

Access Statement for Keswick View Holiday Apartments

Introduction

Keswick View is a traditional Lakeland stone property located in the pedestrianised part of Lake Road in Keswick. Our three self-catering apartments (Castlerigg, Whinlatter and Garden) are each on separate floors. Our apartments are not suitable for people with severe mobility issues, however the ground-floor Garden apartment is suitable for those who struggle with stairs.

Pre-Arrival

- Our website www.keswickview.co.uk contains photographs and general information. Up-to-date availability, tariffs and online booking can be accessed via web-link from this website and other booking websites (e.g. Keswick.org and golakes.co.uk)
- This access statement is available to view or download on our website or on request by phone.
- We can provide information in large print on request.
- Bookings/enquiries can be made online or by phone, email or post.
- A location map with directions to the property, car parking and key collection details are sent by email or post with our final booking confirmation letter.
- Key collection is from on-site key-safes. The relevant combination number is provided in written booking confirmation information on receipt of the balance payment.

Local Amenities

- There are a number of public toilets, including those for people with mobility issues, in the centre of Keswick and within 800 metres of the apartments.
- Mobility scooters can be hired from the Keswick Motor Company's garage next door to Keswick View.
- The main bus station/stop in Keswick is less than half a mile from the property, next to Booth's supermarket.
- The nearest train station is at Penrith, 17 miles from Keswick. There are regular accessible buses from the station to Keswick.
- Taxis are available from Penrith station and town centre as well as in Keswick – some local firms are listed below.

Arrival and Car Parking Facilities

- We have a private car park at the rear of the property which has one space per apartment in three marked bays. An additional car may park either in the corner of the car park (visitor) or in tandem behind either of the two outer bays (guest).
- The car park has a tarmac surface and a slight gradient
- Paths around the building are lit at night.
- Access to the Garden apartment is level, directly from the car park via a paved patio through the porch at the rear of the property.
- Access to Castlerigg and Whinlatter apartments from the car park is via a 1 metre wide concrete-paved side passage. Access to the passage is via two steps (18-20 cm high). At the end of the passage 4 steps of varied height lead through a wrought-iron gate onto Lake Road's public pavement. All step edges are highlighted in white paint for clearer visibility. Keswick View's front entrance is to the right from the passage.
- To avoid the side passage, an alternative access route to the front is: leave the car park through the garden gate, past the rear of the garage, turn left along the public pavement around the garage, walk past its forecourt and the Toy Chest shop. Keswick View's front entrance is then on the left.

Public Areas

General

- Keswick View is fitted with a fire alarm system including smoke detectors, break-glass points and alarms. This is serviced annually and regularly tested with a log-book.
- In the event of power failure. emergency lighting is provided on the stairway.
- Fire extinguishers are provided in accessible locations in all apartments, the main entrance hall and communal stairs. In addition, fire blankets are provided in all kitchens.
- All apartments and the main entrance hall have evacuation maps.
- Guest information folders describe actions to take in the event of a fire. The designated assembly point is in the rear car-park

Front Entrance

- The main front external entrance has 4 dressed-stone steps with ornamental railings to both sides
- The door is 1.2m (48") wide and the key hole to the Yale lock is 1.4m (55") high. There is also a lever handle: both are required to open the door for extra security.
- The front entrance porch has coir matting 1.2m x 1.6m
- There is a glass-panelled screen with twin glass-panelled internal doors (92cm wide) between the porch and main hallway.

Main Hallway

- Beyond the front entrance is the main hallway with 1 metre minimum width clearance
- The main hallway and stairs are carpeted with heavy duty carpet. The walls and banisters have contrasting décor, with dado rails in all public areas.
- Armchairs are provided in the hall.
- The hallway leads to the stairway to the upper apartments (Whinlatter and Castlerigg).
- A lockable door and corridor provide access to the staircase down to the Garden apartment (see below)
- A fire-door provides an emergency exit from the toy shop through the hallway to the front door. This is locked from the shop side and can only be used in an emergency. This doorway must be kept clear at all times.

Main Stairs

- The main stairs are 96cm wide and have a hand rail to the left ascending (86cm high). The tread height is 20cm (8") and the tread depth is 29cm (11.5")
- Whinlatter apartment is on the first floor, two flights up (17 steps) from the entrance hall.
- A chair for guests to rest is located on the small first-floor landing outside the entrance to Whinlatter apartment.
- Castlerigg apartment is on the second floor, four flights up (35 steps) from the entrance hall. There is a small landing outside the entrance to the apartment.

Apartments – Shared Facilities

Communal Drying and Laundry Room

- This facility is located in the ground floor of the rear annexe.
- Access is via door opposite rear entrance to Garden apartment. Door (84cm wide) has mortise lock (1m high) Doorstep (10cm) and wooden threshold (6cm)
- Work top height 92cm (36”).
- Front loading washing machine and tumble dryer are provided.
- The sink is 92cm high with single lever tap and cupboards underneath.
- Solid floor with cushion-floor covering.
- This room can also be used to store bicycles securely at the end of the room.
- Externally, a cold-water tap (95cm high) and twin external power sockets (45cm high) are provided.

Garden/Patio

- A small slate-paved patio area lies at the rear of the building outside the Garden apartment.
- There is a small step from the path to the patio where a metal garden table with four garden chairs are provided.

Apartment Interiors – General

- Apartment interiors are carpeted throughout with short-pile carpet, except kitchens & bathrooms.
- Each apartment has its own gas-fired central heating system. Wall-mounted thermostats are accessible to guests to manually increase/decrease temperatures (but not alter pre-set values).
- All radiators are equipped with adjustable thermostatic radiator valves (TRVs)
- Hot water is provided on demand by a 'combi' boiler.
- Kitchen and bathroom taps are either cross-head or lever operated, for ease of use.
- All electrical sockets and wiring comply with IEE Regulations (16th Edition), including access requirements.

Garden Apartment – Ground Floor (from rear)

The Garden apartment is suitable for those who have problems with stairs and minor mobility problems. However, it is not equipped for anyone with severe mobility problems.

Entrance Porch

- The Garden apartment has level access from the car park.
- Entrance to the apartment is via a glass porch. The door entrance (70cm /27½" wide) has a small step (6cm) and metal threshold (3cm).
- The porch is lockable and has a concrete floor.
- The porch is suitable to store a wheelchair for those who do not require its use within the apartment
- Entrance into the main apartment is via a lockable door (width 75cm) Yale lock (height 1.4m/55"). This lock matches that from the Main Hallway into the Interior Hall & Stairway (see below)

Lounge

- A corridor space takes you through the lounge to access the other rooms in the apartment. Maximum space free of furniture 1.4m x 2.4m.
- Upholstered seating (all movable) - two double sofas and one chair, all with arms, plus one matching stool.
- Cushions are non-feather
- Coffee table (movable) in the centre of the room
- TV and DVD player, both with remote control
- Digital radio also provided
- Electric fire (hard-wired) provided for additional heating
- Dining table with padded pine kitchen chairs provided as alternative to kitchen/diner.

Twin Bedroom

- Access directly from the Lounge via door (width 70cm)
- There are 2 x 3ft beds with a bed height of 61cm
- Non-feather (Hollowfibre) duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton
- Largest free space available which is clear of furniture is 50cm x 1.4m.

Internal Hall & Stairway

- An internal hallway connects the lounge door (width 70cm) with the kitchen, bathroom and double bedroom.
- A stairway provides alternative access via the front entrance to Keswick View. (14 steps up to landing. Tread width 90cm to hand-rail; tread height 19cm; tread depth 25cm)
- This staircase is lit top and bottom, switched by a two-way circuit and has a hand-rail to the right ascending.
- There is a small landing at the top of the stairs with an entrance door into the main hall (see above). This door shares the same key as the internal porch entrance door.

Double Bedroom

- Accessed from the Internal Hall via door (width 70cm)
- There is a 5ft king size bed with a bed height of 61cm
- Non-feather (Hollow-fibre) duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton
- Largest free space available which is clear of furniture is 60cm x 1.4m
- Stool/dressing table – heights 50cm/79cm
- Ventilation for fresh air provided via air-vent and ventilation pipe to outside (side passage)

Bathroom

- Door width 70cm
- Bath with adjustable shower over + shower curtain
- Bath height is 60cm (24") – cross-head taps.
- Free space in the bathroom (free of doors and fittings) is 80cm by 80cm
- Toilet seat height 43 cm
- Basin height 80cm – cross-head taps
- Laminated floor
- Good colour contrast between floor and walls
- Release mechanism on outside of lock

Kitchen/Diner

- Door access 70cm wide
- Worktop height 90cm
- Oven door is drop down, height of lowest shelf 45cm
- Sink is 90cm high with cupboards underneath
- Electric hob (90cm high)
- Flooring is laminate
- Evenly lit kitchen with two sets of spotlights
- Fridge/freezer provided (1.5m high)
- Dishwasher with dropdown door provided
- The dining table (76cm high) is situated at the end of the room with four padded kitchen chairs without arms

Whinlatter Apartment – First Floor (from front)

Entrance

- Door width 75cm (29½"); Lock height 1.47m (56")
- An internal hallway (min width 75cm 29.5") leads into all other rooms in the apartment

Kitchen

- Door (75cm/29.5") from Entrance
- The kitchen has open plan access into the Lounge and Dining areas
- Worktop height 89cm (35")
- Oven door is drop down, lowest shelf 45cm high
- Sink is 89cm high with cupboards underneath
- Hob is electric and 89cm high
- Flooring is laminate
- Evenly lit kitchen with two sets of spotlights
- Fridge/freezer provided
- Dishwasher with dropdown door available
- Digital radio available

Lounge and Dining

- Two large upholstered sofas provided, both with arms. Movable cushions (all non-feather)
- Coffee table (movable) located in the centre of the room
- Dining table situated in the bay window area. Equipped with four padded dining chairs without arms
- TV and DVD player with remote controls
- Electric fire for additional heating

Twin Bedroom

- Door width 70cm (27½")
- There are 2 x 3ft beds with a bed height of 61cm (24")
- Non-feather (Hollowfibre) duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton
- Largest free space available that is clear of furniture is 1.5m x 1m.

Double Bedroom

- Door width 70cm (27½")
- There is a 5ft king size bed with a height of 61cm (24")
- Non-feather (Hollowfibre) duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton
- Largest free space available clear of furniture is 1m x 2m
- Armchair; dressing table (74cm/29"); stool (46cm/18")
- Door into ensuite with release mechanism on outside of lock (75cm/29.5")
- Curtain rods provided to assist in closing curtains.

Ensuite Shower Room

- Walk-in shower with flexible shower-head/hose
- Free space in the shower room (free of doors and furniture) is 90cm by 90cm
- Basin + cross-head taps for easy use (79cm/31" high)
- Toilet seat height 41cm/16" high
- Laminated floor with good contrast with walls and fittings

Main Bathroom

- Door width 70cm (27½")
- Separate shower cubicle with flexible shower and raised glass door (entrance sill height 14cm/5½")
- Bath height is 59cm (23")
- Basin + cross-head taps for easy use (80cm/31½" high)
- Free space in the bathroom (free of doors and furniture) is 90cm by 90cm
- Toilet seat height 41cm/16" (space next to WC)
- Laminated floor with good contrast with walls and fittings
- Release mechanism on outside of lock

Castlerigg Apartment – Second Floor (from front)

Entrance

- Door width 75cm (29½"); Lock height 1.47m (56")
- An internal hallway (min width 61cm/24") leads into all other rooms in the apartment
- A storeroom with double doors contains ironing board etc

Lounge

- Door width 70cm (27½")
- Two upholstered sofas (3- and 2-seater).
- TV and DVD player with remote controls in corner unit
- Coffee table (movable)
- Electric fire for additional heating

Bathroom

- Door width 70cm (27½")
- Separate quadrant shower with slide doors and movable shower-head/hose
- Bath (ht 60cm).
- Free space in the bathroom (free of doors and furniture) is 1m by 1.5m
- Toilet seat height 41cm/16"
- Basin height is 79cm/31"
- Flooring is laminate
- Good colour contrast between floor and walls
- Release mechanism on outside of lock

Twin Bedroom

- Door width 70cm (27½")
- There are 2 x3ft beds with a bed height of 61cm (24")
- Non-feather (Hollowfibre) duvets and pillows provided
- Sheets, duvet covers and pillow cases are cotton
- Largest free space clear of furniture is 1.4m x 1.1m

Double Bedroom

- Door width 70cm (27½")
- There is a 5ft king size bed with a bed height of 61cm/24"
- Non feather and duvets provided
- Sheets, duvet covers and pillow cases are cotton
- Largest free space clear of furniture is 1m x 2m
- Chair without arms (46cm/18" high) + dressing table (75cm/29½")
- Door 70cm (27½") into ensuite with release mechanism on outside of lock
- Lockable sash window (to minimise risk to young children)

Ensuite Shower Room

- Shower with sliding glass door + flexible shower-head/hose (sill height 19cm/7½")
- Basin with single-lever mixer control (80cm/31½" high)
- Toilet seat height 38cm/15"
- Laminated floor with good contrast with walls and fittings
- Free space in the shower room is 1m by 55cm

Kitchen/Diner

- Door access 70cm (27½")wide
- Worktop height 91cm/36"
- Oven door is drop down, height of lowest shelf 45cm
- Sink is 91cm high with cupboards underneath
- Electric hob (91cm high)
- Flooring is laminate
- Evenly lit kitchen with two sets of spotlights
- Fridge/freezer provided 135cm/53"
- Dishwasher with dropdown door available
- The dining table (ht 74cm/29") is situated at the end of the room with five padded kitchen chairs without arms
- Lockable sash window (to minimise risk to young children)

Additional information

- Each apartment has an information folder
- Mobile reception is not good - the best place is at the bottom of the car park.
- All apartments are 'no smoking'
- Service dogs require our prior agreement – please discuss with us at the time of enquiry/booking

Contact Information

(See apartment information folders for other contacts)

Property Address: 24 Lake Road, Keswick, Cumbria CA12 5BX

Local Contact: North Lakeland Management
01768 771392 or 07818 085958 (any time)

Owners' Address: 12A Park Drive, Sprotbrough, Doncaster, South Yorkshire, DN5 7LA

Telephone: 01302 857447 (landline with answerphone)
07968 119614 (mobile)

Email: enquiries@keswickview.co.uk

Website: www.keswickview.co.uk

Doctors: Bank Street Surgery, 9 Bank Street, Keswick -
Tel: 01768 772438

Castlehead Medical Centre, Ambleside Road,
Keswick - Tel: 017687 72025

Taxis: Davies Taxis, 25 Helvellyn Street, Keswick
Tel: 017687 72676

KLM Taxis, Unit 1, High Hill, Keswick
Tel: 017687 75337

Autoliner Chauffeur Drive, Unit 1, High Hill,
Keswick - Tel: 017687 75337

Future Plans

We welcome feedback to help us improve, if you have any comments please phone or email - see contact details above.