

Access Statement For Tyas Cottage

Introduction

Our self-catering cottage is next door to our home (5 metres away). Despite living so near to the cottage, we have made ourselves a separate entrance so as to maintain your privacy. We've tried to provide as much information as possible in this statement, if you have any queries please do call (01484 841010). We look forward to welcoming you.

Pre-Arrival

- We have a website, www.yorkshire-holiday.co.uk
- Bookings / enquiries can be made via email, online, or phone
- The nearest bus stop is 2 miles from the cottage.
- The nearest train station (Slaithwaite) is 2 miles away; there are accessible taxis at the station
- We cannot arrange for shopping to be delivered on arrival because delivery vans find our lane too narrow.
- We do not provide information in large print or Braille
- The nearest RADAR toilet is in Huddersfield, approx 7 miles from the cottage.

Arrival & Car Parking Facilities

- There is sufficient space for 3 cars outside the cottage
- The car park is sloping and paved with old stone setts

- Tyas cottage is at the bottom of a steep cobbled lane
- The entrance at the front can be approached without having to use the step. There is no handrail. The door is 80cm wide.
- Parking is <10 metres away from the entrance
- The back entrance is reached through the car park via a path 3 metres wide, sloping and uneven, with a dropped kerb.
- There are two entrances, both obvious from the car park
- The front entrance has 3 steps leading down to it

Main Entrance & Reception

- The easiest entrance is the back door (into the kitchen)
- There are no steps
- The door is 80cm wide and the key hole lock is 80cm high
- The door opens directly into the kitchen/living room (27 sq m)
- The kitchen opens directly into the hall (16.8 sq m)
- In the hall there is a metal spiral staircase leading to the first floor. This is 70cm wide.
- There is a second metal staircase that leads from the terrace outside the hall up to the first floor balcony outside the living room. This is 90cm wide.
- Also leading off the hall is a downstairs bathroom containing a walk-in shower and a twin bedroom.

Hall

- Rectangular table – legs on each corner with stretchers between them, 65cm floor to lowest point of table (underspace), 1.4 metres long, .6 metres wide and 80cm high
- Free space in hall (free of doors and furniture) is 2.66x1.95 metres
- 4 wooden chairs with rush backs and seats
- 1 desk

Self-Catering Kitchen

- Door into hall 79cm
- Kitchen open plan with 1.5m dia circular table and corner sofa unit
- Free space between circular table and walls is at least 85cm all around.
- Worktop height 90cm.
- Oven door is drop down, height of lowest shelf .4 metres
- Sink is 90cm high with cupboards underneath
- Hob is 90cm high
- Flooring is stone with rugs
- At least 89cm free space between all furniture and worktops
- Evenly lit kitchen with spotlights above work surfaces where required
- Good contrast between floor, cupboards and other surfaces
- Fridge with small freezer available, highest shelf in fridge 1.4cm
- Separate freezer in hall cupboard

Downstairs bedroom

- Door width 85cm
- 2 standard single beds
- Bed heights 48cm floor to top of mattress. Height can be raised if advised before arrival.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are cotton
- Teletext TV provided in the bedroom with remote control
- Largest transfer space available to left or right of beds is .6 metres
- Beds are movable if more space is required to one side
- Largest free space clear of doors and furniture is 160cm by 340cm

Downstairs Bathroom & WC

- Door width 74cm
- 90x90cm Glass shower cabinet with door and 23cm raised edge. Shower head on flexible cable. No hand rails
- Free space in bathroom (free of doors and furniture) is 1.07 by .87 metres
- Toilet seat height 47cm
- Space to right of toilet is 40cm, no available space to the left
- Flooring is stone
- Good colour contrast between floor, walls and furniture
- Release mechanism on outside of locked door
- Space under pedestal washbasin is free (no pipes or vanity unit)

Laundry

- There is a small laundry adjoining the downstairs bathroom. It contains a standard size front loading washing machine and separate tumble drier.

The First Floor:

- The spiral staircase (12 risers 70 cm wide) leads into the upstairs living room (33 sq m).
- 2 Bedrooms, each with an ensuite bathroom lead of the living room.
- The master bedroom has a 11 cm high step up into it.

Master bedroom (upstairs)

- Door width 74cm
- 1 four poster bed, 1.4m wide
- Bed height 70cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are cotton
- Transfer space available to left or right of bed is 1 metre
- Largest free space clear of doors and furniture is 4.24m by 2.31metres

Bathroom & WC [Ensuite to master bedroom]

- Door width 74cm
- Bath with flexible shower head to lever mixer taps

- Bath height is 50 cm. No bath rails available.
- Free space in bathroom (free of doors and furniture) is 1.3 by .56 metres
- Toilet seat height 45cm
- Space to right and left of toilet is 80cm
- Flooring is cream coloured stone
- Floor, walls and furniture are white
- Release mechanism on outside of locked door
- Space under pedestal washbasin is free (no pipes or vanity unit). Lever taps

Twin bedroom (upstairs)

- Door width 74cm
- 2 standard single beds
- Bed heights 48cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are cotton
- Transfer space available between the beds is 1 metre
- Largest free space clear of doors and furniture is 1.36m by 1.38metres

Bathroom & WC [Ensuite to twin bedroom]

- Door width 73cm
- Bath with flexible shower head to lever mixer taps
- Bath height is 50 cm. No bath rails available.

- Free space in bathroom (free of doors and furniture) is 2.7 by 0.74 metres
- Toilet seat height 44cm
- Space to right of toilet is 36cm and to left is 67cm
- Flooring is dark green linoleum
- Floor, walls and furniture are white
- Release mechanism on outside of locked door
- Space under pedestal washbasin is free (no pipes or vanity unit). Lever taps

Upstairs Living Room

- Armchairs (moveable) – 1 upholstered chair with cushion
- 1 Wooden rocking chair with cushion
- 2 Three seater upholstered sofas with 5 extra cushions each
- 2 Wooden chairs without arms
- There is free space of 3.2 by 2.6 metres clear of doors and furniture
- Flooring is timber boards with rugs (mohair and other wool)
- Furniture is moveable (please ask first as it is antique and fragile) and all is non feather.

•Digital satellite TV provided with remote control (also available are DVD, video with CD and radio)

- Smoke alarms fitted in all bedrooms, in kitchen, hall and living room

Shop

- Not Available on site

Leisure Facilities

- Not Available on site

Outdoor Facilities

- Barbecue, private paved terrace, secure for pets

Grounds and Gardens

- Large garden (grassed with planting, mill pond, waterfall, river, woodlands)
- Children's swing, swingball, croquet and hammocks available

Additional Information

- Information book is produced in size 12 font.
- Good mobile phone reception
- Please inform on arrival of individual requirements in case of evacuation.
- Please let us know if you are unlikely to hear the fire alarm – a visual indicator is available on request.
- The cottage is no smoking
- Pets and service dogs are welcome – please inform us on booking

Contact Information

- Address: Tyas Cottage, Merrydale, Slaithwaite, Huddersfield, West Yorkshire, HD7 5UZ
- Telephone: 01484 841010
- Fax: 01484 315578
- Email: vicky.berryman@gmail.com
- Website: www.yorkshire-holiday.co.uk
- Local equipment hire companies: West Yorkshire Motability Centre: 01484 481233
- Local public transport numbers: Train: 0871 200 4950
- Local accessible taxi numbers: The Taxibus tel: 01422 833885 (wheel chair users need to book 24 hours minimum in advance).

Future Plans

- We are planning to provide toilet seat raisers and additional grab rails. (Summer 2010)
- We are redesigning our website and will provide all information in alternative formats via the site which will be tested by the BOBBY program (Spring 2010)

We welcome your feedback to help us continuously improve if you have any comments please phone 01484 841010 or email vicky.berryman@gmail.com