

Access Statement for The Dairy Self-Catering Accommodation

Introduction

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

This statement is concerned with access to the Dairy.

The Dairy was a barn, 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 that 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 pictures of the accommodation, the site and the shop.
- From the website, you may printout a form to book the Dairy, plus a ferry-booking form.
- Bookings & enquiries can be made by email, telephone, booking form, or by letter.
- Brighstone village is about $\frac{3}{4}$ 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 $\frac{3}{4}$ mile away in Brighstone village: it is located in the Recreation Ground Car Park.

Arrival & Car Parking Facilities

- The entrance to Grange Farm is a tarmac driveway leading 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 Dairy, where first time visitors are usually met and shown around.
- Parking for everyday use is opposite the Dairy.

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.
- There is a bell push, at a height of 152 cm, to access reception during quiet periods and out-of-shop-hours.
- 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

- To get to the Dairy by car: go straight ahead from the shop foyer for 70 metres over tarmac road surface, with speed bump; turn left and follow roadway alongside children's play area for a further 52 metres. As you approach the facilities block, turn right and follow gravel road down the slope and up the other side and parking space is on the right. You may enter the accommodation through the garden or follow the passageway down into the farmyard.
- The direct route (by foot) is to go straight ahead from the shop foyer for 27 metres over tarmac road surface, with speed bump; turn left and go through single swing gate 62 cm wide for a further total of 40 metres. Follow the gravel road down the slope (1:8) and up the other side (slope 1:6) for a further 37 metres which bring you to the garden gate of the Dairy.
- There are 3 entrances to the Dairy.
- The garden-gate 71 cm wide opens to the paved patio area of the garden.
- The Dairy front door, 66 cm, hinged on the right*, opens out from the

porch with a 5 cm step down into the passageway.

- The door handle & lock are at a height of 136 cm.
 - This passageway contains a bench seat (previously, it served as a church pew), and a number of coat hooks. The majority of guests usually use the patio-door into the lounge (see “Outdoor Facilities” □ below).
 - At the end of this passageway a door opens outward from the hall. It is 70 cm wide, 182 cm high (approx 5’ 11”) and is hinged on the right. A 5 cm step up takes you into the hall.
 - The hall contains 2 mirrors and some coat hooks.
 - The hall is 199 cm high.
 - Doors from the hall open into twin-bedroom 1 and the kitchen/dining room; a door from the lounge opens into the hall.
 - A flight of 11 stairs takes you up to the first floor.
 - The stairs are 79 cm wide.
 - There is a single handrail.
 - The landing is 79 cm wide and 193 cm high.
 - On the landing, the light switch is at a height of 138 cm.
 - The hall, landing and stairs have a patterned, green, short-pile, carpet.
 - From the landing, doors open into twin-bedroom 2, the bathroom and the double bedroom.
 - NB Unless otherwise stated, the height of Dairy light-switches are in the range 135 cm to 138 cm.
- * Left and right correspond to normal usage (e.g. sitting on chair or toilet; sitting-up in bed; opening a door; etc) unless stated otherwise.

Public Areas - Sitting room, lounges, lobbies etc

- An arched-door opens from the lounge into the hall. It is 96 cm wide and 189 cm high (at the door’s centre) and is hinged on the right.
- On the floor is a patterned (in beiges and browns), short-pile carpet.
- There are two large 2-seater settees and a pouffe.
- There is also a set of coffee tables, a TV with a video player and DVD player.
- The bookcase contains a selection of books & children’s videos.
- The cupboard contains a selection games & puzzles.
- At the far end of the lounge is a patio-door, which leads into the garden.

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.
- These facilities are detailed in the Access Statement for Grange Farm Camping and Caravan Park.
- The nearest RADAR Accessible Toilet is $\frac{3}{4}$ mile away in Brighstone village: it is located in the Recreation Ground Car 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 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. (See the Access Statement for Grange Farm Camping and Caravan Park, for details).
- There is also a standard size, front-loading, washing-machine, in the Dairy utility room.
- A freestanding clothes airer is provided.

Shop

- The 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 holiday, 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 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. A donation of 50p in one of the charity boxes in the shop, please).

Outdoor Facilities

- The enclosed garden may be accessed through a patio door in the lounge. This door opens left-to-right. It is 86 cm wide and has a threshold that is 10 cm high, the other side of which steps down approximately 13 cm.
- The door handle is at height 110 cm.
- This door leads out on to a paved patio.
- The garden includes garden seats built into the wall along with a picnic table and chairs.
- A gate from the garden, 71 cm wide, leads out on to a gravel roadway.
- The parking area is opposite the gate. The majority of guests enter the Dairy through the patio-door into the lounge.
- Turning left out of the garden-gate leads to some animal enclosures.
- Turning right from this gate leads to the facilities block, the children's play area and on 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 children's play area.
- The public beach may be accessed from Grange Farm.

Clubs & Entertainment

- Not available

Bedrooms & Sleeping Areas

General:

- 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. (See website or brochure for prices).

Twin-Bedroom 1 (downstairs):

- This room includes a wardrobe.
- The door is 70 cm wide and 189 cm high. It is hinged on the left.
- On the floor is a pink, short pile carpet.
- One of the beds is positioned in the recess under the staircase; see Figure 1.
- The mattresses are 191 cm long and 76 cm wide (approx 6' 3" x 2' 6").
- The left side of each bed is against the wall.
- There is a space of 143 cm between the beds.
- Each bedside lamp is on top of a bedside cabinet.

Twin-Bedroom 2 (upstairs):

- This room includes a wardrobe with drawers and a chair. There are also some under-bed drawers.
- The door is hinged on the right and is 69 cm wide. The door is 189 cm high at its centre and 168 cm high on the left.
- The landing carpet continues through the doorway and is on the one step down into the bedroom. After which the bedroom is 210 cm high.
- On the bedroom floor is a patterned, beige, short-pile, carpet.
- Each mattress is 197 cm long by 91 cm wide (approx 6' 6" x 3').
- There is a 32 cm space on the left side of bed 1.
- There is a 100 cm space at the foot of this bed.
- There is a 17 cm on the right side of bed 2.

- There is 62 cm space at the foot of this bed.
- There is a 40 cm space between the beds.
- There is a chest of drawers between the beds.
- There are reading lamps available above each bed.

Double Bedroom:

- This room includes a wardrobe with drawers and a chair. There are also some under-bed drawers.
- The door is 67 cm wide. The door is 183 cm high at its centre and 168 cm high on the right, where it is hinged.
- On the floor is a beige, short-pile, carpet.
- The mattress on the double bed is 198 cm long and 152 cm wide (approx 6' 6 x 5').
- There is 62 cm on the left side of the bed.
- There is 70 cm on the right side of the bed.
- There is a 56 cm space at the foot of the left-hand side of the bed; otherwise there is a 170 cm space.
- There are wall lights above each bed.
- There is a beside-lamp on each bedside cabinet.

Bathroom & WC

- The bathroom is on the first floor
 - The door is 71 cm wide and 184 cm high. It is hinged on the right.
 - The light-pull is 133 cm high.
 - External light enters through a Velux window, recessed in the roof-space.
 - Beige tiles are on the floor.
 - The wash-basin is mounted in a vanity unit 87 cm high; taps at depth 40 cm are 6 cm above the basin.
 - The bathroom cabinet handle is 163 cm high.
 - Toilet seat height is 41 cm.
 - Space to the right of the toilet is 30 cm.
 - Space to the left of the toilet is 48 cm.
 - The bath is 59 cm high, 166 cm long and 69 cm wide.
- NB You will need to bring your own towels if you have not ordered a linen pack.

Self-Catering Kitchen

- The sliding door from the hall opens from right-to-left. It is 68 cm wide and 179 cm high (approx 5' 10"). There are 2 stairs down into the kitchen, from the hall.
- The light switch is inset about 18 cm from the side of the worktop.
- The kitchen is lit with a single, ceiling-mounted, light. A light is also included in the cooker-hood.
- The patterned, green, short-pile, carpet from the hall continues down the 2 stairs. On the floor, a doormat is inset into beige ceramic tiles.
- The kitchen units and worktops are natural wood.
- The worktops are beige ceramic tiles, surrounded by natural wood.
- The worktop is 91 cm high and 64 cm deep.
- The oven, refrigerator, and dishwasher are all located under the worktop.
- Sink and Hob (electric, solid rings) are mounted into the worktop.
- The taps are at a depth of 53 cm at a height of 9 cm above the sink.
- The hob has 4 solid electric rings; the controls are at a depth of 47 cm at a height of 5 cm.
- Electric sockets are flush with the wall at a height of 23 cm above the worktop.
- The Cooker hood controls are at a height of 72 cm above the worktop.
- The microwave oven is freestanding on the worktop; the controls are 22 cm above worktop, at a depth of 23 cm (although it could be moved to the front of the worktop).
- The wall cupboard handles are 68 cm above the worktop at a depth of 33 cm from the front of the worktop.
- The top wall cupboard shelf is 98 cm above the top of the worktop.
- The dining table is 113 cm in diameter and 73 cm high. There are 6 chairs.
- There is a shelf, 34 cm above the worktop; the front of the shelf is at a depth of 54 cm.
- Opposite the kitchen door, another door opens out from the utility room. This door is 77 cm, wide and 185 cm high. It is hinged on the right.
- The utility room, contains a washing machine and boiler, both mounted on a plinth 19 cm high.
- Beige ceramic tiles are on the floor.
- A stable-door, 70 cm wide, 175 cm (approx 5' 9") high, hinged on the

right, opens into the farmyard. The latch is at a height of 125 cm. There is a step down of 10 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

- Grange Farm is 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, mangalitzza pigs, a golden pheasant, chickens, turkeys, geese, guinea pigs, a French lop rabbit, a horse, a donkey and a Shetland pony. These 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

- 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 Dairy.
- Dogs or other pets are not permitted in the Dairy.
- Smoking is not permitted in the Dairy nor 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: 9am until 5pm on; Sundays 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

- In most rooms, 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 Dairy access. During the season, repairs or modifications may necessitate changes to 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.