

Access Statement for Atlantic View Coach House, New Polzeath

Introduction

Atlantic View Coach House is a converted stable and carriage house built in 1907 situated slightly set back from the front at New Polzeath with fine views of the beach. It is accessed from an area of dedicated off-street parking. There is no level access into the house. This is a no smoking and no dogs property.

Pre-Arrival

- We have an extensive website, www.atlanticview.net and are also listed on www.cornwall-online.co.uk, www.holidayhomerental.co.uk, www.theholidaycottages.co.uk and www.visitcornwall.co.uk.
- Bookings can be made by email from our own website or via a link to our website from any of the above websites. Post and fax can also be used.
- Guests are provided with a map and written directions to the house along with comprehensive general information. If required this can be in large font type, or sent as an attachment to an email for adaptation to required font type and size by the client. The nearest village is Polzeath, 1/4 mile away on foot or 1 1/2 miles by car, and the nearest town is Wadebridge, which is 6 miles away.
- The nearest bus stop is in the village.
- The nearest railway station is Bodmin Parkway, a 25 minute drive away.
- The nearest airport is at Newquay, a 40 minute drive away.
- There are several local taxi companies which can collect from the railway station or airport, or provide transport to nearby towns and tourist attractions.
- The Tesco store in Wadebridge will deliver to Atlantic View Coach House. Please use their on-line shopping service to access this service.
- We provide a small welcome starter pack of basic items such as dishcloth, washing up liquid, scourer and washing tablets.
- Baby equipment including cots, highchairs and buggies are available

to hire locally and information about this service is provided to our guests on request. The same company will also hire wheelchairs.

- There are Radar toilets available in Padstow.
- This access statement will shortly be available on our website, in the information folder in the house and on request.

Arrival & Car Parking Facilities

- There is dedicated off-street parking for one vehicle at the rear of the house on a gently downhill sloping, smooth tarmac area. There are no gates or barriers.
- Additional on-street parking (free) is available at the front of the house subject to availability. The kerb is not dropped. The road and footpath are of recently re-laid tarmac.
- The nearest car park (pay and display) is 250m away to the rear of the house. The walk back to the house is moderately steeply downhill.

- Access from the road at the front is up four steps minimum 150cm wide and 53cm deep from the pavement with a wall on either side and a gate at the top of the steps. There is a gently uphill wide, smooth, sloping path, part concrete, part slate, which runs up the side of the main house, which is maximally 150cm wide and narrows to 100cm wide. Opposite the rear entrance to the main house are a further six steep steps up to reach the car parking area with a hand rail on the left.
- Access from the parking area to the main entrance is up four steps with a wall on the right. Alternative entrances are up two steps into the kitchen or up three shallow steps onto the patio at the front of the house and thence up one step into the sitting room.
- There is a light over the main entrance door which operates via a movement detector at night or can be switched on permanently.
- There is rear access to parked vehicles.
- The distance from the dedicated parking space to the door is 10 meters. It may be necessary to go round other parked vehicles to reach the entrance.

Main Entrance, Reception & Ticketing Area

- All light switches throughout the house are 133cm from floor level.
- The main entrance is at the side of the house and is accessed up four steps with a wall on the right. The door is at right angles to the steps, the last step up being 21cm, and is hinged on the right. The keys (2 sets) are available at a local health club. There is a thin microfibre door mat immediately inside the door.
- The entrance is into the dining room.
- The floor surface is of varnished wood floor boards.
- There are two alternative entrances, the first up two steps into the kitchen, which has varnished wood floor boards. The door is hinged on the right. Width is limited by kitchen cupboards.
- The second alternative entrance is at the front of the house. The access is down one step onto a 'landing' then up one step onto a slate patio on three levels. The steps, one up onto each level are wide and shallow. The entrance into the sitting room of the house is up one step from the highest level of the patio. The door hinges on the right. The floor surface in the sitting room is of varnished wood floor boards.
- The main entrance is lit by an external light on a movement detector which functions at night but can be overridden to be on at all times.
- The switch for the light in the dining room is on the left after entering through the main door, partially hidden behind the curtain. It is a push in and slide type dimmer.
- Coats hooks at high level are provided to the left of the entrance.
- On the left is a sliding, part glazed door giving access to the staircase to the first floor.
- At the far side of the room is a second sliding, part glazed door giving access to the sitting room.
- The floor surface is level throughout the ground floor of the building.
- There is good colour contrast between the floor and the walls throughout the ground floor.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The dining room gives access through a sliding door to the staircase to the first floor, which is fairly narrow and quite steep. There is a hand rail on the left hand side.
- On the first floor there is an L-shaped landing which is carpeted in beige, short pile, 80% wool carpet.

- The mid toned floors contrast with the light walls.
- Stair lighting is operated by switches at the top and bottom of the stairs.
- Water and powder fire extinguishers are provided on the first floor landing where there is also a smoke detector.

Public Areas - Sitting room, lounges, lobbies etc

- The sitting room is accessed either from the dining room by a sliding door or from the kitchen via a door hinged on the left.
- The floor is varnished wood floor boards.
- There is good colour contrast between the floor and walls.
- Access is level.
- There is a three seater sofa and two armchairs, all covered in a velour fabric with low arms.
- A rug with a coffee table on it covers the area of floor in front of the sofa.
- There are also several side tables and a chest of drawers in the room.
- A large cabinet provides locked storage for spare linen.
- Lighting is provided by two ceiling lights operated from individual dimmer switches to the right of the entrance from the dining room. There is also a standard lamp and two table lamps switched on the fittings.
- There is a digital enabled television, a video recorder and a DVD player, all operated by remote control.

Public WCs

- Not applicable.

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- The dining room is accessed from the main entrance, the sitting

room and the staircase.

- Access within the ground floor is level.
- Sliding doors divide the sitting room and the staircase from the dining room.
- The floor is varnished wood.
- There is an oval table 60cm high with corner legs and six dining chairs without arms 46cm high all of which are moveable.
- A dresser unit provides storage for crockery, cutlery and glassware at both high and low level.
- There is a small, chest type deep freeze in the corner of the room access to which is limited by the dining table.
- Lighting is by means of a central light operated from a dimmer switch located to the left of the main door on entry. There is excellent natural light from the full width windows on the south side of the room from which there is a clear view of the beach.

Laundry

- Linen and towels are provided and beds will be made up on arrival.
- Laundry facilities are available in the kitchen. We provide a standard sized, front loading washing machine/tumble drier. There is a large Belfast sink in the downstairs shower room where there is also a hanging rail over the shower to provide indoor drip/dry facilities for wetsuits.
- A portable, folding drying rack, outside washing line at the side of the house, pegs, ironing board and iron are also provided.

Shop

- The nearest shops are 10 minutes walk away in the village and provide a Spar supermarket (very well stocked), a second supermarket with Post Office, several ice cream parlours and snack bars, several clothes shops, several surf shops, souvenir shops, a bookshop/newsagent and a number of restaurants.
- The nearest pub is 100m away along the seafront and further pubs/bars are located in the village.

Treatment room/s

- None on site, but treatments are available at Roserrow Health and Country Club located 2 miles away, discounted access to which is included in the rent.

Leisure Facilities

- None on site, but leisure facilities including golf, tennis, gymnasium, swimming pool, sauna, steam room and tanning room are available 2 miles away at Roserrow Golf and Country Club, discounted access to which is included in the rent.

Outdoor Facilities

- Exiting from the sitting room there is access to the slate patio at the front of the house facing the sea. There is one step down to the patio through a door hinged on the left.
- 5 plastic patio chairs with arms are provided.
- There is a portable, kettle type barbeque.

Conference & Meeting Rooms, Banqueting

- Not available

Clubs & Entertainment

- Not applicable

Bedrooms & Sleeping Areas

- Room combinations:
- First floor: One double room, one bunk room with additional single bed.

- General:

- Both bedrooms have level access from the landing.
- Both bedrooms have non feather duvets and pillows.
- Two pillows provided per person.
- Duvets provided have a summer or winter tog rating appropriate to the season.
- Bed linen is percale polycotton.
- All beds have padded, covered headboards, except the bunks.
- All beds will be made up prior to arrival.
- Both bedrooms have short pile 80% wool carpets in colours which provide a good contrast with the walls and other furnishings.
- Both bedrooms have bedside chests of drawers or tables with table lamps switched on the lamp or electricity cord.
- Both bedrooms have ample storage space in chests of drawers and wardrobes.
- Both bedrooms have both wall and table top mirrors.
- Both bedrooms have chairs 46cm high without arms.
- Lighting is provided by ceiling lights switched at the door.

- Bedroom 1:

- 5'6 zip/link Relyon bed with pocket sprung mattress 55cm high.
- The bed can be split into two 2'9 singles on request.
- Hairdryer supplied.
- Emergency exit only through the window via one high step up and one step down to sea facing flat roof.

- Bedroom 2:

- 2'6' bunks 55cm high and 3' single bed 52cm high.

Bathroom, Shower-room & WC [Ensuite or Shared]

- Bath towels and hand towels are provided for all guests.
- Ground floor shower room:
- Level access from the sitting room.
- Floor covering is green marmoleum.
- A lock is provided on the inside of the door.
- White fittings - shower and Belfast sink.

- Two steps 12cm and 18cm up to fully tiled shower cubicle with bi-fold door.
 - Central ceiling light with pull-cord switch to the right of the door.
 - Power shower with pull-cord to switch on electricity to right of the door and twist on/off and temperature controls.
 - Wall mounted heated towel rail.
 - Limited access inside the room.
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- First floor WC:
 - Level access from the landing.
 - Floor covering is beige marmoleum.
 - A lock is provided on the inside of the door.
 - White fittings - toilet 41cm high and hand wash basin 79cm high. Hot water provided by an electric water heater with control to the left of the sink. This is altered by inserting very tiny pins into a clock wheel to change the on/off times.
 - Central ceiling light with pull cord switch to the right of the door. Strip light over the basin.
 - Wall mounted towel rail.
 - Limited access inside the room.

Self-Catering Kitchen

- The kitchen has level access from the sitting room.
- There is an exterior door with two steps down to the parking area.
- It is a small, rectangular shape with units around three sides.
- It is only suitable for one person to work in as space is limited.
- The floor is varnished wood floorboards.
- All worktops are 93cm high and 60cm deep, light wood effect. There is good contrast between worktops and other surfaces.
- There is a single bowl, single drainer, stainless steel sink in front of the rear window, 93cm high.
- The free standing electric oven has a drop down door for the grill and a left hand hinged lower oven. The hob is ceramic.
- A microwave and larder type fridge are provided.
- Crockery, glassware and cutlery is provided, stored in the dresser in the dining room.

- All saucepans and cooking utensils are in drawers and cupboards below the work surface.
- There is empty space for food storage in the wall cupboards.
- Lighting is provided by a two of low voltage down lighters set into the ceiling and switched from just inside the kitchen by the door. In addition there are lights under the wall units switched from the same place.
- A fire extinguisher and fire blanket are situated in kitchen.
- Controls for the hot water tank are located in the under stairs cupboard. This requires inserting very tiny pins into a clock wheel to change the on/off times.

Caravans, Holiday Homes & Twin Units

Not applicable.

Grounds and Gardens

- In addition to the patio there is a gently sloping area of lawn in front of the house which is shared with the adjacent Atlantic View House. There is a stone edging to the lawn which varies in height from one end of the lawn to the other.
- Access to this lawn is down from the patio via two wide and shallow steps onto the lower levels of the patio, then down one step onto a 'landing'. A left turn down five steps with a handrail on the right leads to the path which runs around the side of the main house with the lawn on the left.
- A small rockery to the rear of the lawn provides some summer colour.

Additional Information

- Emergency information is available in the instructions file in the kitchen and on the chest of drawers in the sitting room. The nearest telephone is in the main house. 999 calls override the need to use coins in this payphone. There is also a public payphone 250 meters away in Gulland Road at the lower end of the public car park.

- Information and instruction folders are situated in the kitchen, which contain information about the house, contact details and instructions for appliances etc.
- Folders with tourist information are situated in the chest of drawers in the sitting room.
- Mobile phone reception is variable but at its best on the first floor. From March 2009 O² reception is expected to be excellent.
- No pets allowed except guide dogs.
- This is a no smoking house.
- In emergency there are three exits.
- Smoke alarms and fire fighting equipment are provided.
- A mains charged flashlight is available in the dining room.

Contact information

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Fax: 01892 724022

Email: enquiries@atlanticview.net

Website: www.atlanticview.net

Grid reference: 935794

Hours of operation: Open all year

Emergency number: Harry Lejnieks: 01208 812027, Mobile: 07854 698643

Local equipment hire companies: Babes and Bikes:
www.babesandbikes.biz 01208 815262

Future Plans

- We are currently undergoing a refurbishment programme including replacing some curtains, cleaning carpets and re-decorating inside and out. The majority of this work will be completed by March 2009, but the outside painting is weather dependent and may not be completed until summer 2009.
- A comprehensive program of cleaning will follow this work.
- The television will either be replaced or upgraded to receive digital signals in time for the changeover to digital reception in July/August 2009.
- There are no plans to make the property more accessible because the access is difficult and impossible to change due the sloping terrain. This house is not suitable for those who are entirely dependent on wheelchairs.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01892 722264 or email enquiries@atlanticview.net.