

Access Statement for The Cabin Self-catering Accommodation

Introduction

Grange Farm offers self-catering accommodation and camping pitches in an area of outstanding natural beauty.

We have received the David Bellamy Conservation Gold award for the last two years.

This statement is concerned with access to the Cabin.

The Cabin was a farm building, which has been converted into a self-catering unit. It has a rustic character, with some of the original internal structure remaining.

There is a separate Access Statement for each of the other barn-conversions.

There is also a separate Access Statement, which includes our camping facilities and static caravans.

Our desire is that you enjoy your stay and we will do our best to help you achieve this.

Pre-Arrival

- We have an extensive website, with aerial views, site layout and some pictures of the accommodation, the site and the shop.
- From the website, you may printout a form to book the Cabin, plus a ferry-booking form.
- Bookings & enquiries can be made by email, telephone, booking form, or by letter.
- Brighstone village is about 3/4 mile away: the number 7 bus will take you to/from Yarmouth and Newport.
- From Newport bus station there are routes to most parts of the Island.
- Car ferry ports are at Yarmouth, East Cowes, and Fishbourne.
- Passenger-only ferries arrive at Cowes (from Southampton) and Ryde (from Portsmouth).
- The nearest RADAR Accessible Toilet is about 3/4 mile away in Brighstone village: it is located in the Recreation Ground Car Park.

Arrival & Car Parking Facilities

- The Grange Farm is entered by a tarmac driveway, which leads to a

tarmac/gravel temporary parking area in front of the shop/reception. There is space for 3 or 4 cars.

- Once registered and keys collected at reception, guests will be directed to the Cabin, where first time visitors are usually met and shown around.
- Parking for everyday use is in the roadway in front of the Cabin (just around the corner from the shop/reception).

Main Entrance, Reception & Ticketing Area

- From the parking area, a block-paved patio slopes upwards (1:26) to the foyer entrance.
- The double doors open outwards to a width of 120 cm, with level access apart from a 1cm high, metal, weather sill.
- Reception normally takes place in the shop during shop hours.
- The single door opens into the shop to a width of 86 cm with level access with the exception of a 1 cm high sill.
- The bell push, to access reception during quiet periods and out-of-shop-hours, is 152 cm high.
- The access window from the foyer for out-of-hours reception is 103 cm high.
- The shop counter/reception desk is 93 cm high.

Public Areas - Hall, Stairs, Landing, Corridors etc

- There is one entrance into the Cabin.
- The garden-gate 79 cm wide opens to the paved patio area of the garden.
- The Cabin front door, 83 cm, hinged on the left*, opens into the porch with a 3 cm step up.
- The door latch is at height 150 cm.
- The porch contains a bench seat and the windows look out in 3 directions.
- Beige tiles are on the floor.
- A door, 65 cm wide, hinged on the right, opens into the hall with a 4 cm step-down.
- The door handle is at a height of 104 cm.
- A second door, hinged on the left, may be opened to a total width of 134 cm.
- The large fitted doormat is separated from the hall carpet by a row of

terracotta tiles.

- In the hall there is a bookcase (containing a selection of books) and a number of coat hooks.
- Doors open from the hallway into the kitchen/dining room and the lounge.
- A flight of 11 stairs leads up to the first-floor landing.
- The stairs are 70cm wide.
- The staircase and landing have a dark red, patterned, short-pile, carpet.
- There is a single handrail all the way up the stairs. There is a second handrail up as far as the balustrade. The space between the handrails is 66 cm.
- At the other end of the landing, the height of light-switch is 124 cm.
- From the landing, doors open into bedrooms 1 and 3 and also the bathroom.
- The door of bedroom 2 opens outwards.
- NB Except where otherwise stated, the height of Cabin light-switches are in the range: -
 - 136 to 137 cm downstairs, and
 - 146 to 151 cm upstairs
- *Unless otherwise stated, left and right correspond to normal usage (e.g. sitting on chair or toilet; sitting-up in bed; opening a door; etc).

Public Areas - Sitting room, lounges, lobbies etc

- The lounge is located on the ground floor.
- Door from the hall to the lounge is 71 cm wide and hinged on the right.
- A stone colour, short-pile carpet is on the floor.
- There is a 3-seater settee, 2 armchairs and 2 winged-back chairs.
- The dresser contains a selection of books, games & puzzles.
- There is a coffee table, a TV, a video player (with a selection of videos) and DVD player.
- In the fireplace is an electric fire.

Public WCs

- The public WC's and other facilities are located 55 metres from shop/reception area in the facilities block, which overlooks the children's play area.

- Whilst the primary use of these facilities is for campers, they are available for the use of all guests staying at Grange Farm.
- Detailed access of these facilities may be found in the Access Statement for Grange Farm Camping and Caravan Park.

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

- There are no dining facilities on-site.
- A number of mobile catering vans (by prior arrangement with Grange Farm) do visit us on different days (but not necessarily every day), primarily at busy times during the season.
- These vans normally park along alongside the roadway on the far side of the children's play area (over-looking the chine). Often, display boards outside the shop advertising their coming.
- Ask in the shop for menus (where available).

Laundry

- The Laundry Room is located in the facilities block and contains two top-loading washing machines and two front-loading dryers. All are coin-operated.
- Whilst the primarily for campers' use, all Grange Farm guests may use these facilities. (Details are in the Grange Farm Camping and Caravan Park Access Statement).
- There is also a standard size, front-loading, washing machine, in the Cabin kitchen.
- A freestanding clothes airer is provided and there is a rotary washing line in the garden.

Shop

- From the foyer, a single door opens into the shop to a width of 86 cm with level access with the exception of a 1cm high sill.
- There is a bell push at a height of 152 cm to access the shop during quiet periods.
- The shop counter is 93 cm high.
- Shop aisles are 86 cm wide or over.
- The shop is primarily self-service, but please do hesitate ask for assistance to reach goods from the shelves and from the freezers.
- NB Outside of the school summer holidays, the shop may have

limited stock.

In the shop foyer there is: -

- A pay phone: the height of the coin slot is 128 cm.
- 2 bench-seats, one is adjacent to the telephone.
- A hot-drinks vending machine: the height of the coin slot is 140 cm.
- A snack & cold drinks vending machine: the height of the coin slot is 130 cm.
- A suggestion-box, the height of the slot is 84 cm. This box may also be used for out-of-hours return of accommodation keys.
- A literature display-rack, which includes literature supplied by the Tourist Board and by various attractions and places to visit.
- A selection of second-hand books (subject to availability) to swap or buy (i.e. 50p donation in one of the charity boxes in the shop, please).

Outdoor Facilities

- The enclosed garden is accessed through the front door.
- It leads out on to a paved patio.
- In the garden is a garden seat. There is also a rotary clothesline.
- The garden gate leads out on to a tarmac roadway, opposite the gate is the parking space.
- Left from the gate leads to another (single, swing) gate 62 cm wide to the facilities block, the children's play area, and (turning left again) to some animal enclosures.
- Turning right from the gate leads (by turning right again) to the shop or (left) down to the public beach.
- The surface of the play area is grass with safety mats integrated under some play equipment.
- A bench seat is provided adjacent to the area.
- The public beach may be accessed from Grange Farm.

Clubs & Entertainment

- Not Available

Bedrooms & Sleeping Areas

General

- All bedrooms are on the first floor.

- Non-feather duvets and pillows are provided in each room.
- Many guests bring their own duvet covers, sheets, pillowcases, and towels. Linen packs may be hired: these include sheets, pillowcases and towels. (Prices may be found in the brochure and on the website).

Bedroom 1

- The first bedroom (left) at the top of the stairs is a twin bedroom, which also contains a built-in wardrobe, a chest of drawers and a bedside cabinet.
- The door, 66 cm wide, is hinged on the right.
- It has laminated flooring.
- The roof slopes down from a height of 216 cm at doorway down to 123 cm at the opposite wall.
- Both beds are located alongside this wall and the headroom above each mattress is at least 100 cm at the centre of the mattress.
- The height of the beds is 44 cm.
- There is a gap of 65 cm on the opposite side of the beds.
- Both mattresses are 192 cm long and 92 cm wide (approx 6' x 3').
- A door (between the foot of each bed) opens into the loft-space, where a cot and baby-bath is stored.
- Two Velux windows provide external light.

Bedroom 2

- This bedroom has a double bed, a built-in wardrobe, cupboard with shelf space, and a chest of drawers.
- The outward-opening door, 66 cm wide, is hinged on the left.
- On the floor is a pink, short pile carpet.
- The mattress on the double bed is 193 cm long 138 cm wide (approx 6' 4" x 4' 6").
- The height of the bed is 51 cm.
- There is 40 cm on the left side of the bed.
- There is 43 cm on the right side of the bed.
- There is 66 cm space at the foot of the bed.
- Beside lamps are on a shelf either side of the bed.
- A small window provides external light.
- Part of the ceiling slopes: the height at the wardrobe door is 186 cm (approx 6') which slopes down to a minimum height of 155 cm at the top of the window.

Bedroom 3

- The front bedroom has a double bed and a built-in wardrobe.
- The outward-opening door, 66 cm wide, is hinged on the left.
- On the floor is a pink, short pile carpet.
- The mattress on the double bed is 187 cm long 134 cm wide (approx 6' x 4').
- The height of the bed is 59 cm.
- Bedside lamps are on a bedside cabinet either side of the bed.
- The head of the bed and bedside cabinets are recessed in an alcove, otherwise leaving: -
- There is 130 cm on the left side of the bed.
- There is 24 cm on the right side of the bed.
- There is a 40 cm space at the foot of the bed.

Bathroom & WC

- The Bathroom is on the first floor.
- The door, 53 cm wide, is hinged on the right.
- The light-pull is 98 cm high.
- Patterned ceramic tiles are on the floor.
- The washbasin is 87 cm high; the taps are at a depth of 38 cm are 5 cm above the basin.
- Toilet seat height is 43 cm.
- Space to the right of the toilet is 30 cm.
- There is no appreciable space to the left of the toilet.
- The bath is 164 cm long, 66 cm wide and 55 cm high.
- The showerhead is mounted on a bracket at a height of 166 cm from the floor of the bath.
- Part of the ceiling slopes: the floor-to-ceiling heights are: -
- 168 cm at the edge of the washbasin;
- 163 cm at the centre of the washbasin;
- 130 cm at the centre of the toilet basin.

NB You will need to bring your own towels if you have not ordered linen packs.

Self-Catering Kitchen

- The kitchen is on the ground floor.
- The door is hinged on the right and is 68 cm wide; the handle is at a height of 107 cm.

- The kitchen is evenly lit with 5 lights mounted into the ceiling. If required, there are extra lights above work surfaces mounted under the cupboards.
 - Beige tiles are on the floor.
 - The kitchen units and worktops are natural wood.
 - The worktop is 91 cm high and 72 cm deep.
 - The fridge, oven, washing machine and dishwasher are all located under the worktop.
 - Sink and Hob are mounted into the worktop.
 - The taps are at a depth of 54 cm at a height of 8 cm above the sink.
 - The hob has 4 solid electric rings; the controls are at a depth of 47 cm at a height of 4 cm.
 - Electric sockets are flush with the wall at a height of 22 cm above the worktop.
 - The switches for worktop lights are under the cupboard at a height of 39 cm above the worktop, at a depth of 42 cm.
 - The Cooker hood controls are at a height of 57 cm above the worktop, at a depth of 51 cm.
 - The microwave oven is freestanding on a shelf above the worktop; the controls are 56 cm above the worktop, at a depth of 36 cm.
 - The wall cupboard handles are 53 cm above the worktop at a depth of 36 cm from the front of the worktop.
 - The dining table is 152 cm long, 76 cm wide and 74 cm high. It has 6 chairs.
 - From the floor, the height to the base of the windows is 170 cm: the window catches are a further 5 cm higher, at a depth of 49 cm.
- NB You will need to bring your own tea towels.

Static Caravans

- Please see the Access Statement for Grange Farm Camping and Caravan Park.

Touring Facilities

- Please see the Access Statement for Grange Farm Camping and Caravan Park.

Attractions

- We are a small, family-run, working farm.
- We have many friendly animals (some more unusual than others).
- At the time of publication, the animals include: Water-buffalo, a llama, alpacas, Anglo-Nubian goats, pygmy goats, micro pigs, mangalitza pigs, a golden pheasant, chickens, turkeys, geese, guinea pigs, a French lop rabbit, a horse, a donkey and a Shetland pony.
- These animals may be seen in their various locations on the farm.
- You may only feed fruit and vegetables to the llama and goats or bread/toast to the chickens. Feeding of any other animals is forbidden.

Grounds and Gardens

- The onsite map on our website shows: the position of Grange Farm on the Isle of Wight; the layout of Grange Farm; and a link to Google maps.
- The children's play area is on grass and is not totally enclosed.
- Apart from speed bumps, the tarmac drive follows a level course for about 160 metres (just past the entrance to the camping fields) and starts to descend towards the static caravans and the beach. The slope can be as steep as 1 in 4. After a total distance in the order of 240 metres the tarmac gives way to a gravel track leading to the caravans and the beach. After about 320 metres in all this track leads on to a surface of loose stones for a further distance of about 30 metres before encountering the sand on the (public) beach. It is usual for the sand to be totally covered for approximately an hour, around high tide. Rough seas may affect the distribution of stones and shingle at the top of the beach.
- There is no vehicular access to the beach.
- At the time of publication, a view of access to the caravans and the beach may be seen at www.panoramio.com/photo/5074985

Additional Information

- A smoke alarm is fitted in the Cabin.
- Outside of the school summer holidays, we do allow certain types or breeds of in the Cabin; we are biased towards the smaller, shorthaired breeds (and normally have an upper limit of 2 dogs in any given accommodation).

- Requests to bring any other pet into the Cabin may be considered.
- Permission to bring any pet (i.e. any animal) into the Cabin must be agreed in writing beforehand (and will be shown on the invoice).
- Whilst on-site, dogs must be kept on a lead at all times. Every effort must be made to see that dogs do not foul the site. (If this should happen owners are required to clean up).
- For information about dogs on beaches see http://www.iwight.com/just_visiting/beaches/dogs/dogs.asp
- Smoking is not permitted in the Cabin or in any enclosed or covered area on the site unless stated otherwise.
- Mobile telephone coverage is reasonable, but not all service providers may be accessed in some areas of the farm, including the area over-looking the beach (i.e. in the region of the static caravans), the beach itself and in the shop.
- A public telephone is provided in the shop foyer.
- There is a local bus service in the village of Brighstone about $\frac{3}{4}$ mile from the farm entrance.

Address:

Grange Farm, Military Road, Brighstone Bay, Isle of Wight, PO30 4DA

Telephone: 01983 740296

Fax: 01983 741233

Email: grangefarm@brighstonebay.fsnet.co.uk

Website: www.brighstonebay.fsnet.co.uk

Grid reference: SZ 420821

Hours of operation

We are open for guests from 1 March and close on 1 November.

The shop is open weekdays from 9am until 5pm and on Sundays from 9am until 4pm. Please ring shop doorbell for evening reception after these hours.

During the closed season, the office is usually open Monday to Friday 9am until 5pm for telephone enquiries and bookings; we will endeavour to answer the telephone at other times.

Emergency number

The proprietors live on site, in an emergency please ring the shop doorbell.

Local equipment hire companies

Coastal Mobility

9 St. Thomas Square, Newport, Isle of Wight, PO30 1SN

Tel: 01983 533500 Web: www.coastalmobility.co.uk

Island Mobility

32 Dodnor Lane, Newport, Isle of Wight, PO30 5XA.

Tel: 01983 530000 Fax: 01983 529333

Email: info@islandmobility.co.uk

Toogood Mobility

17C River Way, Newport, Isle of Wight, PO30 5UX.

Tel: 01983 528784

Local public transport numbers:

Bus Companies

Southern Vectis (head office), Nelson Road, Newport PO30 1RD.

Tel: 01983 827000; bus times 0871 200 2233

Email: talk2us@islandbuses.info

Web: www.islandbuses.info/index.shtml

Wightbus, 21 Whitcombe Road, Carisbrooke, Isle of Wight, PO30 1YS

Telephone: 01983 823782 Fax: 01983 825818

E-mail: transport.info@iow.gov.uk

Ferry Companies

Wightlink

Car Ferries: Portsmouth-Fishbourne; Lymington-Yarmouth;

Passenger only ferries: Portsmouth-Ryde

Tel: 0871 376 4342 Fax: 023 9285 5257

Web: www.wightlink.co.uk. Email: bookings@wightlink.co.uk

Redfunnel

Car/passenger Ferry: Southampton - East Cowes

Passenger only ferries: Southampton - Cowes

Tel: 0844 844 9988 Fax: 0844 844 2698

Web: www2.redfunnel.co.uk Email: post@redfunnel.co.uk

Local accessible taxi numbers

Alpha Group Freephone 0800 298 5421

Web: www.thealphagroupiow.co.uk

Future Plans

- On most floors, as carpets wear, they will be replaced with laminated flooring.

Contact Telephone and Email Address

We have endeavoured to make this statement accurate in its representation of the Cabin access. During the season, repairs or modifications may necessitate changes that affect this statement.

We welcome your feedback to help us continually improve if you have any comments please phone 01983740296 or email grangefarm@brighstonebay.fsnet.co.uk Comments may also be put in the suggestion box, found in the shop foyer.