

Access Statement for The Haybarn Self-catering Accommodation

Introduction

Grange Farm offers self-catering accommodation and camping 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 Haybarn.

The Haybarn was previously a barn that 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 both 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 Haybarn, 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 takes 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).

Arrival & Car Parking Facilities

- 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 Haybarn, where first time visitors are usually met and shown around.
- Parking for everyday use is outside of the farmyard, opposite the Haybarn.

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 Haybarn 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 22 metres which bring you to the garden gate of the Haybarn.
- The majority of guests usually access the Haybarn through the garden-gate, into the kitchen, since this route is much closer to the car-parking space (see "Outdoor Facilities" below). There is, however,

an entrance into the Haybarn from the farmyard.

- From the farmyard, an entry into an open passageway, 77 cm wide leads to 3 steps up to the Haybarn 'front' door.
- This door, 70 cm wide, hinged on the left*, opens into the hall.
- In the hall there is a dresser (containing a selection of books, games & puzzles), a bench seat and a number of coat hooks.
- An uneven flagstone floor gives way to a laminated floor.
- The minimum width of the hall is 100 cm.
- Doors from the kitchen/dining room and the lounge open into the hall.
- At the end of the hall is the staircase.
- Under the staircase is a cupboard, which houses a high chair and also cleaning equipment and materials.
- The stairs are 70 cm wide.
- There are 4 landings.
- The staircase and landings 1 to 3 have a patterned, green, short-pile, carpet.
- Landing-4 has a laminated floor.
- There is a single handrail from landing-1 upwards.
- Two steps lead to landing-1 (78 cm x 84 cm): a door opens into the downstairs toilet.
- There are 4 steps from landing-1 to landing-2 (which is 78 cm x 84 cm):
- To the right, 6 steps lead to landing-3 (74 cm x 92 cm). From landing-3, doors open into the double bedroom and the single bedroom.
- Left from landing-2, are 6 steps to landing-4. This landing includes hanging-space and space for a cot. From landing-4, doors open into the bathroom, the triple-bedroom, and the quad-bedroom.
- The height of light-switches are in the range 143 to 148 cm, unless otherwise stated.
- Because all upstairs accommodation extends into the roof-space, part of each ceiling upstairs slopes: With the exception of the bathroom and the triple bedroom, external light only comes in through Velux windows.

*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

- Door from the hall to the lounge is 75cm wide, with 1 cm threshold.
- There are rugs on the laminated wood floor.
- This room contains a 4-seater corner unit; a 3-seater settee; 2 separate armchairs and an upright chair.
- There is an occasional table, a TV with 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.
- 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 access details).

- There is also a standard size, front-loading, washing machine, in the Haybarn kitchen.
- A freestanding clothes airer is provided and there is a rotary washing line in the garden.

Shop

- The single door opens into the shop to a width of 0.86m with level access with the exception of a 1cm high sill.
- There is a bell push at a height of 1.52 m to access the shop during quiet periods.
- The shop counter is 0.93 m high.
- Shop aisles are 0.86 m 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 is accessed from the kitchen through a sliding patio door, 100 cm wide, threshold 3 cm high, the other side of which steps down approximately 13 cm.
- The door handle is at height 97 cm and the door opens right-to-left.
- It leads out on to a level concrete patio, beyond which is grass.

- The garden includes a wooden topped bench, a garden seat and a picnic bench. There is also a rotary clothesline.
- A gate from the garden, 72 cm wide, leads out on to a gravel roadway.
- The majority of guests usually access the Haybarn by this gate, into the kitchen.
- Left from the gate leads to some animal enclosures and across to the parking area.
- Turning right from the 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 play area.
- The public beach may be accessed from Grange Farm.

Clubs & Entertainment

- Not available

Bedrooms & Sleeping Areas

General: -

- Non-Feather duvets and pillows 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).

The Double Bedroom: -

- Door 71 cm wide x 199 cm high - hinged on the left.
- The light switch is located behind the door.
- It is carpeted with a light blue, short pile carpet.
- The mattress on the double bed is 198 cm long 153 cm wide (approx 6' 6 x 5').
- The height of the bed is 44 cm.
- There is 51 cm either side of the bed.
- There is 43 cm space at the foot of the bed.
- There are bedside lamps available on either side of the bed on top of a bedside chest of drawers.
- The room also includes a hanging space for clothes.

The Single Bedroom: -

- Door 71 cm wide x 186 cm high, hinged on the left.
- The light switch is at a height of 125 cm.
- This is a small bedroom (208 cm x 150 cm) and access is limited to a width of 47 cm.
- This room contains a single bed and a bedside cabinet. There is a mirror on the wall.
- On the floor is a green, short pile carpet.
- The mattress on the bed is 186 cm long and 91 cm wide (approx 6' 1" x 3').
- The height of the bed is 43 cm.
- The right hand side of the bed is against the wall.
- The distance between the wall and the bed is 52 cm.
- There is no space at either end of the bed.
- There is a bedside lamp on top of the bedside cabinet.

The 'Triple' Bedroom: -

- Door 71 cm wide x 198 cm high - hinged on the left.
- The room contains one double bed, a 3-door, built-in wardrobe, a dressing table and a bedside cabinet. A single Z-bed is stored on the landing which may be put up in this room.
- On the floor is a green, short pile carpet.
- The double mattresses is 191 cm long and 135 cm wide (6' 3" x 4' 6" approx)
- The height of the double bed is 53 cm.
- The space on either side of the double bed is at least 40 cm.
- The Z-bed is 190 cm long and 79 cm wide (6' 3" x 2' 7" approx)
- The height of the Z-bed is 28 cm.
- One side of the Z-bed would be placed against the wall.
- The space between the other side of the Z-bed and the foot of the double bed is 100 cm.
- There are reading lamps above the double bed.
- In addition to the Velux window, a low-level window in the wall also provides external light.

The Quad Bedroom: -

- Door 70 cm wide x 198 cm high - hinged on the left.
- The room contains sets of bunk- beds and two bedside cabinets.
- On the floor is a grey, short pile carpet.
- There are two sets of bunk- beds each with the right side next to

opposite walls.

- The bunk beds set 1:
 - The right-hand side is against the wall.
 - Both mattresses are 190 cm long and 91cm wide (6' 3" x 3' approx)
 - The height of the bottom bunk is 49 cm.
 - The height of the safety-rail on the top bunk is 151 cm.
 - The headroom between the bunks is 66 cm.
- The bunk beds set 2:
 - The right-hand side is against the wall.
 - The bottom mattress is 194 cm long and 76cm wide (6' 4" x 2' 6" approx)
 - The top mattress is 193 cm long and 91cm wide (6' 4" x 3' approx)
 - The height of the bottom bunk is 49 cm.
 - The height of the safety-rail on the top bunk is 138 cm.
 - The headroom between the bunks is 50 cm.
 - There is a separate reading lamp on each bedside cabinet.

Bathroom, Shower-room & WC

Downstairs toilet

- The door, 62 cm wide, is hinged on the right and opens inwards.
- Beyond the door are 2 steps down.
- Light-pull is 125 cm high (but is 108 cm above first step).
- There is good colour contrast between the wood-floor, walls and furniture.
- Toilet seat height is 50 cm.
- Space on either side of the toilet is 46 cm.
- The wall-mounted washbasin is 88 cm high: taps are 10 cm above the basin, at a depth of 46 cm.

First Floor Bathroom, Shower & WC

- Door width 71 cm wide.
- Minimum access width is 60 cm.
- Light-pull is 106 cm high.
- In addition to the Velux window, glass blocks behind the bath provide additional external light (curtains are provided, however, for modesty).
- Beige tiles are on the floor.
- The shower cubicle has maximum dimensions 65 cm x 70 cm.
- The shower tray is white and the walls are tiled in white.
- Hinged on the right, the shower door opens outwards: the access

width is 56 cm; the threshold height is 17 cm.

- The washbasin is mounted in a vanity unit 80 cm high: taps are 4 cm above the basin, at a depth of 45 cm.
- Toilet seat height is 41 cm.
- There is no appreciable space on either side of the toilet.
- The bath is 56 cm high, 167 cm long and 69 cm wide.
- Guests who have not ordered linen packs will need to bring their own towels.

Self-Catering Kitchen

- The door from the corridor is 70 cm wide, with a 2 cm step up.
- The kitchen is evenly lit with 4 lights mounted into the ceiling. There are extra lights under wall cupboards above work surfaces, if required.
- The floor is red, stone-tiled.
- The kitchen units and worktops are natural wood.
- The worktop is 91 cm high and 70 cm deep.
- The oven, washing machine and dishwasher are all located under the worktop.
- Sink and Hob (electric solid) are mounted into the worktop.
- The taps are at a depth of 49 cm at a height of 7 cm above the sink.
- The hob has 4 solid electric rings; the controls are at a depth of 42 cm at a height of 4 cm.
- Electric sockets are flush with the wall at a height of 23 cm above the worktop.
- The switches for worktop lights are under the cupboard at a height of 41 cm above the worktop.
- The Cooker hood controls are at a height of 67 cm above the worktop.
- The microwave oven is freestanding on the worktop; the controls are 23 cm above worktop, at a depth of 30cm (although it could be moved to the front of the worktop).
- The wall cupboard handles are 36 cm above the worktop at a depth of 34 cm from the front of the worktop.
- The top wall-mounted shelf is 75 cm above the top of the worktop.
- The fridge-freezer is freestanding: the top shelf is 150 cm high.
- The dining table is 219 cm long, 85 cm wide and 76 cm high. It has 4 chairs in addition to the bench-seat, along the wall, to the rear of the table.
- The access width of 34 cm is limited by the current position of the

table.

- At the far end of the kitchen is a patio door, which leads into the garden.
- Guests will need to bring their 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 Haybarn.
- Dogs or other pets are not permitted in the Haybarn.
- Smoking is not permitted in the Haybarn.
- Smoking is not permitted 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 Haybarn 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.