

# ACCESS STATEMENT FOR AVONDALE GUEST HOUSE

## *Introduction*

Avondale is a family run Victorian Guest House where comfort and cleanliness are our priority. All our rooms are en-suite and are situated on the first and second floors with the guest lounge and dining room on the ground floor.

## *Pre-Arrival*

- Keswick bus station is approx. a 10min. mostly level walk from Avondale.
- Penrith is the nearest railway station and there is a regular bus service to Keswick bus station.
- Local taxi services are available.

## *Arrival & Car Parking Facilities*

- Check in time is between 4-7pm, however, if you think you will arrive before this or later than 7pm then please let us know before the day of your arrival.
- We can assist guests with luggage.
- There are no parking restrictions in Southey Street adjacent to Avondale and you can park opposite from 4pm until 10am the next morning.

## *Main Entrance & Reception*

The guest entrance is off Southey Street .

- One step of approx 8cm leads onto a 270cm long path leading to the front door and another step of approx 12cm to enter the vestibule which is approx. 150x130cm and carpeted. The front door is approx 88cm in width and is usually open from early morning to late at night.
- There are 2 door bells, 1 on the outer door frame, the other in the vestibule.
- The vestibule door is approx 78cm wide and leads into the hall/reception area.

The vestibule door is always locked. Guests are given keys on arrival after registering, the reception area being in the hall which is approx. 460x130cm and carpeted, leading off to the right are the guest lounge and dining room.

## *Public Areas - General (Internal)*

- The stairs to the 1st and 2nd floors lead off from the hall/reception and have a banister rail on the right hand side, there are 13 steps leading to a small oblong landing approx. 216x100cm then another 4 steps onto the 1st floor landing which is approx. 420x93cm.
- The steps leading from the hall to the 1st floor are 18.5cm high, 25cm deep, 93cm wide, and carpeted.
- There are a further 11 steps leading to a small oblong landing which is approx. 216x93cm then another 4 steps onto the 2nd floor landing which is approx. 380x93cm.
- All steps from the 1st to 2nd floor are 21cm high, 25cm deep, 93cm wide, and carpeted.

## *Public Areas – WC*

- All bedrooms are en-suite and no public WC available.

## *Dining Room*

- The dining room is off the hall through a door approx 78cm wide, the room is carpeted and the furniture is flexible and can be moved on request.
- Tables have an under space of 63cm with a leg on each corner.

- The guest lounge is also off the hall through a door approx. 78cm wide and is carpeted.

### *Laundry*

- There is a launderette approx. 400m away. However, we are happy to dry wet clothing and an iron is available.

### *First Floor Bedrooms*

#### **Room 1**

- Bedroom door opens inwards, access width 82 cm.
- Double bed with access all round.
- Bed approx. 57cm high.
- One low chair.
- En-suite shower room with WC and wash basin.
- Door opens inwards, access width 63cm.
- Shower tray step approx. 21cm high.
- Toilet 41cm high.

#### **Room 2**

- Bedroom door opens inwards, access width 68cm.
- Twin bedded/King size double.
- Access all round both beds when used as a twin or King size.
- Beds approx. 60cm high.
- Two low chairs and small table.
- En-suite shower room with WC and wash basin.
- Door opens inwards, access width 63cm.
- Shower tray step approx. 21cm high.
- Toilet 41cm high.

#### **Room 3**

- Bedroom door opens inwards, access width 63cm.
- Single bed - access on 1 side and end.
- Bed approx. 59cm high.
- Wicker chair with arms.
- En-suite shower room with WC and wash basin.
- Door opens inwards, access width 55cm.
- Shower tray step approx. 23cm high.
- Toilet 41cm high.

### *Second Floor Bedrooms*

#### **Room 4**

- Bedroom door opens inwards, access width 78cm.
- Double bed with access all round.
- Bed approx. 53cm high.
- One low chair.

- En-suite shower room with WC and wash basin.
- Door opens inwards, access width 63cm.
- Shower tray step approx. 21cm high.
- Toilet 41cm high.

#### **Room 5**

- Bedroom door opens inwards, access width 65cm.
- Double bed with access all round.
- Bed approx. 53cm high.
- One low chair.
- En-suite shower room with WC and wash basin.
- Door opens inwards, access width 51cm.
- Shower tray step approx. 22cm high.
- Toilet 41cm high.

#### **Room 6**

- Bedroom door opens inwards, access width 73cm.
- Double bed with access all round.
- Bed approx. 52cm high.
- One low chair.
- En-suite shower room with WC and wash basin.
- Door opens inwards, access width 63cm.
- Shower tray step approx. 22cm high
- Toilet 40cm high.

#### *Additional Information*

- Mobile phone reception is generally good throughout the house but can vary with different networks.
- A fire alarm is fitted with call points, smoke and heat detectors. A siren sounds if evacuation is necessary.
- We are happy to store any medication in our main fridge – not available 24hrs.

#### *Hours of operation:*

We are available most of the time and there is a bell in reception should you need assistance, when we do have to go out we divert the telephone to our mobile.

#### *Contact Information*

Avondale Guest House  
20 Southey Street  
Keswick  
Cumbria  
CA12 4EF

Telephone: 017687 72735

Email: [enquiries@avondaleguesthouse.com](mailto:enquiries@avondaleguesthouse.com)

Website: [www.avondaleguesthouse.com](http://www.avondaleguesthouse.com)

*Local equipment hire companies:*

- Keswick Motor Company, hirer of Mobility Scooters - 017687 72064.

*Local public transport numbers:*

- Stagecoach, area bus company 0871 20 22 33
- Local accessible taxi numbers:
- Davis Taxis - 017687 72676
- DnK Taxis - 017687 74959

We welcome your feedback to help us continuously improve if you have any comments please phone 017687 72735 or email [enquiries@avondaleguesthouse.com](mailto:enquiries@avondaleguesthouse.com)