

## **Access Statement**

### **Welburn Cottage, Eastgate, Pickering**

#### Introduction

- Welburn Cottage is a stone built terraced three storey cottage. It is located in a courtyard development. The site is between Eastgate a main road with pedestrian route into Pickering town centre and Outgang Road which is the vehicular access to the site.

#### Pre-Arrival

- Extensive website, with photographs of all the rooms.
- Bookings / enquiries can be made directly from the website, which has online booking and availability, via email by telephone or by letter.
- Written directions to the cottage are sent when the final balance is paid. Directions are also available to download on the website via “Contact us” and “How to find us” on the drop down. (Available in different font size)
- The nearest bus stop is on Eastgate 100m away from the cottage. Help with your luggage from the bus stop is available, please advise in advance.
- Malton is the nearest railway station which is 10 miles from Pickering.
- Tesco direct deliver. We will put the order into the cottage.
- Accessible Taxis available from Dial a ride 01751 477319
- RADAR toilet facilities available at Eastgate car park and adjacent to the tourist information office in the town centre.



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## Arrival & Car Parking Facilities

- Car parking is available in the courtyard, approx 20mts from the cottage.
- There is a paved path from the car to the cottage door, no steps or ramps.
- The paving is riven stone and slightly uneven.
- There is a flat bed trolley available for luggage.
- The car park is tarmac with marked spaces.

## Arrival & Reception

- There is an office/reception situated in the centre of the site adjacent to the main car park.
- The office is staffed 9am-5pm Monday-Friday and 9am-3pm Saturday. There is a very low gradient ramp to the front door of the office.
- We would normally meet you in the car park, if not then either toot your horn and we will come out to or report to the office and we will show you into the cottage.

## Welburn Cottage – Entrance

- The path from the car parking area to the cottage door is approx 20m; the path is riven stone and slightly uneven.
- There is a light outside the cottage.
- The front door is 83cm wide, with the hinge on the right. Lock at 100cm.
- The front door opens into kitchen area. There is a light switch



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on the left hand side wall.

- There is a large mat inset into the floor at the front door, leading onto the pale terracotta short pile carpet.
- There is a 'Welcome Pack' which has all details about the cottage within it; this is in green leather file on the coffee table in the lounge area.

## Open plan Kitchen /Diner/Lounge

### Kitchen

- U shape kitchen area 125cm gap.
- The work surface is 92cm high and 60cm deep.
- The sink and electric cooker are at 92cm high. Above the cooker is an extractor unit plus cupboards at 145cm.
- The oven door grill is 60cm high and the main oven door shelf is 40cm high
- A microwave is available.
- Cordless kettle.
- Crockery, glasses and cups etc are in the wall cupboards, they can be moved to lower level cupboards, advise in advance.
- The fridge is under the work surface the highest shelf being 47cm.
- The taps are lever handle.
- The kitchen area is lit by spotlights and there are under cupboard lights.
- The flooring is wood laminate.



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## Diner

- Adjacent to the kitchen area is the dining area.
- Round table (120 diameter, 77cm high, 67cm leg space)
- There are 4 dining chairs with leather seat pads a carver chair is available on request.
- Wall lights over table.

## Lounge

- The floor covering is pale terracotta short pile wool carpet; there is a rug in front of the fire.
- In the lounge area has two, two seat sofas, seat at 48cm.
- There is a wall mounted digital TV and digital DVD with hard disk recorder both with remote controls.
- There is a CD player and radio both with remote control.
- Logs and coal are available approx 15mts from the cottage. (Assistance is available during office hours)
- Audible smoke detector.

## Stairs

- Lobby, 100cm square with front door 120cm wide leading to Eastgate.
- Audible smoke detector.
- Stairs to first floor, 12 stairs (18cm raiser, 25cm tread) to first floor landing.
- Pale terracotta short pile carpet good contrast with cream



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walls.

- Handrail to right hand side at 100cm.
- Stairs to second floor, 2 stairs, 4 turning stairs, 4 stairs (dimensions and other details as first set of stairs)
- Bannister rail at left hand side at 75cm.

## Double Bedroom

- Double bedroom via door 74cm wide hinged on the right.
- Terracotta, short pile carpet which gives good contrast with cream walls.
- There is a double bed. (135cm wide) the bed has a wrought iron head and foot.
- Bed height 60cm.
- The space surrounding the bed is 64cm to the left hand side, 120cm to the right.
- All bedding is cotton or percale with non feather pillows and quilts.
- The bedside lamps have in line switches.

## Twin Bedroom

- Single bedroom via door 77cm wide.
- Terracotta, short pile carpet which gives contrast with cream walls.
- There are two single beds. (92cm wide ) The beds are pine frames and are heavy and difficult to move.
- Bed heights are 55cm.



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- The gap between the beds is 45cm, right hand side 70cm, left hand side 100cm.
- All bedding is cotton or percale with non feather pillows and quilts.
- Central light is switched from the door.
- The bedside lamp has in line switches.

## Bathroom and shower room

### Bathroom

- Accessed from the first floor landing adjacent to the double bedroom.
- Door 74cm wide. The locking handle can be opened from outside if required.
- The toilet seat is 46cm high, seat raiser is available.
- The space to the right of the toilet is 120cm and to the left 40cm.
- Toilet has a lever flush.
- The vanity unit/sink height is 98cm.
- Taps are lever taps.
- The shaver socket is at 132cm.
- The bath is 60cm and has a shower over with adjustable head.
- Horizontal and vertical grab rails.
- The room also has a wall mounted heated towel rail.



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- The floor surface is non slip ceramic tiles, good contrast with walls.
- Non slip rubber mat.
- The room is lit by halogen spotlights plus pull switch light over mirror.

## En suite Shower room

- The en suite shower room is off the twin bedroom on the second floor.
- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 20cm and to the left 50cm (under the eaves drops to 100 cm)
- Toilet has a lever flush.
- The pedestal sink height is at 80cm.
- Taps are lever taps.
- The shaver socket is at 132cm.
- The shower cubicle (82cmx82cm) step into is 8cm high, with the width of the shower door being 80cm.
- The shower head is adjustable. The controls are at 120cm.
- The room also has a wall mounted heated towel rail.
- The floor surface is non slip ceramic tiles.
- Non slip bathmat.



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## Shop

- The closest shop is on Eastgate 200m from the site front entrance.

## Outdoor Facilities

- In front of the cottage is a private patio and shared garden area accessed through the front door.
- The patio is built of riven stone and therefore is an uneven surface. Patio furniture, bench and BBQ are available for guests to use.
- The patio chairs have arms and seat pads are available.
- The refuse bin is in the car parking area adjacent to the cottage.

## Public Areas – General

- The Eastgate site has seven cottages, an office/reception and laundry. There are no steps on the site that do not have a ramp as an alternative.
- There is car parking for 12 cars, parking is adjacent to Farndale, Kirkdale and Ellerburn cottages, maximum distance to a cottage is 25m, a trolley is available for luggage and help can be provided.
- There is a shared garden area with children's play equipment.
- There is outside lighting until 11pm; with some PIR sensor lights in key locations.



## Laundry

- There is a laundry room located at the rear of the office complex approx 40m from the cottage. There is a low gradient ramp to the facility and the door is 84cm, the stone is riven and slightly uneven.
- The distance between the front of the washer/drier and the wall is 150cm.
- It has a standard domestic front loading washing machine and tumble drier.
- A drying rack is also available in the laundry room which can be taken back to the cottage.
- Assistance is available with washing/ drying during office hours.

## Additional Information

- A Welcome Pack is available with details of the cottage and the local area and places of interest leaflets, plus separate folders for all manufacturers' instruction leaflets.
- Light switches are generally at 115cm, plug sockets at 60cm.
- The premises are non smoking.
- There is a pay as you go mobile available for guest use.
- We have a range of accessible equipment available free of charge; wheelchair, toilet seat raiser, footstools, shower stool, perching stool and carver chair.
- There is a maid service available in the cottage, this service is chargeable.



- There is a good mobile phone signal.

## Future Plans

- Layout diagrams of cottage.
- Provision of information in brail/on tape

## Contact Information

Address: Mrs Elaine Bedford, Eastgate Cottages, 117 Eastgate, Pickering YO18 7DW.

Telephone: 01751 476653

Email: [info@eastgatecottages.co.uk](mailto:info@eastgatecottages.co.uk)

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

Hours of operation: Open all year.

Office hours of operation: 9am-5pm Monday- Friday. excluding public holidays).

9am -3pm Saturdays

Emergency number: 01751 476653

We welcome your feedback to help us continuously improve if you have any comments please phone 01751 476653 or email: [info@eastgatecottages.co.uk](mailto:info@eastgatecottages.co.uk) or can write to us.

Created on: 15/08/2008