

Access Statement for Near Howe Self Catering Cottages

Introduction

Our Self Catering Accommodation has a mix of single and two story properties all of which are non-smoking throughout. Smoking is permitted away from cottages when guests are requested to dispose of all extinguished items respectfully. We have tried to provide as much information as possible in this statement, if you have any queries please do not hesitate to contact us immediately in person, by phone or e-mail.

Every effort is made to provide all items expected within a self-catering environment including Cooking Utensils, Crockery, Cutlery, Tea Towels, Dish Cloth, Linen (with the exception of towels which are available by request in advance at extra cost. We do not provide food items within our properties, and guests should bring their own food, tea/coffee/sugar and milk and supplies. Guests are provided with details of delivery services in the area.

Common Information

Pre-Arrival

- Our award winning Website is our main publicity medium, our brochure is primarily there to direct guests to the site. Postal, phone, fax, email contact details shown. Printed versions of all information are available on request. Unfortunately Braille formats are not available.
- Web address shown on all advertising / publicity media.
- Bookings/enquiries can be made on line via the website, email and by telephone, or through a number of agencies which all integrate with our central calendar.
- Please note that anyone with any form of disability considering a stay at Near Howe Cottages should first contact the resident proprietors to discuss the suitability of the accommodation and facilities provided in relation to their specific needs.
- The nearest bus stop is at the end of the Mungrisdale road which is 2 miles away from the accommodation, so arrival by public transport is not recommended.
- The nearest railway station is 12 miles away at Penrith. There are accessible taxi numbers at the station.
- You can arrange a full shop to be delivered on arrival via the sources provided in your welcome documentation.
- This access statement can be viewed in electronic format on our website. A printed copy can be sent by post or viewed at near Howe Cottages on request.
- We can provide information in large print on request.

Arrival & Car Parking Facilities

- Full directions are provided to all guests on booking, as sat nav systems do not find us. The Near Howe Cottages website also has a video of the last 3 miles of the journey.
- A large sign indicates Near Howe Cottages at the bottom of the driveway.
- We are at the top of a $\frac{3}{4}$ mile drive where there is ample parking in the car park for all guests.
- Car parking space is on the level but driveway is a well maintained unmade surface with a steep incline to reach the top of the hill.
- The reception can be found to the rear right of the main farmhouse, where the bell to the left of the door should be rung to contact the owners. If no answer is received, please call their mobile on 07721 446 105.

- Drop Off. Vehicles can be loaded/unloaded very close to the outside of each cottage entrance on a brief stop basis, and should then be parked on the car park.
- Assistance with luggage from and to transport is available by prior arrangement with proprietors.
- Disabled visitors to Bannerdale can be dropped off/picked up on the flagged area immediately outside the cottage.
- Type of Surface. Gravel on main car park and most drop-off areas. In extreme Winter weather, extra care is required by walkers on outside areas. The proprietors are always prepared to clear ice/snow manually when necessary.
- Visitors are provided with verbal information about matters such as parking, rubbish re-cycling/disposal arrangements, visitor information, proprietor availability, laundry-room use, general safety and fire precautions, etc.

Laundry

- There is a separate laundry accessed by a single step, with 2 washing machines and a dryer which are coin operated taking £1 coins.
- There is a large outside drying area.
- Electric storage and convection heaters in the cottages should not be used to dry items as this represents a significant fire risk.
- Provision for the placement of a ramp to permit wheelchair access to the laundry room can be made by prior arrangement with the proprietors.

Rubbish re-cycling

- 2 general bins and 4 recycling bins are provided in a separate area to the left of the laundry.
- Items should be bagged and disposed of responsibly in the appropriate bins.
- The recycling area is reached by a single step.
- Wheelchair access to the recycling area is not advised, but can be provided by prior arrangement with the proprietors.

Grounds and Gardens

- Large 2 acre garden fully enclosed mainly grassed level garden areas with many separate seating options.
- A swinging chair is available for guests to use; young children should be supervised in this area.
- It should be noted that several external hazards (Swinging Chair, Raised Washing Line area, Barbed Wire Fencing etc.) make parental/guardian supervision and accompaniment of young children essential at all times.
- Large 4 acre enclosed field, the top of which is closely mown and available for recreation and exercising dogs.
- Outside games are available for guests use in the Laundry; these are used at your own risk.
- The area behind the main farmhouse is reserved for the owner's private use.
- A BBQ available on request.
- Signage. All external signage is clearly visible.

Outside Lighting

- The Car Park is lit during all hours of darkness.
- Outside lighting around the cottages is provided until midnight.

- Additional outside sensor lighting is provided during all hours of darkness.
- A torch/night light is provided in each cottage as it does get dark at night.
- It is advisable for Guests to bring their own torches/head torches and familiarise themselves with outside areas.

Additional Information

- An Information folder is produced in all cottages together with an Activities Guide, an Eating Out Guide and an Appliance Manual folder.
- Good mobile phone reception.
- There is a refuge area /assembly point at the top of the car park in case of fire.
- Please let owners know if you are unlikely to hear fire alarm.
- The accommodation is non-smoking, integrated fire alarm systems are fitted to all cottages, together with the necessary extinguishers and fire blankets.
- Visitors are requested to consider noise pollution possibilities to others by considerate behaviour and vocal/appliance volume restraint.
- Information contact details for emergency medical/dental problems is available in the Information folder in each apartment.
- Disabled Accommodation Policy. We are always pleased to welcome visitors with disabilities. Detailed information about Bannerdale ground-floor apartment is available from the proprietors (phone/email) and by access to descriptive/photographic material on our website as well as in later sections of this Access Statement. We have successfully accommodated many physically impaired visitors accompanied by able-bodied colleagues in this property. A pre booking inspection can provide a first-hand assessment opportunity of the suitability of our accommodation for their party.
- Well behaved Pets and dogs are welcome by arrangement at an additional cost, and should be kept under control at all times, not left alone in cottages, and kept off furniture and out of bedrooms.

Contact Information

- Address: Near Howe, Mungrisdale, Penrith. CA11 0SH
- Telephone: 01768 779 678
- Mobile: 07721 446 105
- Email: enquiries@nearhowe.co.uk
- Website: www.nearhowe.co.uk
- Hours of operation: 8am-9pm 7 days a week
- Emergency number: 999

We welcome your feedback to help us continuously improve if you have any comments please phone 01768 779 678 or email enquiries@nearhowe.co.uk

Created on: 11 April 2006

Cottage Interiors

Guests can view detailed photos and videos of each cottage on the Near Howe website.

General Information and Safety Features

- The apartments available for self-catering holiday accommodation at Near Howe have either one, two or three bedrooms.
- A choice of ground floor Bannerdale, Grisdale View, Howe Top and Howe End, first floor Sharp Edge and two stories Saddleback and Stable Barns are available.
- Some variation in size, layout and configuration is evident, but there are many similarities and features common to all.
- Grisdale View, Howe Top and Howe End are very similar in character to each other, as are Bannerdale (downstairs) and Sharp Edge (Upstairs). Saddleback and Stable Barns are both larger than any of the others.
- Kitchen/Dining areas are joined to sitting rooms in all properties.
- Saddleback Barn, Stable Barn, Bannerdale and Sharp Edge bedrooms all have en-suite facilities.
- Grisdale View, Howe Top and Howe End have shared bathroom facilities.
- Designed, approved and constructed for permanent residential accommodation has required the observance of stringent fire regulatory requirements included in the relevant building regulations applicable at the time of construction.
- Floor/ceiling separation between Bannerdale (downstairs) and Sharp Edge (Upstairs) apartments is of a 1 hour fire resistance construction.
- All properties enjoy the benefit of integrated ceiling mounted battery operated smoke/heat fire detection and alarm systems regularly checked and recorded for operational ability.
- Sharp Edge has a separate evacuation route through the main farmhouse

Living Rooms

- All apartment living rooms are integrated with the kitchen/dining areas and have focal point flat screen TV's/fireplaces with electric coal effect blow fires.
- Saddleback Barn and Stable Barn lounges are very spacious.
- All areas are well lit with separate reading lamps provided where necessary
- Comfortable seating on matching settee's and separate chairs is provided for all guests.
- T.V., DVD player, and several pictures complete the furnishing. Saddleback Barn has a full stereo system, and Stable Barn has a high quality docking station.
- UPVC windows are fitted to all cottages with the exception of some rooms in Grisdale View, Howe Top and Howe End, plus the main bathroom in Stable Barn. Due to our elevated position, and outstanding scenery, all windows provide unrivalled views of the surrounding area.

Kitchens/Dining Areas

- All cottages have dining tables with sufficient chairs for the maximum number of guests in each cottage.
- All apartment kitchens are made of high quality oak or laminate with doors with knobs or hanging handles, and easy sliding drawers similarly furnished are fitted under the laminated worktops
- Wall hung cupboards for crockery, glassware, etc. above worktops.
- Side opening built-in/free standing fridge-freezers are provided.

- Full-sized dishwashers with drop-down doors are provided in Saddleback Barn, Stable Barn and Bannerdale
- All cottages have built-in electric ovens, four ring ceramic hobs with extractor fan and lighting above.
- Sinks are variable in size, with draining boards and mixer taps.
- Main lighting is by adjustable direction spot lighting and natural light from windows.
- Microwave ovens, toasters, automatic kettles, chopping boards, utensils, fire extinguishers, notices and blankets complete the worktop area provision is each apartment.
- Hot water/central heating boilers are provided in Saddleback Barn Stabel Barn, Bannerdale and Sharp Edge.
- Grisdale View, Howe Top and Howe end are heated by a combination of electric storage and convection heaters.
- Timing/switch programmers for hot water and central heating for each apartment are provided with boost facilities for the apartment occupants.
- Adequate cutlery, crockery, glassware, cooking utensils for maximum apartment occupancy are provided.

Bedrooms

- All bedrooms have fully-fitted carpeting.
- Beds in each apartment all have spring-interior mattresses and covered headboards, except for wooden headboards in Stable Barn.
- Bed sizes are as follows
 - Saddleback Barn
 - Bedroom 1- Zip and link 3 foot singles/superking
 - Bedroom 2- Zip and link 3 foot singles/superking plus 3 foot single
 - Bedroom 3 - 5 foot 6 inch king
 - Stable Barn
 - Bedroom 1 - 5 foot 6 inch king
 - Bedroom 1 - 5 foot double and 3 foot single
 - Bannerdale
 - Bedroom 1- Zip and link 3 foot singles/superking
 - Bedroom 2- Zip and link 2 foot 6 inch singles/king
 - Sharp Edge
 - Bedroom 1- Zip and link 3 foot singles/superking
 - Grisdale View
 - Bedroom 1 - 5 foot double
 - Bedroom 2 - 2 x 3 foot singles
 - Howe Top
 - Bedroom 1 - 5 foot double
 - Bedroom 2 - 2 x 2 foot 6 inch singles
 - Howe End
 - Bedroom 1 - 5 foot double
 - Bedroom 2 - 2 x 3 foot singles
- Bedrooms all have free-standing or integrated wardrobes, dressing tables, mirrors, bedside tables with switchable standing or wall-mounted shaded lamps, occasional chairs/stools, except Grisdale View main bedroom.
- Switched main ceiling lighting, and over bed lighting in all but ??.
- Framed wall mounted pictures/prints.
- Wheelchair access to the main bedroom in Bannerdale.

Shared Bathrooms

- Grisdale View, Howe Top and Howe End have shared bathrooms
- Walls are tiled round the integrated Bath/shower, with standard sized 21side height bath, basin and W.C.
- Baths have mid-length side-fixed metal hand grips for ease of access/exit, lever taps at waste end and chain-linked rubber waste plugs.
- Baths have an electric over bath shower switched outside in the hallway, with water-repellent drawable curtaining and removable rubber shower mats.
- Basins are ceramic pedestal mounted and wall-attached, with lever taps and plunger operated plugs.
- Wall mounted mirrors with electric pull-cord strip fan heater and shaver point are fixed above each basin.
- All W.C.s are ceramic standard sized, with fold down plastic seats/lids and flushed by push buttons.
- Tiling, wall emulsion and door/skirting paints provide good colour contrasting.
- Overhead lighting is switched outside the room.
- Main bathroom sizes and layouts vary.
- Entrance doors are standard sized, side hinged with lever/knob handles, and fitted with locking systems.
- Floors are non-slip vinyl.
- No additional fixed bars are provided.
- Heated electric Towel rails switched outside the room, toilet roll holders, liquid soap provided.

En-Suite Shower/Bathrooms

- All cottages except Grisdale View, Howe Top and Howe End en-suite bathroom/shower room facilities, with similar fixtures/fittings/lighting/floor covering/etc.
- Overhead lighting is switched outside the room.
- Wall mounted mirrors and shaver point are fixed above each basin.
- Baths in the main bathrooms in Saddleback Barn, Stable Barn and Sharp Edge have mid-length side-fixed metal hand grips for ease of access/exit, lever taps at waste end and chain-linked rubber waste plugs.
- Baths in the main bathrooms in Saddleback Barn, Stable Barn have showers over the baths, with water-repellent drawable curtaining and removable rubber shower mats.
- Walls are tiled/fitted with shower wall round the bath/showers, with standard sized 21side height bath, basin and W.C.
- Other bedrooms in Saddleback, Stable Barns and Bannerdale have shower cubicles with rubber shower mats.
- Walls are fitted with shower wall round the showers, with standard sized 21side height bath, basin and W.C.
- Sharp Edge bathroom has a separate shower cubicle with and removable rubber shower mat.
- All W.C.s are ceramic standard sized, with fold down plastic seats/lids and flushed by push buttons or levers.
- Central heating radiators in each bathroom.
- Toilet roll holders, liquid soap provided.
- Floors are non-slip vinyl.
- No additional fixed bars are provided.
- Wheelchair access into the large en-suite wet room in the main bedroom in Bannerdale. Additional suction handrails and separate over-toilet seat are available on request.
- Zimmer frame/walking stick users should not find access to any en-suite rooms difficult.