

ACCESS STATEMENT

Two, The Courtyard, Berwick-upon-Tweed

Introduction

Two, The Courtyard is a stone built maisonette building, set back from the street. Concreted pedestrian access from Church Street.

Pre-Arrival

We have an extensive website, where many of the rooms are pictured. Diagrams of our room layout can be sent on request. Enquiries can be made by letter, telephone, or directly from the website. Bookings, however, can be made by telephone only, as this is when the proprietor ensures that the facilities on offer meet your requirements.

All guests are provided with written directions to the accommodation. (On request these can be provided in different font size and/or dyslexia-friendly font if preferred.)

The nearest bus stop is in Chapel Street (approx 200mtrs) and Golden Square (approx 280mtrs) (different bus services)

Nearest railway station is Berwick-upon-Tweed (approx 800mtrs)

There are plenty of local taxi services, which include some disabled-friendly vehicles. Taxi ranks are in Chapel St. (approx 100mtrs); Marygate (approx 220mtrs); and the railway station.

Nearest RADAR Toilets are in the Woolmarket (130mtrs) and Eastern Lane (130mtrs)

We are making this access statement available on our website and in the "Welcome Guest" file in the accommodation.

Arrival & Car-Parking Facilities

Loading and unloading is easy by our street entrance, but parking is permitted only overnight (until 8am) and all day on Sunday. However, we can let you use a permit free of charge which if displayed allows you to park in designated areas approx 100mtrs from your accommodation.

Pay and Display and Disabled car parking is approx 100m away. To reach this, two roads have to be crossed and there is a slight hill involved, **but**

remember that loading and unloading are no problem outside your accommodation.

For those renting FIRST FLOOR only

Main Entrance and Reception

The main entrance faces you across a small courtyard as you approach through a short passageway from the street (distance from kerb to front step is 14metres). The step before the front door is 22cms high, 90 - 130cms deep. Prospective clients are reminded prior to booking that the accommodation is approached through the front door (74cmsx190cms) and up a flight of 13 stairs (84cms wide - rope bannister on six wall supports provided), as the premises is on the first and second floors of the property.

All new arrivals are met, and invited in to seat themselves comfortably while any remaining formalities are dealt with. Keys are handed over during a guided tour of the property. Plenty of time is allowed for this stage, and a careful check is made to ensure that smooth and easy access is possible for the client to all areas.

Common Areas - General (Internal)

Main Sitting-Room

The premises are entered via a small landing at the top of the stairs (79cms deep), through a doorway which measures 72x190cms. There is plenty of comfortable seating but spaces around the furniture average approx 30cms. Flooring is fitted short pile carpeting. Good lighting and contrasting colours are a striking feature of this room. Furniture comprises one triple sofa, 3 easy chairs (one reclining) and two storage ottomans. TV, VCR,CD, Tape and Radio available. A feature of this room is the huge inglenook fireplace, containing a multifuel stove. Plentiful stock of wood, kindling etc provided. A childproof (fixed) fireguard is available if required. A step (16cms high) leads through a doorway (58cmsx180cms) into the

First Floor Kitchen

This extremely compact but very well equipped room is lined with worktops (90cms high). The two oven ceramic hob electric cooker (top door drop-down, bottom door side-opening) is also 90cms high. Laminate

flooring. The square central floorspace is empty save for an easily movable small storage unit/butchers block and high stool. The kitchen is well lit, with good contrast between floor, cupboards and other surfaces and local 'spot' lighting where necessary. Refrigerator and small table-top freezer available.

Dining-Room/Lounge area

From the kitchen access is gained to the dining room/lounge via a doorway (72x197cms). It contains two tables (both folding or expandable), seating up to twelve. A high chair is available on request. A double bed-settee and several easy chairs are also present in this area. All the furniture in this room is movable. Flooring is short pile fitted carpet.

Shower Room

Access is through a self-closing fire door (70x197cms) from the sitting room into a wide passage. The shower room is immediately on your right through a latch door (73x195cms). Straight ahead of you, at the end of the room (255cms) is the toilet (seat height 43cms). A grab rail is provided at 122cms from the floor by this fitment. The generous shower cubicle (90cms sq approx) is on your left behind the open door. The edge of the shower tray is 20cms above the floor. There is a grab handle each side of the shower cubicle 125cms from floor level to aid entry. A deep storage shelf is situated at the back of the cubicle at a height of 146cms. A swing-out wall mounted electric towel rail is fitted at a height of 146 - 195cms in addition to the centrally heated towel rail on the right of the room.

Laminate flooring. Washbasin (height 81cms) is situated on the left side of the room. Extendable magnifying mirror and conventional mirror are situated above the washbasin. Strip light/shaver socket with pull switch are situated above the washbasin mirror at a height of 169cms.

Double Bedroom

The small double bedroom is situated on the right of the passage described above beyond the shower room. On entering the doorway (71x196cms), the dressing table /small curtained hanging area is immediately on your left. The queen-size double bed takes up the majority of the space in the room, but it is possible to walk round the bed on all three sides. Height of bed is 58cms. Carpet is fitted short pile.

Family room (3-bed)

Access to this bedroom is opposite the double bedroom and via a step (23cms high) with handrail (94cms above floor level). The doorway is 71cms x199cms. On the left facing the doorway are two adult weight bunk beds (height of bottom bunk 73cms, top bunk 147cms). There is a fixed six-step ladder to the top bunk .

On the right hand side of this bedroom there is a single bed (62cms high). There is a generous amount of space between the beds as well as plenty of storage. Reading lamps are provided for each bed. Pillows and duvets are all non-feather. Carpet is fitted short pile.

Laundry

There is no separate laundry room, but there is a standard front-loading washer and drier in the kitchen. Extra overnight drying facilities are available

Outdoor Facilities

Exiting via patio doors (71cms wide) from the sitting room takes you to the raised timber-floored terrace area, which contains two small tables, chairs, triple swing seat and barbeque. There is adequate space to walk round this furniture. The terrace is south facing but partially shaded by a pergola over which climb a number of plants. There is a balustrade to the left containing a gate to the short spiral stairway which provides one of the access routes to the courtyard garden below.

Conference and Meeting Rooms

Not available

Grounds and Gardens

Alternative access to the small courtyard garden at the rear of the property (paved, with plant tubs and surrounded by raised beds) is via a short passage way to the left of the main entrance of the accommodation.

Cycle store/drying room

This area is accessed from the courtyard garden described above, underneath the raised terrace. Easy access for cycles etc. (Access involves an internal ramp up to the store area and reduced head height.) Drying facilities for wet boots, clothes etc are next to the boiler.

Additional Information

Information folder is produced in at least size 14 font.

The accommodation is strictly non -smoking.

Pets and service dogs are welcome by arrangement.

Reasonable mobile phone reception. A land line telephone is provided for guests' use. Calls charged at cost.

Our Welcome manual is produced in dyslexia-friendly font, plus separate folders for manufacturers leaflets etc.

Contact Information

J Morton

1, The Courtyard, Church Street

Berwick-upon-Tweed . Northumberland. TD15 1EE

Tel:01289 308737

Website: www.berwickselfcatering.co.uk

Open All Year

Future Plans

We intend to look into the practicalities of installing an induction loop.

We are currently planning the installation of a wireless 'hotspot'.

Our website is regularly reviewed, and we intend to closely examine it regarding easy access .

We Welcome your feedback to help us continuously improve. If you have any comments do please phone 01289 308737 or email patmosphere@yahoo.co.uk

For those renting the WHOLE HOUSE

Introduction

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Double Bedroom

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Family room (3-bed)

Access to this bedroom is opposite the double bedroom and via a step (23cms high) with handrail (94cms above floor level). The doorway is 71cms x199cms. On the left facing the doorway are two adult weight bunk beds (height of bottom bunk 73cms, top bunk 147cms). There is a fixed six-step ladder to the top bunk .

On the right hand side of this bedroom there is a single bed (62cms high). There is a generous amount of space between the beds as well as plenty of storage. Reading lamps are provided for each bed. Pillows and duvets are all non-feather, but these can be provided if requested. Carpet is fitted short pile.

Second Floor

For those renting both floors, access to the second floor is through another fire door at the end of the passage (71x197cms). A short and fairly steep staircase (15 treads 21cms high, at a minimum of 60cms wide), provided with plenty of firm grab rails and banisters, leads to a small landing.

Another fire door (70cmsx198cms) leads to a small lobby (169x81cms) and to the studio living room on the left and the twin bedroom straight ahead. Entering the studio living room through another fire door (70x197cms) - please note - all fire doors are fitted with self-closers - you pass through the centre of the room, passing tv area, easy chair and small storage unit on your left and the double bed settee (40cms high) on your right. The kitchen area commences after 3.5 mtrs, occupying a space of 5 sq mtrs at the end of the room. This area of the room has easily cleaned cork flooring and has units on two sides (90cms high), comprising washing machine, sink and drainer, gas hob and ovens (top oven drops down to 54cms, bottom oven is side opening) and refrigerator and microwave.

This is an extremely compact but very well equipped kitchen area. In the centre is a small and easily movable storage/food preparation unit. The kitchen is well lit, with good contrast between floor, cupboards and other surfaces and local 'spot' lighting where necessary. Refrigerator contains a small freezer section.

To the right of the kitchen area is a folding gate leg-style table, which tucks right away against the wall, in addition to a chest of drawers unit.

There is ample space for movement between the furniture in this room.

Bathroom

The family-sized bathroom is accessed through a doorway to the right of the far end of the studio living room. The doorway is not standard, reaching full head height (194cms) on the left side only (the walls of the studio living room slope steeply from a height of about 80cms). The right hand side of this door is 132cms high. This doorway is 65cms wide at the bottom. On entering the bathroom, the ceiling slopes steeply to your right, and you will pass the freestanding bathtub/shower on your left (ht 53cms from floor) as well as a box storage unit and a tall chest of drawers unit on your right. There are wall-mounted grab handles each side of the bath/shower at a height of 145cms from the floor.

Straight ahead of you at the far side of the room (275cms) is the washbasin (86cms high). Toilet unit (47cms high) is situated across the room to your left (1.8mtrs from washbasin).

There is ample room for walking around the bathtub and other items of furniture.

Laundry

There is no separate laundry room, but there is a standard front-loading washer/drier in the kitchen. Extra overnight drying facilities are available

Outdoor Facilities

Exiting via patio doors (71cms wide) from the sitting room takes you to the raised timber-floored terrace area, which contains two small tables, chairs, triple swing seat and barbeque. There is adequate space to walk round this furniture. The terrace is south facing but partially shaded by a pergola over which climb a number of plants. There is a balustrade to the left containing a gate to the short spiral stairway which provides one of the access routes to the courtyard garden below.

Use of the courtyard garden is available to those renting the whole house. It is very small (open paved area x mtrs) but compact and beautifully planted. Outdoor tables and chairs are available, but normally the paved central space is left open.

Conference and Meeting Rooms

Not available

Grounds and Gardens

Alternative access to the small courtyard garden at the rear of the property (paved, with plant tubs and surrounded by raised beds) is via a short passage way to the left of the main entrance of the accommodation.

Cycle store/drying room

This area is accessed from the courtyard garden described above, underneath the raised terrace. Easy access for cycles etc. (Access involves an internal ramp up to the store area and reduced head height.) Drying facilities for wet boots, clothes etc are next to the boiler.

Additional Information

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For those renting Second Floor Only

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Self-contained access to the second floor

Main Entrance and Reception

The entrance for the self contained second floor accommodation is reached through a small courtyard. Approach through a short passageway from the street, through the courtyard (15mtrs from kerb), and a second short passageway (9mtrs, 67- 83cms wide), and then up a short spiral stairway (11 treads, risers 74cms wide, 20cms high, max 35cms deep). Platform at top of stairway is 100cms x 120cms.

Access is then through your own front door (70x197cms, threshold 6cms) into an internal passage/hallway. (4.7mtrs, 98cms wide)

A short and fairly steep staircase (15 treads, 21cms high at a minimum of 60cms wide), provided with plenty of firm grab rails and banisters, leads to a small landing.

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Outdoor Facilities

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Use of the courtyard garden is available to those renting the whole house. It is very small (paved area 4.1 x 2.3 - 2.6mtrs, providing access to cycle shed/store/drying room) but compact and beautifully planted. Outdoor tables and chairs are available, but normally the paved central space is left open.

Conference and Meeting Rooms

Not available

Grounds and Gardens

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Cycle store/drying room

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