



## Access Statement

### Readman Cottage, Eastgate, Pickering

#### Introduction

- Readman Cottage is a brick built terraced two storey cottage. It is located off the main road up a private road through large dock doors with pedestrian and vehicular route into Pickering town centre.

#### 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 and dyslexia friendly font)
- 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.



## Arrival & Car Parking Facilities

- Car parking is available in the garage, approx 10mts from the cottage.
- The car can be unloaded immediately outside the cottage.
- The garage is not suitable for large vehicles and there is limited turning space, alternative off road parking is available in the main Eastgate site immediately across the main road approx 100 metres away.
- The surface outside the cottage from the garage is even and tarmac, it has a very slight gradient.

## Arrival & Reception

- The office/reception is situated in the Eastgate main site.
- 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 to the cottage.

## Readman Cottage – Entrance

- The surface from the car parking area is quite smooth and even.
- There is a light outside the cottage.
- There are four steps to the entrance, first step 10cm then three further steps at 17cm, tread 30cm.



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- Hand rails on the right at 100cm.
- The front stable door is 83cm wide, with the hinge on the right. Lock at 100cm.
- The front door opens into kitchen. There is a light switch on the right hand side wall.
- There is a large mat inset into the floor at the front door, leading onto the green laminate flooring.
- 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.

## Kitchen/Diner

### Kitchen

- Kitchen units on two walls.
- 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.



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- The taps are quarter turn.
- There is a washer/ drier and dishwasher.
- The kitchen area is brightly lit by halogen spotlights.
- The flooring is green laminate.

## Diner

- The dining area is at the back of the room.
- Rectangular table (170 cm x 83cm, 78cm high, 68cm leg space)
- There are 4 dining chairs with cushion seat pads a carver chair is available on request.
- Pendant light over table, switched separately from the kitchen.

## Lounge

- Door from kitchen /diner to lounge 78cm.
- The floor covering is terracotta short pile wool carpet.
- In the lounge has two, sofas, seat at 48cm.
- There is a TV and CD player and radio both with remote controls.
- Electric flame effect fire controls at 20cm.
- Central heating control at 55cm.
- Audible smoke detector.



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## Stairs

- Stairs lead from lounge to upstairs landing.
- Stairs, width 70cm, thirteen stairs, 17cm high, 23cm tread.
- Pale terracotta short pile carpet good contrast with cream walls.
- Wrought iron banister rail to left hand side at 95cm.
- Landing step to bathroom 15cm, step to bedrooms 15cm.

## Double Bedroom

- Double bedroom 15cm step from landing via door 76cm wide hinged on the left.
- Terracotta, short pile carpet which gives good contrast with cream walls.
- There is a king size pine frame bed. (154cm wide plus 10cm wood frame)
- Bed height 75cm.
- The space surrounding the bed is 75cm to the left hand side, 65cm to the right.
- The bed is not easily moved.
- All bedding is cotton or percale with non feather pillows and quilts.
- The bedside lamps have in line switches.
- Central light switched from door.



## Single Bedroom

- Single bedroom with integral shower room.
- Entrance via door 76cm wide.
- Terracotta, short pile carpet which gives contrast with cream walls.
- There is a single bed (92cm wide) against the wall. There is a guest bed available use of this severely limits circulation space.
- Bed height is 62cm.
- 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 switch.

## Bathroom and shower room

### Bathroom

- Accessed from the first floor landing, step 15cm.
- Door 75cm wide. The locking handle can be opened from outside if required.
- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 20cm and to the left 24cm.
- Toilet has a push button flush.
- The pedestal sink height is 86cm.



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- 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.
- The floor surface is green laminate.
- 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 integral in the single room.
- Step up to en suite area 17cm.
- The toilet seat is 42cm high, seat raiser is available.
- The toilet is set in a recess, space to the right of the toilet is 20cm and to the left 20cm.
- Toilet has a push button flush.
- The pedestal sink height is at 95cm.
- Taps are lever taps.
- The shaver socket is at 132cm.
- The corner shower cubicle (70cm x 70cm) step into is 8cm high, sliding doors.
- The shower head is adjustable. The controls are at 100cm.



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- The area has a wall mounted heated towel rail.
- The floor surface is laminate good contrast with walls.
- Non slip mats.

## Shop

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

## Outdoor Facilities

- In front of the cottage is a wooden bench.
- There is a patio area off the kitchen. Door 71cm, 10cm step up.
- Patio stone and therefore is an even surface. Patio furniture and BBQ are available.
- The patio chairs have arms and seat pads are available.
- The refuse bin is outside the front door.

## Additional Information

- A Welcome Pack is available with details of the cottage, 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.
- Internal doors have knobs rather than lever handles.
- 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:



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[info@eastgateg cottages.co.uk](mailto:info@eastgateg cottages.co.uk) or can write to us.

Created on: 15/08/2008