

## **Access Statement for WYE VALLEY VIEW**

### **Introduction**

- Wye Valley View Annexe is a self catering holiday cottage for up to 4 persons plus 1 cot. We have an anti allergenic and no smoking policy and no pets are accepted (except guide or service dogs).
- Due to the elevated position of the property, sloping driveway/car park access and arrangement of the accommodation over two levels (most of the property being only accessible via a staircase), the cottage is likely to be unsuitable for guests with mobility problems.
- We have tried to provide as much information as possible in this statement; however, if you have any queries please call.
- Generally, walls, skirting boards, doors and furniture are of contrasting colours, aiding those with visual impairment. Lighting is good with a good supply of electric and natural light. Switches and power points generally at a sensible height for most users.

### **Pre-Arrival**

- Information about the property including this access statement may be found in the welcome file in the cottage and on our website, and can be produced in large print if required.
- Bookings/enquiries may be made via email or phone.
- The cottage is in a hillside village location, 5 miles from the nearest town (Monmouth). There is good road access.
- The nearest bus stop (Whitchurch roundabout) is just under 0.5 miles from the property (routes 34 & 51).
- National Express coaches stop at Ross on Wye (8 miles away). The nearest train station is at Ledbury (24 miles away). There are good local taxi services.
- Basic food supplies may be had at the village stores at local SPAR/petrol station (0.5 miles from the cottage) and supermarkets are located at Monmouth (5 miles away) and Ross on Wye. Supermarkets are unable to deliver as the driveway is unsuitable for delivery vehicles. There are Shopmobility facilities in Ross on Wye.
- The nearest public payphone and post box are 0.2 miles away.
- There are RADAR toilets in Symonds Yat next to the Butterfly Zoo/Hedge Puzzle/Mini Golf ticket office and also in nearby Monmouth (by the Monnow Bridge) and Ross on Wye.

## **Arrival & Car Parking Facilities**

- There is a large sign at the driveway entrance displaying the holiday cottage name and star grading sign.
- The property is approached by a long sloping tarmac/concrete private driveway which has a gradient which varies between 1:6 and 1:10. There is a 'Private Road' chain barrier and gate on the driveway; these are left open upon guests' first arrival.
- At the top, turning to the left just in front of the property, a further 6 metre 1:6 slope leads up to a level gravelled private car parking area where there is sufficient space for up to 2 guest cars parked one behind the other, with a maximum width of up to 3m.
- The distance of the car park from the front door of the accommodation is 16/17m (down a 1:6 concrete slope for the first 6m, then on the level); however it is possible to set down and unload initially right outside the front door. There is no street parking.
- Guests are greeted on arrival and admitted to the property, given a familiarisation tour and given key(s). Entrance areas and the car park are well lit at night with sensor lighting.

## **Main Entrance**

- The front entrance is at ground level and has one outdoor step - 130mm high, 330mm deep, 940mm wide. The front door sill is 60mm high, 130mm deep and 820mm wide. There is no hand rail. The door is hinged on the left and is 830mm wide. There is a fire extinguisher immediately inside, on the left.
- The well lit entrance hallway is 1040mm wide and leads to the staircase. There is room to store a folded pushchair. On the right of the hallway is a door to the master bedroom (750mm wide) and en suite shower/WC.
- Wall decor is light with light brown floor tiling.

## **Hall, Stairs, Landing, Corridors**

- The staircase (carpeted light brown - short pile) turns 90 degrees to access the upper floor and consists of a single flight of 12 steps with no intermediate landings. Each step is 190mm high, 250mm deep and 730mm wide. There is a single handrail which alternates first from

one side then to the other side of the staircase; it does not extend beyond the top and bottom of the staircase.

- The staircase opens out (at a width of 860mm) into the living room/dining area. From here there is a pair of sliding doors to the garden, (each measuring 820mm wide), a door (700mm wide) leading to the 2nd bedroom, and another door (820mm wide) leading to the upstairs corridor. The upstairs corridor (1050mm wide) gives access to the kitchen, bathroom and a side door (width 740mm) to the garden.
- Smoke alarms are fitted in the living/dining area and upstairs corridor, as well as the ground floor entrance hallway.

### **Living Room and Dining Room**

- Decor is contrasting with dark skirting boards/doors and light walls; carpets are fitted and light brown (short pile). One overhead light, two side table lamps.
- There is a circular wooden dining table (extra leaf available) with 4 chairs (seat pad, no arms), and two double sofas with footstool. All the furniture is moveable and non feather. The primary area of unobstructed floor space measures 2400mm x 1600mm.
- Large screen teletext digital freeview TV/DVD and video are provided with remote control. Included among tourist information provided is an audio tour cassette tape and CD describing local points of interest.

### **Outdoor Facilities/Grounds/Gardens**

- Guests may use the (level access) terraced lawn area adjacent to car park with its swings/slide/play equipment in addition to their own private garden/decking area, which is immediately accessible via sliding doors from the living/dining room.
- Note there is a small threshold to step over from the living room out onto a paved concrete pathway bordered by a raised lawn with rotary washing line. At one end of the path the lawn/rotary line is accessed by a short sloping gravel path and at the other end there is one step up into the gated decked terrace. The terrace has a set of patio dining furniture and barbecue. Due to its elevated position young children should be supervised on the terrace.

## Bedrooms & Sleeping Areas

- In both bedrooms non feather non allergenic duvets, pillows and pillow/mattress protectors are provided. Sheets, duvet covers and pillow cases are cotton.
- Teletext TVs are provided in the bedrooms with remote control.
- **Master bedroom** on the ground floor. Door width: 750mm. Super king size bed (zip and link) splits to two 3' singles. Master bed height 455mm from floor to top of mattress.  
Laminate floor with non slip rugs. Overhead spotlight trio, two bedside lamps, one floor lamp. Wooden style furniture, light bedding and walls.
- Ensuite shower/WC.
- Largest transfer space to left or right of master bed when zipped and linked is 840mm and 820mm. Main unobstructed floor space is 3300 x 1900mm. There is a tub chair with rigid arms and a stool.
- **2nd bedroom** is upstairs. Door width: 700mm. King size bed (zip and link) bed splits into two 2'6 singles. 2nd bed height 570mm from floor to top of mattress. Fitted light brown carpet, contrasting dark skirting boards and doors, light wooden furniture.
- Largest transfer space to left or right of 2nd bed when zipped and linked is 300/350mm. Usually the format is two singles, each with one side pushed against a wall, with a central transfer space no more than 700mm wide and access from the door narrowing in places to 600mm. Unobstructed floor area is limited and L shaped, approx 2000 x 770mm/1300 x 560mm.

## Ensuite Shower Room/WC and Shared Bathroom/WC

- **Ensuite Shower Room/WC:** Downstairs leading directly off master bedroom. Door width is 750mm. Floor is vinyl, decor in contrasting colour to floor/furniture/fittings. Single mixer tap to basin. Unobstructed shower room floor space: 2000 x 1700mm. Plentiful level surfaces at a variety of heights for toiletries etc. Overhead spotlight trio and over basin/mirror shaver point light. Overhead pull cords to activate electric shower and extractor fan. 150mm high sill to shower cubicle. Towel rail 1100mm high, located between shower and WC. WC seat 400mm high.
- **Shared Bathroom/WC:** Upstairs (off corridor). Door width: 700mm. Approx 7m from 2nd bedroom. Fitted dark carpet, contrasting dark

skirting boards/door, light walls and fittings. Unobstructed floor space: 2200 x 900mm. Overhead single light operated by light pull cord (also activates extractor fan). Pair of round taps to basin and bath. Bath has hand shower attachment and integral vertical hand rails each side (270mm long), anti slip mat and glass side screen which can be opened outwards. There is also a shower curtain and rail running the complete length of the bath. Floor to rim of bath height is 530mm. WC height is 400mm. Towel rail next to WC is 850mm high.

## **Kitchen**

- Door width: 700mm. Floor is vinyl. Fire extinguisher and fire blanket are between electric cooker hob and doorway. Overhead light. Storage at 900mm and 1400mm high. Microwave on work surface and cordless electric kettle. Work surfaces, sink and electric cooker hob heights are 900mm. Above the hob is an extractor hood plus wall cupboards. The oven door grill is 640mm high, and mid range oven shelf is 520mm high. The highest shelf in the fridge freezer is 1450mm high and the lowest freezer drawer 330mm high. Unobstructed floor space is 1700mm x 2300mm. Good contrast between floor, cupboards and work surfaces.
- There is a washing machine in the kitchen (front loading). Drying racks are also supplied as well as rotary washing line in the garden.

## **Additional Information**

- All fire evacuation and other emergency procedures are communicated to guests in writing and during initial familiarisation tour.

## **Contact Information**

Address: Mrs Juliette Strefford  
Wye Valley View  
Symonds Yat West  
Ross on Wye  
Herefordshire HR9 6BJ

Telephone: 01600 890070 or 07790286103 (09.00-19.00hrs or any time in the case of an emergency)

Email: [wyevalleyview@yahoo.co.uk](mailto:wyevalleyview@yahoo.co.uk)  
Website: [www.wyevalleyview.co.uk](http://www.wyevalleyview.co.uk)

Grid reference: SO 555 155.

Hours of operation: Check in is between 16.00hrs and 19.00hrs;  
check out by 10.00hrs. Usual changeover day is a Saturday.

Local public transport numbers:

Bus 0870 6082608

Train 0845 74848950

Local accessible taxi numbers: 01989 563169 (Ross Dial-a-Ride  
minibus; wheelchair accessible).

DIAL (Disablement Informaton Advice Line): 01432 277 770

### **Future Plans**

- We are planning to provide as much of our information as possible in large print formats (2011).
- Considering grab rails and similar enhancements to shower and bathroom during next refurbishment cycle (date to be set).

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continuously improve. If you have any comments please phone 01600890070 or email [wyevalleyview@yahoo.co.uk](mailto:wyevalleyview@yahoo.co.uk).**