

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 located 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.

Local Amenities

- 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.
- Mobility scooters can be hired from the Keswick Motor Company's garage next door to Keswick View.
- 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.

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 document is available on our website or on request by phone.
- Bookings/enquiries can be made online or by phone, email or post.
- Pre-arrival information contains a location map with directions to the property, car parking and key collection details.
- Pets are not allowed in order to minimise impact on other guests, including allergies. Service dogs require prior agreement to be discussed before booking
- Key collection is from apartment-specific key-safes. The apartment-specific combination number is included within pre-arrival information.

Arrival and Car Parking Facilities

- A private car park at the rear of the property provides one space per apartment in three marked bays. There is restricted space for an additional car 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.
- The Garden apartment has level access from the car park, via a paved path.
- Access to Castlerigg and Whinlatter apartments from the car park is via a paved path and 1m wide paved side passage. Entry to the side passage is up two steps (18-20 cm high) and at the end of the passage there are four steps of varied height leading through a wrought-iron gate onto a public pavement. Step edges are highlighted in white paint for clearer visibility. Keswick View's front entrance is 4m to the right.

Shared Areas

Fire Protection

- Keswick View has a fitted fire alarm system including smoke detectors, break-glass points and alarms. This is serviced annually and regularly tests are recorded.
- In the event of power failure, emergency lighting is provided on the stairway.
- Fire extinguishers are provided in accessible locations in each apartment, the main hall and stairs.
- Fire blankets are provided in all kitchens.
- Evacuation maps are displayed in all apartments and the main hall.
- All apartments are 'no smoking' to minimise fire risk and impact upon other guests
- 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 & Porch

- The front entrance has 4 dressed-stone steps with ornamental railings to both sides
- The front door is 1.2m wide and the keyhole to the Yale lock is 1.4m high. There is also a lever handle: both are required to open the door for extra security.
- The entrance porch has coir matting 1.2m x 1.6m
- A glass-panelled screen with twin glass-panelled internal doors (92cm wide) leads from the porch into the main hall.

Main Hall

- The main hall has 1m minimum width, allowing for furniture.
- The main hall 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 hall leads to the stairs to the upper apartments (Whinlatter and Castlerigg).
- A lockable door and corridor provide private access to the stairs down to the Garden apartment (see below)
- A fire-door provides an emergency exit from the shop through the hall to the front door. This is locked from the shop side and can only be used by shop staff in an emergency. **This door must be kept clear at all times.**

Main Stairs

- The main stairs are 96cm wide and have a handrail to the left ascending (86cm high). The tread height is 20cm and the tread depth is 29cm
- Whinlatter apartment is on the first floor, two flights (17 steps) up from the hall.
- A chair is provided for guests to rest on the first-floor landing, outside the entrance into Whinlatter apartment.
- Castlerigg apartment is on the second floor, four flights up (35 steps) from the hall. A small landing enables safe access to the apartment door.

Laundry and Drying Room

- The Laundry/Drying Room is located in the ground floor of the rear annexe. This room can also be used to store bicycles securely.
- Entrance door (84cm wide) has a mortise lock (1m high), step (10cm) and wooden threshold (6cm)
- Solid concrete floor with cushion-floor covering.
- Laminated worktop (92cm high).
- Sink (92cm high) with single lever tap and cupboards underneath
- Hot water is provided by in-line electrical heater
- Floor-standing front-loading washing machine.
- Floor-standing vented tumble dryer
- External cold-water tap (95cm high) and twin power sockets (45cm high).

Garden/Patio

- Outside the Garden apartment, a small step from the path leads to the patio, equipped with a metal garden table and four chairs.

Apartment Interiors – All Apartments

- All apartments have short-pile carpet throughout, except kitchens & bathrooms.
- Each apartment has its own gas-fired central heating system. Wall-mounted pre-programmed thermostats allow guests to manually increase/decrease temperatures.
- Radiators are equipped with adjustable thermostatic radiator valves (TRVs)
- Hot water is provided on demand by 'combi' boiler.
- Kitchen and bathroom taps are either cross-head or lever operated, for ease of use.
- All electrical sockets and wiring were installed in line with IEE Regulations.

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.
- The Entrance Porch has a hinged lockable door (95cm wide) with a small step (6cm high) and UPVC threshold (2cm high).
- The porch has a tiled floor and is suitable to store a wheelchair for guests not requiring its use within the apartment
- Alternatively, the porch may store up to 2 bicycles
- Access from porch into apartment via lockable door (75cm wide) Yale lock (1.4m high). This lock has the same key as the door from the Main Hall (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 with arms.
- Non-feather cushions
- Coffee table (movable)
- Electric fire for additional heating
- Dining table with padded pine kitchen chairs provided as alternative to kitchen/diner.
- TV and DVD player with remote controls

Twin Bedroom

- Door access (70cm wide) from Lounge
- Two 3ft beds with (61cm high)
- Non-feather (Hollowfibre) duvets and pillows provided
- Cotton sheets, duvet covers and pillowcases
- Largest free space clear of furniture is 0.5m x 1.4m.

Inner Hall & Stairs

- An internal hall connects the lounge door (70cm wide) with the kitchen, bathroom and double bedroom.
- Central heating thermostat located on wall at approx. 1.5m high
- Stairs (14 steps to landing) provide alternative external access via a lockable door into the front entrance to Keswick View. This door shares the same key as the internal porch entrance door. Stair tread details: 90cm wide (to handrail); 19cm high; 25cm deep
- Stairs lit top and bottom with two-way switches.

Double Bedroom

- Door access (width 70cm) from Inner Hall
- 5ft width king size bed (61cm high)
- Non-feather (Hollow fibre) duvets and pillows provided
- Cotton sheets, duvet covers and pillowcases
- Largest free space clear of furniture is 60cm x 1.4m
- Dressing table (79cm high); Stool (50cm high)
- Free-standing circulation

Shower Room

- Door access (width 70cm) from Inner Hall
- Tiled floor. Good colour contrast between floor and walls
- Walk-in shower
- Free space in the shower room (free of doors and fittings) is 80cm by 80cm
- Toilet (seat 43 cm high)
- Basin (80cm high) with crosshead taps

Kitchen/Diner

- Door access (width 70cm) from Inner Hall
- Evenly lit kitchen with two sets of spotlights.
- Laminate flooring. Good colour contrast between floor and walls
- Worktop (90cm high)
- Sink (90cm high) with cupboards underneath
- Fitted electric oven. Drop-down door, lowest shelf 45cm high
- Electric hob (90cm high)
- Free standing fridge/freezer (2m high)
- Fitted dishwasher with dropdown door
- Dining table (76cm high) situated at end of room with four padded kitchen chairs

Whinlatter Apartment – First Floor (via Main Stairs)

Entrance Hall

- Door (75cm wide); Yale Lock (1.47m high)
- Internal hall (min width 75cm)
- Central heating thermostat located on wall at approx. 1.5m high

Lounge and Dining

- Access via door (75cm wide) from Entrance Hall
- Two large upholstered sofas with arms. Movable cushions (all non-feather)
- Coffee table (movable)
- Dining area located by bay window. Equipped with dining table and four padded dining chairs without arms
- Electric fire for additional heating
- TV and DVD player with remote controls

Kitchen

- Open plan access from Lounge and Dining areas
- Well-lit kitchen with triple LED main light and under-unit strip lights
- Laminated floor with good contrast with walls and fittings
- Worktop (89cm high)
- Sink (89cm high) with cupboards underneath
- Fitted electric oven. Drop-down door, lowest shelf 45cm high
- Electric hob (89cm high)
- Free standing fridge/freezer (2m high)
- Fitted dishwasher with dropdown door

Twin Bedroom

- Access via door (70cm wide) from Entrance Hall
- Two 3ft beds (61cm high)
- Non-feather (Hollow fibre) duvets and pillows
- Cotton sheets, duvet covers and pillowcases
- Largest free space clear of furniture is 1.5m x 1m.

Main Bedroom

- Access via door (70cm wide) from Entrance Hall
- 5ft width king size bed (61cm high)
- Non-feather (Hollowfibre) duvets and pillows
- Cotton sheets, duvet covers and pillowcases
- Club-style armchair
- Dressing table (79cm high); Stool (50cm high)
- Curtain rods to assist in closing curtains.
- Largest free space clear of furniture is 1m x 2m

Ensuite Shower Room

- Access via lockable door (70cm/27.5") from Main Bedroom
- Laminated floor with good contrast with walls and fittings
- Walk-in shower with flexible showerhead/hose
- Largest free space in the shower room is 90cm by 90cm
- Basin (79cm high) crosshead taps for easy use
- Toilet (seat 41cm high)

Main Bathroom

- Access via door (70cm wide) from Entrance Hall
- Laminated floor with good contrast with walls and fittings
- Free space in the bathroom is 1.5m by 2m
- Walk-in shower (entrance sill 14cm high)
- Bath (59cm high)
- Basin (80cm high) + crosshead taps
- Toilet (seat 41cm high)

Castlerigg Apartment – Second Floor (via Main Stairs)

Entrance Hall

- Lockable Door (75cm wide; Lock 1.47m high)
- Internal hall (min 61cm wide)
- Utility store with double doors, containing ironing board, z-bed etc
- Central heating thermostat located on wall at approx. 1.2m high

Lounge

- Access via door (70cm wide) from Entrance Hall
- Two upholstered sofas (3- and 2-seater) with arms.
- Coffee table (movable)
- Electric fire for additional heating
- TV and DVD player with remote controls

Kitchen/Diner

- Door (70cm wide) from Entrance Hall
- Well-lit kitchen with spotlights and pendant light
- Laminated floor with good contrast with walls and fittings
- Lockable sash window (to minimise risk to young children)
- Worktop (91cm high)
- Sink (91cm high) with cupboards underneath
- Fitted electric oven. Drop-down door, lowest shelf 45cm high
- Electric hob (91cm high)
- Dishwasher with dropdown door available
- Free-standing fridge/freezer (135cm high)
- Dining table (74cm high) with 5 padded kitchen chairs

Main Bedroom

- Door (70cm wide) from Entrance Hall
- Lockable sash window (to minimise risk to young children)
- 5ft width king size bed (61cm high)
- Non-feather (Hollowfibre) duvets and pillows
- Cotton sheets, duvet covers and pillowcases
- Largest free space clear of furniture is 1m x 2m
- Dressing table (75cm high) and chair without arms (46cm high)

Ensuite Shower Room

- Access via lockable door (70cm wide) from Main Bedroom
- Laminated floor with good contrast with walls and fittings
- Free space in the shower room is 1m by 55cm
- Shower with sliding glass door + flexible shower-head/hose (sill 19cm high)
- Basin (80cm high) with single-lever mixer control
- Toilet (seat 38cm high)

Twin Bedroom

- Access via door (70cm wide) from Entrance Hall
- Largest free space clear of furniture is 1.4m x 1.1m
- Two 3ft beds (bed height 61cm/24")
- Non-feather (Hollowfibre) duvets and pillows
- Cotton sheets, duvet covers and pillowcases

Main Bathroom

- Access via door (70cm wide) from Entrance Hall
- Laminated floor with good colour contrast between floor and walls
- Free space in the bathroom is 1m by 1.5m
- Separate quadrant shower with slide doors and movable shower-head/hose
- Bath (60cm high).
- Toilet (seat 41cm high)
- Basin (79cm high) with crosshead taps