

Cambridge House Access Statement

Address:

Cambridge House
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Cambridge House is situated in the Yorkshire Dales National Park on the outskirts of Reeth and approximately 450m from Reeth green on Arkengarthdale Rd.

There is a brown sign post at the top of the green to indicate the direction to Cambridge House, a three storey grey house on the left hand side of the road as you leave Reeth.

We look forward to welcoming you to Cambridge House,

Robert & Sheila Mitchell

Guest accommodation:

Ground floor: reception area, hall, guest conservatory, guest lounge and dining room.

First floor: one twin en-suite, Yan, and one double en-suite, Tan.

Second floor: two double en-suites and one single en-suite bedroom.

Cambridge House doesn't have a family bedroom and so for safe guarding reasons we're unable to accept children under 16 years of age.

Pre-arrival.

We will confirm your booking by email and if booked on-line by an email from our on-line booking system, QBook. If preferred, we will confirm your reservation in writing.

At the time of booking, we will ask if you have any special dietary or access requirements; if you will require assistance with your luggage and whether you

will be arriving by car or on foot and approximately, your estimated time of arrival.

We will contact you shortly before your stay to check your arrangements.

Getting here.

By car: use **DL11 6QX** for SATNAV. Reeth is 10 miles from Richmond and 9 miles from Leyburn on the B6270; 19 miles from junction 51 A1M, Bedale and 16 miles from Scotch Corner junction 53 A1M/A66.

By bus: Service 30, 'Little White Bus', from Richmond runs four times a day except Sundays; X26/X27 run every 20 minutes from Darlington to Richmond.

By train: Darlington is on the east coast main line, London Kings Cross to Edinburgh and Cross Country services. The X26/27 bus service stops at the railway station.

Taxis: Harkers Taxis, Reeth, 01748 884533 but please call us if you would like a taxis service and we can arrange this for you; accessible taxis can also be arranged.

Arrival.

The entrance to Cambridge House is through the gates in front of the house as you approach from Reeth centre.

The gates are normally open between 8.30 am- 10.30am and 3.30 am-6.30 am and as required.

Our normal check-in times are 3.30pm-6.00pm but we can usually arrange an early or later check-in by prior arrangement.

There is a gated car park in front of the house which is laid with gravel.

There are numbered parking bays for five cars which are there as a guide as to where to park but are not assigned to any particular room.

Reception is signed and on the right hand side of the house and a short walk across the car park. It is accessed by three steps, 230mm, 140mm and 140mm high with a hand rail on the left hand side. The front door, 780mm wide, is accessed by a further step, 150mm high. There is a door bell on the right hand side of the door frame.

We will help you with your luggage.

Main entrance and reception.

We will ask you to complete a registration card, a requirement by law.

We will show you the guest areas and explain breakfast times; packed lunches; honesty bar and guest fridge.

Check-out is by 10.30 am on the day of departure.

Public areas.

Ground floor:

All public areas on the ground floor, reception, hall, lounge and dining room are on one level. All have polished wooden floors with wool rugs.

The door between the reception and the hall is 780mm wide.

The doors between the lounge and hall and dining room and hall are self-closing FD30 fire doors and are 720mm wide.

From the reception, guests can access the conservatory and hall.

The lounge is accessed from the hall and conservatory.

The dining room is accessed from the hall.

Downstairs guest toilets are accessed from the conservatory through a door 720mm wide or from the car park by the rear porch door.

The drying room is accessed from the conservatory or rear porch.

The rear porch is accessed off the car park by one step, 150mm high and a split stable door, 660mm wide.

The floor of the rear porch, toilets and drying room are all set to ceramic floor tiles and rubber backed, non-slip mats.

There is a 'pay phone' in the hall from where outgoing calls can be made but incoming calls cannot be taken.

Guest information leaflets, local menus, games, maps, reference books and a large print guest information folder are in reception, the conservatory and lounge.

There is free **WIFI** throughout all areas and bedrooms; details are displayed in every room.

Downstairs guest toilets: are accessed from the rear porch through doors 660mm wide. The toilet height is 420mm in both toilets.

Guest Bedrooms.

All bedrooms, landings and stairs are fully carpeted.

All bedroom doors are FD30 fire doors with self-closers and are 720mm wide. All bathrooms have vinyl floors; shower safety mats are provided in every bathroom.

There are standard bath handles on the baths and on the walls just above the bath.

We can provide a 'step-up' stool to help access the bath and shower.

We can provide dark, contrasting coloured towels and bath mat.

Each bedroom has an iPhone, alarm clock radio and charging point.

A sonic, vibrating alarm clock is also available if required.

There are tea and coffee making facilities in each bedroom.

The water in the bathrooms is portable but filtered water is also provided.

Each bedroom has a wardrobe, chest of drawers or dressing table, at least one chair and a TV with Freeview and DVD.

The beds are made using hypo-allergenic duvets and pillows; extra pillows and blankets can be found in the wardrobes.

All beds can be accessed from both sides.

All bedroom radiators and towel rails are fitted with thermostatic radiator valves which can be used to regulate the temperature of the rooms.

There are guest information folders, night lights and emergency torches in each bedroom.

Evacuation procedures in case of an emergency are displayed in every room.

First floor:

The first floor is accessed by stairs from the hall, width 900mm, 13 steps 200mm high by 240mm deep. There is a wooden banister on one side.

There is a fire door, FD30, at the top of the stairs with a sensor closer.

The two guest bedrooms on the first floor, Yan and Tan, are on one level; both are accessed off a landing via doors 720mm width. Both rooms are en-suite and are accessed from the bedroom to the bathrooms by doors which are 720mm width.

There is a guest bookcase on the landing with books for borrowing or buying; proceeds are donated to local charities.

Yan: a twin bedded en-suite room with full sized bath and overhead shower.

Guests are required to step into the bath with overhead shower, step height 520mm. The toilet height is 420mm.

Tan: a double en-suite with a king size bed and full sized bath with overhead shower. Guests are required to step into the bath with overhead shower, step height 520mm, toilet height 420mm.

Second floor:

This is accessed off the first landing by a second set of stairs, 13 steps, 760mm width, 200mm high and 240mm deep. There is a wooden bannister and hand rail.

There are three en-suite bedrooms on the second floor, Tether, Methers and Pip.

All three rooms are accessed off the landing by doors 720mm wide.

Tether: a double en-suite with a double size bed, full sized bath and overhead shower. Guests are required to step into the bath, step height 520mm. The toilet height is 420mm. The door from the bedroom to the bathroom is 720mm wide.

Methers: a double en-suite with a king size bed, full sized bath with overhead shower. The step height into the bath is 520mm and the toilet height is 420mm. The door from the bedroom to the bathroom is 720mm wide.

Pip: a single en-suite with a shower room accessed from the bedroom by a door 670mm wide. The shower cubicle door is 540mm wide in total but pivots at 440mm. The step into the shower is 140mm high.

Fire Escape.

Cambridge House is fitted with a full fire alarm system in accordance with Fire Safe System FPE2/FPE4 BS5839 Part 4 1988 and was inspected in 2015.

There is a designated fire escape on the first floor by Room 1; through the fire exit door, a set of metal stairs leads on to the car park area.

There are heat detectors in every bedroom and smoke alarms on the landings.

There are fire extinguishers in reception, by the first floor fire exit and at the top of the stairs on the second floor. In addition there are extinguishers in the kitchen and laundry as well as a fire blanket in the kitchen.

There are fire evacuation notices in every bedroom and we make sure guests are aware of the instructions and location of the fire exit.

Outside.

There is a raised seating area beyond the car park. This area is accessed up two steps, each 250mm high, either at the side or at the bottom end of the car park area.

There is a garden pond at the bottom of the garden close to the steps leading off the car park. This area is mostly set to gravel and has a table and seating for four people.

There is a small paved area with a table and seating for four people closer to the house accessed by the first set of steps. This area is laid to York stone flags which may be uneven.

Additional information.

Mobile phone signals in Reeth are limited to EE.

Cycle hire, including 'E-bikes', is available in Reeth.

There are three pubs, one hotel and several cafes in the centre of Reeth all of which provide meals.

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that are offered to our guests.