

Access Statement for The Stables 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 Stables.

The Stables 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.

Each barn-conversion has a separate Access Statement.

Our camping facilities and static caravans are included together in a separate Access Statement.

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 Stables, 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 Stables, where first time visitors are usually met and shown around.
- Parking for everyday use is opposite the Stables garden-gate.

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.

Hall, Stairs, Landing, Corridors etc

- To get to the Stables 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 30 metres which bring you to the garden gate of the Stables.
- The majority of guests usually access the Stables through the garden-gate, into the lounge, since this route is much closer to the car-parking space (see "Outdoor Facilities" below). There is, however, an entrance into the Stables from the farmyard.
From the farmyard, entry into open passageway, 91 cm wide leads to 2 steps down to the Stables 'front' door.

- This door, 87 cm wide and 183 cm (approx 6') high, hinged on the right*, opens into the porch, where there is a 10 cm step up.
 - In the porch there is a cupboard (containing equipment and materials) and a number of coat hooks.
 - Tiles surrounded the large, fitted doormat.
 - A door, 83 cm wide, hinged on the right, opens with a step up, into the hallway, which has a laminated floor.
 - The minimum width of the hall is 77 cm.
 - A door from the kitchen/dining room opens into the hall.
 - There is no door to separate the hall from the lounge.
 - At the end of the hall is the staircase.
 - The stairs are 76 cm wide.
 - There are 4 landings.
 - The staircase and landings 1 to 2 have a patterned, green, short-pile, carpet.
 - Landings 3 & 4 have laminated flooring.
 - There is a single handrail from landing-1 and a second handrail from landing-2.
 - There is 1 step up to landing-1 (78 cm x 67 cm).
 - There are a further 4 steps up to landing-2 (78 cm x 77 cm).
 - There are 7 steps from landing-2 to landing-3.
 - From landing-3, a door opens into bedroom-1.
 - There is a step down from landing-3 to landing-4.
 - On landing-4, the light switch is at a height of 129 cm.
 - From landing-4, doors open into bedroom 2 and the bathroom; a door opens outward from bedroom 3.
 - The heights of the light-switches are in the range 146 to 151 cm, unless otherwise stated.
 - Because all upstairs accommodation extends into the roof-space, part of each ceiling (upstairs) slopes: With the exception of bedroom 3, external light only comes in through Velux windows.
- NB: 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).

Sitting room, lounges, lobbies etc

- There is no door from the hall to the lounge.
- The light switch is at a height of 139 cm.
- On floor is a patterned, green, short-pile, carpet.

- The lounge contains a 3-seater settee; 2 armchairs; a pouffe and a rocking chair. There is also a box seat.
- The dresser contains a selection of books, games & puzzles.
- There is an occasional table, a TV with a video player (with a selection of videos) and DVD player.
- At the far end of the lounge is a part-glazed door, which leads into the garden.

Public WCs and Washing Facilities

- 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 is for campers, these facilities 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 outside the shop advertising their coming.
- Please ask in the shop for the take away food 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 primarily for campers' use, all Grange Farm guests may use these facilities. (Please see the Grange Farm Camping and Caravan Park Access Statement)..

- There is also a standard-size, front-loading, washing-machine in the Stables 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.
 - 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 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 50p donation in one of the charity boxes in the shop, please).

Outdoor Facilities

- The enclosed garden is accessed from the lounge through a single, outward-opening door. It is 75cm wide, 172 cm (approx 5' 7") high, with a 3 cm high threshold.
- The door handle is at height 85 cm and the door is hinged on the right.
- The door leads out on to a level concrete patio, beyond which is grass.
- The garden includes a garden seat and a picnic bench.
- There is also a rotary clothes-line.
- A gate from the garden, 77 cm wide, leads out on to a gravel roadway.

- Opposite the gate is the parking area, so the majority of guests usually access the Stables using this gate, through the garden, 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 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:

- This twin bedroom includes a wardrobe space, and two chests of drawers.
- The door is hinged on the left and has an access width of 70 cm.
- Underfoot is laminated flooring.
- The mattress on each of the beds is 191 cm long 89 cm wide (approx 6' 3" x 2' 11").
- There is 74 cm on the left side of the first bed.
- There is 35 cm between the two beds.
- There is a 34 cm space at the foot of the bed.
- The right-hand side of the second bed is against the wall.
- There is a bedside lamp available on top of a bedside cabinet between the two beds.

Bedroom 2:

- This room includes a wardrobe space with dressing table, a bedside chest of drawers and a single bunk bed above a double bed.
- The door, 63 cm wide, is hinged on the right.
- This room has laminated flooring.
- The mattress on the double bed is 191 cm long 121 cm wide (approx 6' 3" x 4').
- The height of the bottom bed is 41 cm.
- The height of the safety-rail on the top bunk is 162 cm.
- The headroom between the beds is 82 cm.
- There is 34 cm on the left side of the bed.
- There is 28 cm on the right side of the bed.
- At the centre of this access space, the access height is 151 cm (due to sloping wooden beam).
- There is a 139 cm space at the foot of the bed.
- There are bedside lamps available on shelves on either side of the double bed.

Bedroom 3:

- This double bedroom includes a wardrobe and a chest of drawers.
- The outward-opening door, 56 cm wide and 179 cm high, is hinged on the left.
- Underfoot is laminated flooring.
- In this room there is a single bunk bed above a double bed
- The mattress is 193 cm long and 134 cm wide (6' 4" x 4' 4" approx)
- The height of the bed is 52 cm.
- There is 38 cm either side of the bed.
- There is an 85 cm space at the foot of the bed.
- There are bedside lamps available on top of a cabinet on either side of the bed.

Bathroom & WC

- The Bathroom is on the first floor.
- The door 53 cm wide is hinged on the right.
- Light-pull is 136 cm high.
- Beige tiles are on the floor.
- The washbasin is 82 cm high; taps are at a depth of 42 cm, are 8 cm

above the basin.

- Toilet seat height is 40 cm.
- Space to the left of the toilet is 42 cm.
- There is no appreciable space on the right side of the toilet.
- The bath is 162 cm high, 67 cm wide and 57 cm high.
- The shower controls are 161 cm above the floor of the bath.

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 opens out into the corridor: the access width is 67 cm.
- The kitchen is evenly lit with 7 spots lights mounted from the ceiling.
- There are extra lights above work surfaces if required.
- Beige tiles are on the floor.
- The kitchen units and worktops are natural wood.
- The worktop is 91 cm high and up to 65 cm deep.
- The oven, washing machine and dishwasher are all located under the worktop.
- The fridge-freezer is freestanding: the top shelf is 150 cm high.
- Sink and Hob (electric solid) are mounted into the worktop.
- The taps are at a depth of 50 cm at a height of 8 cm above the sink.
- The hob has 4 solid electric rings; the controls are at a depth of 42 cm at a height of 5 cm.
- Electric sockets are flush with the wall at a height of 18 cm above the worktop.
- The switch for worktop lights are flush with the wall at a height of 17 cm above the worktop.
- The Cooker hood controls are at a height of 69 cm above the worktop.
- The microwave oven is freestanding on the worktop; the controls are 23 cm above worktop, at a depth of 28 cm (although it could be moved to the front of the worktop).
- The wall cupboard handles are 60 cm above the worktop at a depth of 30 cm from the front of the worktop.
- The top wall-mounted shelf is 171 cm above the floor.
- The dining table is 165 cm long, 72 cm wide and 77 cm high. It has 3 chairs in addition to the bench- seat, along the wall, on two sides of the

table.

Caravans (Static)

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

Touring Facilities (Holiday Parks)

- 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 Stables.
 - Dogs or other pets are not permitted in the Stables.
 - Smoking is not permitted in the Stables or 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 overlooking 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

- As carpets wear, they will be replaced, in most cases, with laminated flooring.

Contact Telephone and Email Address

We have endeavoured to make this statement accurate in its representation of the Stables 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.