



# Thornbank GUESTHOUSE

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## Accessibility Statement For Thornbank Guesthouse

### Introduction

We are a family run business with an aim to cater for the needs of all visitors to our family home. We have seven letting rooms comprising 4 double rooms, 2 family rooms and one single room.

We hold a Local Authority Fire Certificate and we are rated as a **Four Star Guesthouse establishment** by the Quality in Tourism organisation.

If you have any specific questions about this statement, please feel free to contact us and we will be pleased to help.

### Locality

Thornbank House is centrally located half a mile between Windermere and Bowness. Distances equate to 10 minutes walk to either village.

Public Pay and display car parks are located in both villages allowing quick and easy access to shops and restaurants.

Roadside parking is also available in both villages and subject to time restrictions

### Booking Enquiries & Pre-arrival

- We can be contacted by telephone, email or fax
- We have a website equipped with on-line booking facilities
- The main bus/train station is situated in Windermere and is approximately 15 minutes walk from the house
- Alternatively, there are local taxis services in the area with accessible taxis for the disabled, we can, if required, book one for you
- There is also a regular bus service operating in the area. All busses operate out of the bus/train station. Bus stops are situated just outside the house and at the bottom of the road providing services across the whole of the South Lakes

## Arrival & Car Parking Facilities

- There is a bell outside the front door to gain initial access
- There is car parking to the rear of the premises accessible to the far right of the house. It is lit by motion-sensitive detectors during the hours of darkness
- The surface slopes gently back to the house and made of tar macadam. Park your car and walk round to the front door entrance
- There are no parking restrictions on the road in front of the house

## Main Entrance & Reception

There are a number of steps of varying sizes leading up to the front door these comprise: -

- 4 concrete steps **137cm wide 19cm high 30cm deep**
- 1 concrete step **90cm wide 19cm high 37cm deep**
- 1 concrete step **100cm wide 7 cm high 14cm deep**
- 1 UPVC step **100cm wide 10cm high 16cm deep**

This final step forms part of the doorframe. The door opening measures 83cm. The front door is also of UPVC construction, and is locked by a single Key.

The first 4 steps can be ascended with the aid of a sturdy wrought steel handrail

- The front door is usually kept locked, however all guests are provided with their own front door keys
- The front door also has a key adjacent to the door contained in a red box with a breakable glass front **for emergency use only**
- There is a bell in the main hallway if attention is required

## Connected utilities and heating

Mains water, gas and electricity services are connected to the premises

The premises benefits from gas fired central heating powered by a modern and highly efficient condensing combi boiler. The boiler supplies both heating and hot water either directly or via a hot water tank.

Annual service and maintenance contracts are in place for the boiler and all aspects of the heating and hot water system.

Heating radiators are distributed throughout the house. They are wall mounted and individually thermostatically controlled

## Public Areas

The public areas are spread over 4 floors. They are protected by self-closing fire doors to rooms and corridors, an automatic Fire Alarm System comprising smoke detectors and maintained (constantly lit) emergency lighting. All escape routes and exits are equipped with **Fire Extinguishers** and **Fire Alarm Call Points** (“break glass” type)

In line with the requirements of our Fire Certification, annual service & maintenance contracts are in place for all aspects of the Fire Protection System.

Floor coverings for all public stairways and corridors are short-pile fitted carpet

### **Ground floor**

- The main hallway is on a flat and level surface measures **5.5M long** by **100cm wide** at its widest point reducing to **90cm wide** to accommodate the staircase leading to the 1<sup>st</sup> and 2<sup>nd</sup> floors.
- To the left, through a doorway measuring **76cm wide**, we have a guest lounge measuring **5M by 3.4M**. The room contains 1 easy chair, 1 sofa, and 1 dining table plus 6 matching chairs. The room has good natural light afforded by a large bay window
- The end of the main hall leads to Room 4 (left) and to the right through a fire door. This area is somewhat restricted by the doors to room 4 and the fire door converging to a point. As the fire door is placed at an angle, the resultant doorway measures 66cm
- A floor-standing **Foam Filled Fire Extinguisher** is situated by the front door. There is also a red **Fire Alarm Call Point** (“break glass” type)
- Through the doorway measuring **66cm wide**, there is another fire door measuring **71cm wide** directly facing with stairs to the right descending to the lower ground floor.

The convergent configuration at the end of the main hallway and close proximity of the two fire doors leaves this area feeling a little restricted when carrying luggage but is largely passable with ease.

- Behind the fire door at the top of these stairs, there is a minor but smooth change in level into a second corridor measuring **6.7M by 96cm**. Immediately behind the door a linen cupboard to the right is situated. Rooms 2 and 3 can be accessed here. At the end of the corridor there is an exiting door followed by an **Emergency Exit** operated by a push handle exiting the building to the right via a step measuring **28cm depth by 20cm drop**. The step drops onto a ramp leading away to the front of the building

- A wall mounted radiator is situated to the left mid way down the hallway
- A wall mounted **Foam Filled Fire Extinguisher** is situated to the left of the exiting door. There is also a red **Fire Alarm Call Point** (“break glass” type)

### First floor

- From the Main hall, an **80cm wide** balustrade staircase numbering **16 steps** and measuring **19cm high by 26cm deep** lead to the first floor landing. The last 3 steps wind around to the left and are triangular in shape.
- The landing is short at **2.7M long by 1M wide**
- Rooms 5 and 6 are accessed here to the right
- A wall mounted **Water Filled Fire Extinguisher** is situated to the right of Room 5

### Second floor

- A second flight of stairs to the left lead to the 2<sup>nd</sup> (top) floor landing
- The stairs measure the same as the first floor stairs in depth and drop but there is a slight reduction in width at 75cm
- The stairs are preceded by a single step followed by 3 steps winding off to the left and are triangular in shape, then 5 normal steps, finally ending with 4 triangular steps winding to the left terminating a small landing measuring **160cm long by 80cm wide** at the top where Room 7 can be found
- This is the highest part of the house with no other rooms beyond this point
- There is a velux skylight situated over the top of the stairs providing natural light during daylight hours
- A wall mounted **Water Filled Fire Extinguisher** is situated to the right of Room 7

### Lower ground floor

The lower ground floor level is a large area housing a letting room, private kitchen with larder and laundry facilities and is the location of the public breakfast room as well as acting as an escape route from the premises. Despite its description, the area feels airy and accessible due in part to possessing a full **2.5M (8')** high ceiling.

- The stairs to the lower ground floor are accessed from the ground floor corridor, between the two fire doors linking the main hallway and the second corridor on that level.
- The **77cm wide staircase** feels more enclosed but has ample head height and consists of 9 steps measuring **20cm drop by 23 deep** to a mini landing and finishing with 3 broad triangular steps winding to the right and leading to the lower ground floor hallway
- Hand rails are positioned on both sides of the stairwell at a height of **90cm from the step** where required
- The hallway is “doglegged” in shape and measures **180cm (max) reducing to 90cm wide by 3.7M long**.
- Head height is restricted slightly due the rake of the stairway but there is ample width to pass with ease
- Directly at the bottom of the stairs to the left is the private Kitchen separated by a part-glazed fire door. Room 1 faces the stairs and at the end of the hallway and to the right through a fire door measuring **72cm wide** is the breakfast room
- A wall-mounted radiator is situated to the right as the hall turns right into the breakfast room
- The breakfast room is a large, square, airy space measuring **6M by 5.6M** The room has 7 tables and is capable of accommodating a **maximum of 18 guests** in a single sitting. The large windows look out on to the car park and small raised garden (with pagoda seat) at the rear. To the right of the doorway, there is a breakfast bar allowing self-service of buffet style starter cereals and juices etc.
- To the left is situated the part-glazed **Emergency Exit Door** complete with easy push bar opening which exits to the car park. The door way measures **89cm wide**. There is also a **small drop of 12cm** from the breakfast room level to the outside level of the car park. **This door cannot be opened from the outside when closed**
- A wall-mounted **Foam Filled Fire Extinguisher** is situated to the left of the door. There is also a red **Fire Alarm Call Point** (“break glass” type)

## Bedrooms

There are 7 letting rooms in total distributed as follows: -

- 1 on lower ground floor (Room 1)
- 3 on the ground floor (Rooms 2, 3 & 4)
- 2 on the 1<sup>st</sup> floor (Rooms 5 & 6)
- 1 on 2<sup>nd</sup> (top) floor (Room 7)

All 7 rooms offer the full range of letting accommodation from families to single people. All rooms are en-suite, individually decorated and carpeted accordingly. As part of our on-going home improvement program, some of the bathrooms now benefit from a professional hygienic and non-slip floor covering. Other rooms will be upgraded as part of our improvement program.

All beds are of divan-style construction, except those in Rooms 2 & 3, which are of timber construction.

Unless otherwise specified, all rooms are equally and generously equipped with the following:-

- Remote control colour TV
- Kettles, tea/coffee/sugar, complimentary biscuits
- Mirror(s)
- Waste bin
- Radio alarm clock
- Main (ceiling) and Accent lighting (either or wall and table lamps or both)
- Wall mounted radiators
- Windows with opening lights
- Full integrated Smoke or heat detectors
- Conveniently positioned **Fire & Emergency Instructions**

All ensuite rooms are equipped with shower cubicles with side opening hinged doors (except Room 2 which has 2 sliding doors). All cubicles are square in shape and of standard size and height measuring **76cm by 76cm** (Except Room 2 which is a corner configuration – the full details of which will be specified later)

There are no baths in any of the rooms.

In all cases all Shower bases are raised from floor level requiring the user to step up into the cubicle.

Unless otherwise specified, all ensuite rooms are equally equipped with the following: -

- WC
- Pedestal basin with hot & cold running water
- 9.5 KW electric shower complete with power isolator switch
- Mirror(s)
- Wall-mounted, pull chord lighting with integrated shaver point

- Towel warmers complete with white towels
- Wall mounted radiators
- Complimentary showering caps, shampoos and hand soap
- Water tumblers
- Covered waste bin
- Means of ventilation (either opening window or extractor fan or both)

### **Room No 1 – Kingsize Double/Twin ensuite**

Located on the lower ground floor and measuring **4M by 3.9M** this room accommodates double or twin occupation

This room is our most suitable room for wheel chair users having the breakfast room and sleeping accommodation on the same level but is not fully facilitated for all aspects of disablement. Hence this room has been classified as **Suitable for the Disabled with Assistance Required.**

- Door – self-closing fire door, opening measures **72cm** Yale type lock
- 2 single beds measuring **190cm by 90cm** and **60cm** high which can be joined together to make a super-King size bed measuring **180cm by 190cm**

With the beds together available floor space from bed to wall around the side will be **120cm (max) and 90cm (min)** space around the bottom will be **140cm (max)** With the beds separated the width around the bed reduces to **80cm (max)** with a gap of **60cm** between the two beds.

Because of some flexibility in bed positioning, there is enough space to negotiate a wheel chair around the room in either configuration

- Ceiling mounted main light with 2 bedside lamps
- Wall mounted radiator to the right upon entering the room
- Wall mounted 14” TV
- Large built in wardrobe with double doors
- One easy chair
- Two bedside tables and one chest of draws
- A locked door behind which a floor mounted hot water tank is situated. This door is locked at all times and cannot be opened without a key
- There is a red **Fire Alarm Call Point** (“break glass” type) to the left of the “tilt and turn” window

## Tilt and turn window

This room is equipped with a “tilt & turn” window measuring **110cm by 110cm** and is positioned **77cm from floor level**. The purpose of a tilt & turn window is to be opened in two ways,

- Tilt allows the top of the window to “tilt” forwards to provide ventilation. (handle pointing to 12 o’clock position)
- The window will also “turn” on side hinges located to the right, allowing the window to open like a door. (handle pointing to 3 o’clock position)

**This method of opening facilitates safe and quick escape from the premises in the event of emergency.**

## Room 1 ensuite

- Doorway measuring **59cm wide**
- Fully tiled walls
- Ceiling-mounted pull chord shower isolation switch adjacent to the shower cubicle
- Small non-opening window just below ceiling
- Light switch operated extractor mounted in window
- **This ensuite room will not accommodate a wheel chair**

## Room No 2 - Kingsize Double ensuite

Located on the ground floor in the second corridor, this room measures **5.1M (max) by 4.M (into bay)** and has a front facing aspect that receives good light all year round.

- Door – self-closing fire door, opening measures **63cm wide** Yale type lock
- 1 Kingsize bed, Solid timber frame with solid head and tail boards. Bed height is **55cm** Free floor space around the side of the bed measures **115cm (max) and 88cm (min)**  
Space at the bottom of the bed to nearest wall is **97cm (min) extending to 230cm**
- Ceiling mounted main light with 2 bedside lamps
- Two windows (one into walk-in bay) with hinged opening lights
- Wall mounted radiator situated between two main windows
- Dressing table and stool situated in main bay window
- 14” TV situated on dressing table

- Large free-standing wardrobe with double doors fitted snugly into alcove
- One wicker easy chair
- Two bedside tables either side of bed
- One free-standing tall corner fitting mirror unit

### **Room 2 ensuite**

- Doorway measuring **74cm wide**
- Fully tiled walls
- Corner shower cubicle measuring **850cm by 850cm (1M corner to door)** with sliding double doors. Timber box-constructed step across shower entrance measuring **12cm high by 30cm (min) wide**
- Non-opening window with roller blind
- Wall mounted radiator situated under window
- Wall mounted light switch operated extractor fan
- Shower isolation point is located in the bedroom behind the tall mirror

### **Room No 3 Single ensuite**

Room 3 is also located on the ground floor second corridor opposite to room No 2. This room is generously proportioned for a single room measuring **2.4M (max) by 4.1M (max)** and faces the rear of the house overlooking the car park and small raised garden.

Given It's position above the breakfast room on the ground floor below, the resultant height of the room relative to the car park gives the room a first floor feel.

- Door – self-closing fire door, opening measures **72cm wide** Yale type lock
- 1 single bed, Situated against one wall. Solid timber frame with solid head and tailboards. Bed height is 56cm. Free floor space around the side of the bed measures **130cm**  
Space at the bottom of the bed to nearest wall is **200cm**, slightly restricted by the dressing table
- Two Ceiling mounted main lights with 1 bedside lamps
- One large window with single hinged opening light
- Wall mounted radiator situated under window
- Dressing table and stool situated at bottom of bed
- Wall-mounted 14" TV
- Large free-standing wardrobe with double doors
- One easy chair
- One bedside table to side of bed

### **Room 3 ensuite**

- Doorway measuring **74cm wide**
- Part tiled walls
- Two windows, one with opening light, one non-opening
- Wall mounted radiator situated under window
- Shower isolation point is located in the bedroom adjacent to ensuite door

### **Room No 4 - Kingsize Double ensuite**

Room No 4 is located at ground floor level opposite the front door in the main hallway. Room dimensions are **4.5M by 4.2M (into bay)** Its rear facing aspect affords a pleasant view of the raised garden outside and benefits from a large bay window giving the room a light and airy feel. This room shares the elevated feel that Room 3 possesses due to its position above the Room No1 on the lower ground floor.

- Door – self-closing fire door, opening measures **76cm wide** Yale type lock
- 1 Kingsize bed, Divan-style. Mock Wrought Iron head and tail surround. Bed height is **60cm** Free floor space around the side of the bed measures **60cm (min) extending to 110cm and 44cm (min) extending to 80cm.** Space at the bottom of the bed to nearest wall is **200cm**
- Ceiling mounted main light with 2 bedside lamps
- One large walk-in bay window with single hinged upper opening light
- Wall mounted radiator situated under main window
- Dressing table with stool situated in main bay window
- Wall-mounted 14" TV
- Large free-standing wardrobe with double doors
- One easy chair
- Two wall-mounted bedside shelves either side of bed

### **Room 4 ensuite**

- Doorway measuring **59cm wide**
- Fully tiled walls
- Extended shower cubicle with side hinged door.
- Window with upper opening light and roller blind
- Wall mounted radiator situated under window
- Wall mounted light switch operated extractor fan
- Shower isolation point is located in the bedroom adjacent to room entrance

## Room No 5 - Kingsize Double ensuite

Room No 5 is located on the first floor directly above Room 4. The room measures **3.3M by 3.7M (into bay)** is rear facing. Its first floor position affords a pleasant view of the raised garden below and views of the church beyond.

- Door – self-closing fire door, opening measures **76cm wide** Yale type lock
- 1 Kingsize bed, Divan-style. Bed height is **63cm** Free floor space around the side of the bed measures **130cm (max) 57cm (min)**  
Space at the bottom of the bed to nearest wall is **120cm**
- Ceiling mounted main light with 2 bedside lamps. One wall light above mirror
- One mini-bay window with single hinged upper opening light
- Wall mounted radiator
- Dressing table with stool
- 14" TV placed on Chest of draws in window
- Large free-standing wardrobe with double doors
- One easy chair
- Two bedside tables either side of bed

## Room 5 ensuite

- Doorway measuring **66cm wide**
- Fully tiled walls
- There is no window in this room
- Wall mounted radiator situated behind door
- Wall mounted light switch operated extractor fan
- Ceiling-mounted shower isolation point is located next to the shower

## Room No 6 - Family ensuite (three persons)

Room No 6 is located on the first floor adjacent to Room 5 and directly above the guest lounge. The room measures **3.9M by 3.7M** and is front facing. Its first floor position affords a pleasant view of Thornbarrow Hall on the hillside. This room can cater for 3 persons but is ideally suited to families of two adults and one child up to the age of 12 years.

- Door – self-closing fire door, opening measures **75cm wide** Yale type lock
- 1 Double (4'6") bed, Divan-style, One single divan style bed (situated against one wall) Bed heights are **58cm** Free floor space around the side

of the beds measure **60cm (max) and 50 cm (min)** Space at the bottom of the beds to nearest wall is **170cm (max) 100cm (min)**

- Ceiling mounted main light with 2 bedside lamps. One wall light above mirror
- One mini-bay window with single with upper and lower sash style opening light
- Wall mounted radiator
- Dressing table with stool
- Wall-mounted 14" TV
- Large free-standing wardrobe with double doors
- Two bedside tables either side of bed

### **Room 6 ensuite**

- Doorway measuring **66cm wide**
- Part-tiled walls
- One mini-bay window with single with upper and lower sash style opening light
- Wall mounted radiator situated under the window
- There is no extractor fan in this room
- Shower isolation point is located in the bed room next to the en-suite door

### **Room No 7 - Family ensuite (four persons)**

Room No 7 is located on the 2<sup>nd</sup> (top) floor directly above Rooms 5 & 6. The room is a large converted loft space measuring **4.6M by 3.1M** with front facing aspect. Its high position affords a pleasant view of Thornbarrow Hall on the hillside. This room is capable of catering for 4 persons but is ideally suited to families of two adults and two children up to the age of 12 years.

- Door – self-closing fire door, opening measures **70cm wide** Yale type lock
- 1 Double (4'6") bed, Divan-style, one single divan style bed. Bed heights are **60cm**. A third "pop-up" bed is stowed under the single bed. This bed is shorter at 180cm than a standard bed but pops up to full height level with that of the other beds. Free floor space around the side of the beds measures **120cm each side**. Space at the bottom of the beds to nearest wall is **160cm (max) 80cm (min)**.
- Ceiling mounted main light with 2 bedside lamps.
- One small window with opening light above a cabin-style window seat situated below. 3 velux style windows with black-out blinds fitted into the slope of the ceiling

- 2 Wall mounted radiators
- 1 Chest of draws
- 14" TV mounted on a corner shelf
- Large built-in wardrobe adjacent to window seat
- Two bedside tables either side of bed
- Small cubby cupboard housing cold water tank and locked at all times

### **Room 7 ensuite**

- Doorway measuring **62cm wide**
- One small window positioned above pedestal basin
- Wall-mounted radiator
- There is no extractor fan in this room
- Shower isolation point is located on the wall inside the doorway to the ensuite
- Head height is restricted due to low roof beams but restrictions limited mainly to access of the area around the pedestal sink

### **Head Height Restrictions for Room 7**

Reclamation of the loft space and the resultant prominence of the roof beams in this room mean that the shape of the ceiling follows that of the exterior roofline (ie. slopes), This feature restricts head height in certain areas – particularly the ensuite. Below is a summary of head height restrictions in specific areas: -

#### **Main room**

- Maximum height (floor to ceiling) - **2.5M**
- Minimum height (floor to roof beam) -**156cm** (across width of roof beam only)
- Top of single bed mattress to roof beam - **90cm** (across width of beam only)
- Top of window seat cushion to roof beam -**108cm**

#### **Ensuite**

- Maximum height to top of sloping ceiling - **2.5M (max)**
- Minimum height (floor to roof beam - to access sink area) -**156cm** (across width of beam only)
- Floor level to ceiling at sink location - **184cm**
- Ceiling above shower cubicle slopes downwards but head height is not sufficiently compromised so to cause any inconvenience