contact us. (details below)

### PRE-ARRIVAL

We have a web-site with pictures of our property, both inside and out.

Brochures and business cards are also available.

Communal rooms are on the ground floor: access to these is flat: there are no steps.

Guest bedrooms are on the first floor, up a wide shallow stepped stairway, with hand rail.

Stroud is the nearest station, 2 miles from Woodchester Lodge.

There is a good taxi service outside the station.

Mr. and Mrs. Brooke-Smith are happy to offer transport by arrangement.

### ARRIVAL AND CAR PARKING FACILITIES

There is a flat tarmac parking area for 3-4 cars at the bottom of a sloping drive.

The house is accessed along a short flat path & patio of concrete slabs. (15yds.)

These are lit by automatic lights at night.

There is a large knocker on the front door & all guests are offered assistance with luggage etc.

## MAIN ENTRANCE AND RECEPTION

The entrance way and ground floor are all level with no steps. The porch and cloakroom floors are tiled: the main hall is wood block with a short pile carpet covering half. Entrance to the main hall is through a heavy swing door. There are plenty of chairs available here. There is pen and paper on reception & Mr. & Mrs. Brooke-Smith are available whenever needed. Guests are given a guided tour around the house and facilities. Lighting is gentle as opposed to bright.

## PUBLIC AREAS (general internal)

Doorways are minimum 28" wide. There is a spacious cloakroom downstairs with flat, tiled floor, W.C. & wash basin. This is made available to all guests.

The visitors living room is carpeted and flat. There is an open fire place with fire guard and small rug in front.

The central main hall is described above.

Access to the stairs is across the hall. The rise on each stair is 6". Stairs form an open "E" with 7, 10, & 4 stairs broken by 2 small landings. These and the main landing are fully carpeted. There is a solid oak handrail & antique style wallpaper.

## RESTAURANT/DININGROOM, BAR, LOUNGES, TAKE-AWAY & CAFE

Breakfast and evening meal are served in the visitors living room. Furniture can be moved if required. Tables are oval and rectangular gate-legs with central support columns; they have an underspace of 27" & 28" respectively. There are chairs without arms which can be moved. There is a 28" T.V. with SKY reception, but no background music anywhere. Full waitress service is provided. Special diets are catered for on request & assistance will be given with menus if needed. Woodchester Lodge is a non-smoking B&B.

## LAUNDRY

Full use of utility room with washing machine & drying rack available to guests. Access is flat & tiled.  
Iron & ironing board, on request, for use in bedrooms or kitchen.  
Mr. & Mrs. Brooke-Smith are willing to assist if asked.

## SHOP

Pictures by local artist & home made jellies for sale, P.O.A.

## BEDROOMS

Both rooms are on the first floor with a hook & eye lock in place on the doors.

Carpets are fitted & short pile. Decor is traditional/antique with an eclectic mix of furniture.

Doorways are 33" wide. Lights are fitted with low energy bulbs, as are bedside lamps.

Both rooms have king-sized beds with reasonable access on either side (28" or more).

the ensuite bed can be split into two 2`6" singles.

T.V.s have remote controls & teletext subtitles. Kettles are cordless.

Linked smoke detectors are fitted. Mr. & Mrs. Brooke-Smith will assist should evacuation be necessary.

## BATHROOM/SHOWEROOM & W.C. (ensuite or shared)

### Family bathroom 11`x 8`

Access down 4 steps & short distance along corridor.

Door width 28"; inward opening. Wooden varnished floor. Cream & dark green tiles on walls. Electric heated towel rail. Bath edge 25" high. overhead shower & perspex shower screen. Basin has clear underspace of. It is 32" high.

Toilet located in adjacent separate room (6`6" x 3`). Access across 3` of carpeted landing. Door width 28": inward opening. Floor wooden, varnished. 8" space either side of toilet. 4` space in front. Toilet is 17" high.

## Ensuite bathroom 8` x 6`6"

Access is up a 6" step.

Doorwidth is 25" : inward opening. Floor is wooden, varnished.

Tiles are dark green & cream. Heated towel rail behind door. Bath edge is 24" high: overhead shower & perspex shower screen.

Basin has clear underspace; it is 32" high. Toilet has 20" clear to front & RHS. It is 16" high. Clearance area in centre of bathroom 5` x 2`.

## GROUNDS & GARDENS

The garden surrounds 3 sides of the house. Grounds are flat & mostly laid to grass or flowerbeds. There is a dry stone path bordering the vegetable plot at the back of the house.

There is a small pond at centre of main lawn. This is outlined by solar lights at night.

There is a flat patio constructed of concrete slabs outside the front door. Guests may use the benches and tables.

There is a wooden bench under the willow tree , to the side of the pond, & another one in front of the back porch, on the edge of the vegetable patch. This is accessible from the main hall through the back door.

## ADDITIONAL INFORMATION

The family room has an excellent bed settee which could be useful for a carer.

Fridge facilities are available in the kitchen to the LHS. of the front porch.

## CONTACT INFORMATION

Address: 1, Woodchester Lodge, Southfield Road, North Woodchester, Glos., GL5 5PA.

Telephone: 01453 872586

E-mail: [anne@woodchesterlodge.co.uk](mailto:anne@woodchesterlodge.co.uk)

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

We welcome your feedback on the service we offer. Please phone or e-mail any comments you may have on the lines above