

Access Statement for Dean Cottages: Wren

Introduction

In this access statement, we have endeavoured to include as much information as possible. However, should you have any further questions, please do not hesitate to call us on 01525 372300 or 07769746146.

Pre-Arrival

- We have a basic website
- We may be contacted by landline, mobile phone, fax and email
- The nearest bus stop is in Mitcheldean, 3 miles
- The nearest railway station is in Gloucester (12 miles)
- We can provide information in large print upon request
- The nearest town is Mitcheldean 3 miles, 45 minutes walk some uphill
- We recommend that guests with mobility, visual or hearing impairment are accompanied to ensure their safety.
- Guide dogs are accepted at no extra charge

Arrival & Car Parking Facilities

- Vehicular access to the cottage is via an untarmacked track.
- The cottage has one allocated parking space on Shapridge Common which has a level gravelled surface
- There is a button on the fence adjacent to the parking which operates lighting along the path to the cottage
- The key to the cottage is in a keycoded box on the other side of the fence post, accessed from the owners driveway
- Access to the cottage is 30 metres down a fairly steep gravelled path
- A light above the entrance door is activated by a sensor as you arrive at the cottage
- There are 3 steps down from the path to Wren Cottage. They have a gravelled surface edged with a wooden sleeper.
- The height of these steps is 13cm, 13cm, 17.5cm
- In front of the cottage there is a gravelled access path two potted shrubs and a wooden bench
- The gravel footpath outside the 2 cottages has been levelled by the

inclusion 3 steps

- One of these is outside Wren cottage and is 20cm high
- The others are 20 cm and 17.5 cm
- There are no handrails between the car parking and the entrance door
- A double glass door provides a wider access at the front of the cottage
- This door is 100 cm wide
- The key to the alternative entrance is to be found inside the cottage
-

Main Entrance, Reception & Ticketing Area

- The cottage is accessed via a raised flagstone step 4 cm high
- From this step the threshold is 18cm.
- The width of the main entrance is 80cm
- The alternative entrance is accessed from a flagstone set into and level with the gravelled access path outside
- The threshold of the alternative entrance is 14cm high
- Both entrances have non slip door mats laid on the tiles
- The tiling is black/brown throughout the ground floor
- A light switch is located just inside the cottage to the right of both doors

Public Areas - Hall, Stairs, Landing, Corridors etc

- For stairs see bedroom

Public Areas - Sitting room, lounges, lobbies etc

- The floor in the sitting room of the cottage is tiled and black / brown.
- There is a dark red patterned rug in front of the log burner.
- There is also a Black and grey door mat with rubber backing in front of the French doors.
- The 2 seater sofa is on casters.
- The main light source is from 4 LED lights set in the ceiling, but there is also a standard lamp and reading lamp.
- The only doors in the room are the glass French doors leading to the exterior. These are locked with a key.
- There is an open doorway into the kitchen accessed via a flight of 3

flagstone steps. The width of the doorway is 59cm

- There is a low beam above this doorway. (179cm)
- The staircase leads out of this room directly to the bedroom.
- The staircase is cm wide
- There is a low beam on the staircase 175cm high
- There is a wooden balustrade on the lower section and a wooden grab rail on the upper section.

Public WCs

- Not available

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- Not available

Laundry

- This is located in the entrance porch to the owners house.
- Access from the cottage is 26 metres up the gravelled track from the cottage
- Access to the owners property is through a wooden garden gate operated by a latch.
- The gate is sprung so that it closes behind you
- The surface between the gate and the utility porch is brick paved
- There is a thick rubber doormat in front of the entrance which is 2 metres from the gate.
- The entrance door is opened with a key and a door handle.
- The threshold measures 7cm in height
- Inside the utility porch there is vinyl floor covering underfoot.
- There is a coir doormat and 2 further non slip mats on the vinyl flooring.
- The utility porch has large glazed windows on 3 sides. The entrance door is part glazed.
- The dimensions of the utility porch are 260cm x 190cm
- The useable space is 200 cm x 92cm
- The washing machine is front loading and operated by dials and push buttons. It stands on the floor
- The dryer is front loading and stands on a utility laminated work surface. It is operated by dials and push buttons

- The height of the worksurface is 92cm
-

Shop

- Not available

Treatment room/s

- Not available

Leisure Facilities

- Not available

Outdoor Facilities

- See grounds and gardens
-

Conference & Meeting Rooms, Banqueting

- Not available

Clubs & Entertainment

- Not available

Bedrooms & Sleeping Areas

- The bedroom is not suitable for wheelchair users
- The stairs lead directly from the lounge to the bedroom there are no doors.
- The stairs are carpeted. Very short pile.
- There is a low beam on the stairs 175cm headroom
- There is a 60cm space to the left of the bed narrowing to 28cm at the foot of the bed
- There is a 48cm space to the right of the bed
- There is open clothes storage and hanging space
- There are 2 bedside cabinets

- There is a low cottage style window with a wide window ledge
- The bedroom floor is solid oak.
- The walls and ceiling are painted white
- There are 2 thick pile grey and silver bedside rugs
- The main light source is from a single pendant light fitting
- Additional lighting is provided by 2 bedside lamps either side the bed
- There is no TV in the bedroom
- All bedding is polyester filled and the pillows have antiallergy covers
- Access to the en suite shower room is via a bi-fold solid oak, part-glazed door which is 64 cm wide
-

Bathroom, Shower-room & WC [Ensuite or Shared]

- The width of the doorway to the ensuite is 64cm
- The dimensions of the bathroom are is roughly 180 x 148 including the shower tray.
- However the bathroom is an odd shape and it is difficult to estimate the useable space.
- The space is sufficient for one person to dry and dress themselves comfortably
- It is not big enough for a wheel chair
- The height of the toilet is 45,5cm
- The step up to the shower is 26cm
- The height of the basin is 84cm
- The basin has a single lever operated mixer tap
- There are no support rails
- The flooring is solid oak
- On entering the shower room the shower cubicle is to the the left, the wash basin to the right
- The WC is straight ahead between the shower and the wash basin
- The shower dimensions are 70 x 73cm
- The shower tray is acrylic
- The shower is accessed via a glass door which pivots slightly off centre.
- The shower door is opened by pulling on a handle
- There is an electric power shower with a single head
- It is operated by a dial and push button
- The WC is a low level flush.
- The flush is push button operated

-
-

Self-Catering Kitchen

- The kitchen is downstairs
- Its dimensions are 170cm x 350cm - it is rectangular in shape
- The useable floor space is 112cm x 255cm
- There is an open doorway onto the lounge
- Access from the lounge is up a flight of 3 steps with flag stone treads
- The doorway has a low beam with 175cm headheight
- Instructions for all the appliances in the kitchen and elsewhere in the unit are contained in a visitors manual
- The water is thermostatically controled throughout the unit
- There is a lever operated 1/4 turn mixer tap on the sink
- The laminate worksurface is dark grey black (granite style)
- The height of the worksurface /sink /cooker is 94cm
- Below the worksurface there are a number of units including cupboard space, drawers and a fridge
- The cooker dishwasher is a single appliance
- There is a single oven just below work surface and ceramic hobs level with the work surface operated by dials.
- Below the oven at floor level there is a small dishwasher operated by push buttons
- There is a microwave oven operated with push buttons and a dial
- Cups and glasses are stored in a wall cupboard
- All other equipment is stored below the worksurface in cupboards or drawers
- The floor is fully tiled. There is a non slip door mat at the entrance door (main entrance to the cottage)
- The main source of lighting is via 4 LED ceiling lights with 11 watt low energy bulbs.
- The kitchen is painted white and is nice and bright
- There is a velux window over the sink
- There is a light in the cooker hood over the hobs
- There is no other lighting
- There is a small freezer in the SITTING ROOM. It is positioned on the floor
-

Caravans, Holiday Homes & Twin Units

- Not applicable

Touring Facilities (Holiday Parks)

- Not applicable

Boats - Narrow Boat, Cruiser & Hotel Boat

- Not applicable

Attractions (Displays, exhibits, rides etc.)

- Not applicable

Grounds and Gardens

- In front of the property, the forest track has been landscaped
- A light above the entrance door is activated via a sensor as you arrive / leave the cottage
- Directly in front of the cottage there is a gravelled access path two potted shrubs and a wooden bench
- The gravelled footpath outside the 2 cottages has been levelled by the inclusion 3 steps
- One of these steps is outside Wren cottage between the main entrance and the French doors and is 20cm in height
- There are 3 steps up from the cottage to the path.
- These have a gravelled surface which is edged with a wooden sleeper. They measure 17.5cm, 13cm, 13cm
- Access to the shared garden area is a further 30 metres down the path.
- There is a pedestrian gate on the right hand side of the path which accesses the garden.
- The gate is padlocked (Padlock operated with a key). The gate is opened by sliding a bolt
- From the gate the garden slopes downwards for about 7metres.
- The garden surface is entirely rough grass and is very uneven.
- There is a wildlife pond approx. 1 metre deep
- The birdhide is at the foot of the slope as you enter the garden

- Access to the birdhide is via a door with a 10cm threshold.
- The birdhide is opened with a twisting piece of wood!
- Inside the hide the floor is bare earth / cobbles
- There are wooden benches to seat 4 people
- The shutters over the viewing windows are released by twisting a piece of wood and held open with a nail

Additional Information

- The cottage is provided with 2 smoke alarms connected to the mains with battery back up
- There is one smoke alarm on the ground floor and one on the first floor landing
- Fire evacuation is via the main entrance and the patio doors.
- There is a fire extinguisher in the kitchen for use on the smallest of fires
- The contact numbers of the emergency services are included on a notice downstairs and in the visitors manual
- Service dogs are welcome
- Service dogs are not allowed on any furniture or furnishings and should not be left alone in the cottage
-

Address: 33 St Leonards Close
Leighton Buzzard LU7 3DF
Bedfordshire

Telephone: 01525 37200
0776 9746146
0778 8588949

Fax: 01525 372300

Minicom: Not available

Email: info@deancottages.co.uk

Website: www.deancottages.co.uk

Grid reference: Not available. However, there is an aerial google earth image and map available on the website
www.deancottages.co.uk

Hours of operation: We may be contacted between the hours of 8.00 - 9.30pm

Emergency number: Doctors' surgery, Mitcheldean (01594) 542270
Mitcheldean Pharmacy (01594) 544997
Newnahm Pharmacy (01594) 516276

In an emergency dial 999
Our postcode is GL17 0DX (This maybe requested by the emergency services before they attend)

Local equipment hire companies: Drybrook Pharmacy 01594 542517
Fairways Mobility Centre 01594 836701

Local accessible taxi numbers: KC cars (Cinderford) 01594 823020

Future Plans

- There are currently no future plans

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 07769746146 or email info@deancottages.co.uk