

## **Access statement for North Mere self catering accommodation**

### **Introduction**

North Mere is a series of 4 self catering units. Three are converted from 19<sup>th</sup> Century brick built farm buildings and the fourth is a 1960's bungalow. They are all located on a working farm approx 3.5 K from Kenilworth town centre.

The four properties have between 2 and 3 bedrooms and sleep up to 6 people. The Coach house and Chase Lodge are single storey buildings and there is one ground floor bedroom available in The Old Dairy.

We look forward to welcoming you. If you have any queries or require assistance please phone 01926 863134 or email [enquiries@northmere.co.uk](mailto:enquiries@northmere.co.uk)

### **Pre arrival**

- We have a website [www.northmere.co.uk](http://www.northmere.co.uk) with full details of what each unit contains, photos and descriptions of layout of the rooms.
- Bookings / enquiries can be made directly via email, telephone or letter.
- Full directions are available on our website or can be sent by request (available in different font size).
- The nearest bus stop is in Kenilworth 3.5 km. This bus service is on the Leamington to Coventry route x17 or 12.
- The nearest railway station is Tilehill 6.5km away and has services to Birmingham and Coventry.
- Accessible taxis are available from Call line and Abbey Cabs in Kenilworth.
- The nearest shop mobility is in Leamington spa.
- All the major supermarkets deliver to the farm if ordering by their online services.
- All written information is available in large font size on request.

### **Arrival and car parking facilities**

- Parking is available directly outside each of the units no more than 6m from the property entrance. The car park has a gravel surface.
- There is a paved surface leading to the front door.
- Most units have ramped or flat access to the front door.
- Properties are left open on arrival, except Chase Lodge. The key for Chase Lodge can be found in the key safe by the front door, the code will be given before you arrive.
- There is usually someone available to greet guests and can give a familiarisation tour if requested. Please let us know your approximate time of arrival.
- There is subdued external lighting on for all hours of darkness.
- There is a welcome file left on dining room table on arrival.
- Help with luggage is available on arrival if requested.

### **Entrance to properties.**

- Most properties have paved path either flat or ramped to front door.
- The Granary has a small step down 90mm and a small step (90mm) up again to the front door. Chase Lodge has two steps up, 100mm and 250mm
- The width of the paved access is 900mm for Old Dairy, 600mm for Chase Lodge, 950mm for The Granary and 1670mm for The Coach House.
- The entrance hall to each of the properties is well lit by over head lighting.
- The flooring in the entrance halls are tiled with a doormat except Chase Lodge which is wood laminate with a doormat.

- The front door width is 860mm
- Door handles are colour contrasting to the door.

### **Halls stairs and landings**

- All halls are tiled and the stairs and landings are carpeted with light coloured short pile carpet.
- The landing width in the Old Dairy is 870mm and The Granary is 1000mm.
- The hall width in The Coach House is 1130mm.
- All stairs are 780mm wide and have a handrail.
- All internal door openings are 760mm wide except Chase Lodge which is 720mm.

### **Lounge**

- There is level access to all lounge areas.
- Furniture can be re arranged on request and there is space for a wheel chair between sofas in all units.
- Each lounge has a coffee table at height 410mm.
- The sofa heights are 420mm.
- TVs are wall mounted with centre at 990mm at height except Chase Lodge which is 1230mm. All have subtitles
- The flooring is tiled or solid wood with rug / mat which is removable.
- Lighting is wall mounted or ceiling lights with additional table / floor lamps.
- Door handles are colour contrasting.

### **Dining room kitchen**

- All units have a dining kitchen which is level access in the Granary, Chase Lodge and Coach house. In The Old Dairy the kitchen diner is 3 steps down.
- There is space round all tables for a wheel chair. The height under the dining table is 710mm. Seating is upright wooden chairs without arms.
- Lighting is ceiling and/ or wall mounted.
- Flooring is tiled in all units.
- The ovens are under counter. Coach House, Granary and Old Dairy have drop down door. Chase Lodge has side opening.
- All hobs are counter height of 900mm.
- Microwaves are on the counter tops except The Old Dairy which is on the fridge freezer. This can easily be moved if requested.
- Fridges are under counter with freezer compartments in The Granary and The Coach House. In Chase Lodge and The Old Dairy there is a fridge freezer. The highest shelf is 1200mm and lowest freezer draw is 250mm.
- In Chase Lodge, The Granary and Old Dairy the wall cupboards contain crockery and glasses and are at height of 1840mm. Items can be moved to under counter cupboards if requested. In Chase Lodge the floor cupboards contain crockery and wall cupboards contain glasses etc, this is at 1350mm high.
- Sink taps are mixer.
- There is a cordless kettle in all units.
- Door handles are colour contrasting.
- There is an external door in the kitchen which has two steps down to the outside 100mm and 130mm.
- Chase Lodge has a washing machine / tumble dryer which is under the counter in the kitchen.

## **Bathrooms, toilets and shower rooms**

- There is level access to bathrooms and shower rooms.
- Toilet seat heights are 470mm. In Chase Lodge the main shower room has a toilet at 410mm and the ensuite shower room is at 435mm.
- Showers are separate except in main bathroom on the first floor of The old Dairy which is over bath shower. Steps into shower are 230mm in The Granary, 130mm in The Old Dairy ground floor bedroom, 100mm in The Coach house, 60mm in Chase Lodge main shower room and 250mm in Chase Lodge ensuite shower room
- In The Coach House, Granary and Old Dairy the height to the wash basins are 800mm and there are no pedestals. The taps are lever on all baths and wash basins. In Chase Lodge main shower room the wash basin is 870mm and in the ensuite it is 860mm
- Lighting is in the form of over head light with additional shaver light over wash basins.
- Flooring in all bath and shower rooms is vinyl except for The Coach house which has tiles
- A shower stool and high toilet seat is available on request.
- Bath towels are colour contrasting with wall / floor colour.
- Non slip shower / bathmats are available.
- Door handle are colour contrasting.

## **Bedrooms and sleeping areas**

- The Coach House and Chase Lodge is single storey so all bedrooms are on the ground floor.
- In addition the Old Dairy has one ground floor double bedroom with en suite shower room.
- Furniture can be moved around in all rooms and small items can be removed on request.
- The Coach House – This has one twin and one double
- Chase Lodge has one king-sized double and two singles
- The Granary – One twin and one king-sized double on the first floor
- The Old Dairy - One twin and one king sized double on the first floor and one king-sized double on the ground floor
- Bed heights in the Old Dairy are 500mm (double) and 590mm (single). In the Granary the double and singles are 580mm, in Chase Lodge the beds are all 620mm and The Coach house double and single are 620mm.
- All rooms are lit by ceiling or wall lights plus additional lighting in the form of bedside lamps
- Door frames are white, doors are wood (oak) and carpet is beige.
- Wardrobes have hanging rails at 1650mm in The Coach House, 1450mm in The Granary 1550mm, Chase Lodge has hanging rails at 1380mm, 1450mm and 1550mm in The Old Dairy. In addition there are chest of drawers with drawers from 100mm to 790mm.
- All bedrooms have short pile carpet except for the coach house which has solid wood flooring.
- Each bed has a bedside table and lamp and each room has a digital radio alarm.
- Door handles are colour contrasting.

## **Laundry**

- The laundry room is situated in the main farmhouse. There are 3 steps down to the

- farmhouse then flat access into the laundry room.
- There is overhead lighting and the flooring is quarry tiles.

### **Garden**

- There is a landscaped patio garden for each of the four units. These are accessed through French windows with a step down of 200mm.
- There is additional access to the garden at Chase Lodge through the kitchen.
- French windows are off lower reading room of The Granary which is 4 steps down from the main living accommodation. Access to garden in The Old Dairy is from the kitchen / diner. Access from The Coach House is from the main living accommodation.
- Wooden garden furniture is available (table and chairs)
- The surface is paved. The Old Dairy and granary also have a small lawned area. Chase Lodge has a large lawned area.
- Gardens are fenced with a combination of 5ft fencing and post and rail fencing . Chase Lodge has a hedge all the way around the garden. The gardens are private gardens but are not secure.

### **Additional information**

- A welcome pack is available in larger font, plus separate manufacturers instructions and leaflets from places of interest.
- Guide dogs are welcome
- The premises are non smoking
- Free Wifi available
- We have a small meeting / conference room available for hire.
- Smoke detectors are all mains electric linked alarms

### **Contact information**

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Hours of operation: all year