

# Access Statement

## Briar Patch

### Trevalgas Cottages, Stone Hill, Poughill, Bude EX23 9HH

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**Note:** This Access Statement has been based on guidelines provided by English Tourism and we have tried to provide as much information as is practicable.

Please contact us if you have any queries or need more information. See paragraph 7 on page 8 for contact details.

## **1. Introduction**

Briar Patch is a detached, single storey self-catering cottage.

The cottage and all buildings at Trevalgas Cottages are designated as No Smoking.

We look forward to welcoming you.

## **2. Pre-Arrival**

- ♦ The website ([www.trevalgascottages.co.uk](http://www.trevalgascottages.co.uk)) provides details of the cottage, with photos.
- ♦ Bookings/enquiries can be made via email or telephone.
- ♦ Bude town centre is just over 1½ miles away.
- ♦ The nearest bus-stop is about ¼ mile away. There is an hourly service (128) connecting Poughill and Stratton via Bude, and other buses providing an infrequent service (sometimes only one a day) to nearby towns and villages.
- ♦ National Express coaches run at least one service a day in winter and more in the summer, from Exeter (via Okehampton) and Plymouth to Bude town centre.
- ♦ There are many taxis available in Bude town centre.
- ♦ While there is a pub in the village of Poughill, there are no shops within 1 mile.
- ♦ For most practical purposes, the cottage is likely to be more suitable for those with a car.
- ♦ A free WiFi service (Wireless Internet Access) is available for those with their own laptop or hand-held device with Internet capability.
- ♦ There are 5 RADAR toilets in Bude itself, including 1 in the centre of Poughill, plus 3 at nearby beaches.

## **3. Arrival & car parking facilities**

- ♦ The entrance drive to Trevalgas Cottages is concrete, with stone chipping margins.
- ♦ The speed limit within the complex is 5 miles per hour.
- ♦ There is a dedicated car parking space within 10 metres of Briar Patch, with additional car parking next to the Leisure Building (which houses the swimming pool, games room and laundry).
- ♦ The car park is level, but the surface is rough stone chippings, though it is possible to drop passengers at the base of the steps to the cottage, after which the path is level.
- ♦ There are 3 steps from the car park level, each 17-18cm high, about 50 cm deep and approx 170cm wide. There is no handrail.
- ♦ The steps and car park are illuminated at night.
- ♦ A plan of the site is always sent with the arrival instructions, showing the location of the cottage and reserved parking space.

#### **4. Briar Patch - General note**

- ♦ Briar Patch is a modern (built 1968) bungalow-style property with conventional rendered block walls and tiled roof.
- ♦ Within the cottage, there is one level.
- ♦ Both doors and all windows are double glazed (UPVC frames).

##### **4.1. Main entrance**

- ♦ There is a single step at the front door into the cottage, 17cm high, 47cm deep and 189cm wide.
- ♦ The door is 80cm wide; the keyhole lock is 93cm high; the door handle is 102cm above the door sill.
- ♦ Inside the front entrance there is an open plan dining room with sitting room.

##### **4.2. Lounge/Dining area**

- ♦ The open plan sitting room and dining room has an archway 112cm wide leading to the kitchen
- ♦ The light walls contrast with dark skirting and doors, and the beige/brown striped carpet
- ♦ The dining table is 74cm high, 80cm wide and 120cm long, and extendable a further 42cm at both ends if required.
- ♦ There are six chairs without arms, whose seats are 48cm high, and all of which can be moved
- ♦ There is free space of at least 120cm x 130cm clear of all doors and furniture.
- ♦ There are two 3-seater leather settees with arms, with the seat height of 40cm, and a seat depth of 56cm.
- ♦ There is a rectangular coffee table (which can be moved) 97cm long, 46cm wide, 47cm high with legs at each of the corners, and a lower shelf.
- ♦ There is an LCD TV with Freeview, a DVD and video player, each with a remote control.
- ♦ A high chair provided for toddlers
- ♦ There is a stove style electric fan heater, with three control switches near to ground level. The heater is hard wired to a switch just above the skirting.
- ♦ Lighting controls.
  - There is a triple wall switch to the left of the front door on entering, 141cm above floor level, which controls an outside light and pendant lights for the dining area and lounge.
  - In addition, there is a pair of down-lights above each sofa, each controlled by its own dimmer switch, 137cm above floor level and adjacent to the door leading to the bedrooms.
  - There is also a second switch for the light over the dining table, 143cm above floor level.

##### **4.3 Passage to bedrooms, bathroom and lavatory**

- ♦ From the lounge/dining area, there is a corridor leading to the bathroom and bedrooms; the door width is 71cm wide.
- ♦ The light switches (a two-way switch at each end of the passage) are 141cm above floor level.
- ♦ In this passage, the light walls contrast with dark skirting and doors; the floor is carpeted.
- ♦ A battery-operated smoke alarm is fitted to the ceiling, and tested weekly.
- ♦ There is a door (59 cm wide) which gives access to an airing cupboard with 2 shelves, set at 156cm and 179cm above floor level.
- ♦ In the airing cupboard, there is the switch for the electric water heater; this is set 167cm above floor level and 40cm deep into the cupboard.

**4.4. Bathroom**

- ♦ The Door width is 72cm, and there is a bolt 96cm above floor level
- ♦ The bath has an electric shower (with flexible hose) over; the edge of the bath is 60cm above floor level; the bath has integral grab handles on both sides
- ♦ Free space in bathroom is 60cm by 80cm
- ♦ The Toilet seat height is 45cm
- ♦ There is a mirror above the washbasin, above which is a strip light which incorporates a shaver point (180cm above floor).
- ♦ The bathroom light, the strip light and a heated towel rail, all have pull cords.
- ♦ There is also a rotary switch near to ground level to control the heat of the towel rail.
- ♦ Space to right of toilet is 25cm, and 112cm to left
- ♦ Washbasin, 77cm above floor level, has a pedestal support
- ♦ There is good colour contrast between patterned vinyl floor, the walls, fittings and the dark skirting and door.

**4.5. Lavatory**

- ♦ The lavatory is long and narrow, with toilet and hand washbasin.
- ♦ The door width is 72 cm and there is a bolt 107cm above floor level.
- ♦ There are no obstructions underneath the basin.
- ♦ The light has a pull cord, the lowest point being 95cm above floor level.
- ♦ There is a mirror and shaver point above, which is 150cm high.
- ♦ Free space in bathroom (free of doors and furniture) is 65cm by 170cm
- ♦ Toilet seat height 44cm, and 26cm free space on both sides
- ♦ Good colour contrast between light vinyl floor, the walls and fittings and the dark skirting and door.

**4.6. Kitchen**

- ♦ The kitchen has a work surface height of 91cm.
- ♦ The switch for the kitchen light is 137 cm above floor level.
- ♦ There is a four-ringed ceramic hob, set within the work surface, and a low level oven with grill beneath the hob.
- ♦ There is a freestanding fridge freezer. Width is 55cm, depth 60cm and height is 150cm; the upper section (fridge) height is 79 to 146cm, with the 3-drawer freezer section door being 78cm above floor level.
- ♦ The dishwasher set underneath the work surface.
- ♦ On the work surface adjacent to the hob is a toaster, electric jug, electric tin opener and a microwave, which has rotary heat and timer controls. There is a wall-mounted electric hand blender.
- ♦ There is an extractor fan above the hob, with the controls on the front panel 180cm above the floor.
- ♦ The wall tiles and walls contrast with pine kitchen cupboards, and the dark back door and the wood-pattern vinyl flooring.
- ♦ The side door to the outside is 72cm wide, with a lock 93cm high and the door handle 102cm. From this door there is a step down of approx 12cm to the outside.
- ♦ To the left of the side door, there is a switch (set at 143cm) for the outside light.
- ♦ The area outside the door from the kitchen has 3steps leading towards the front of the property and 2 steps in the direction of the rear garden. All steps are 79cm wide, about 18cm high, with a tread of 27cm. From these steps, in both directions, there is a flat concrete path.

#### **4.7. Bedrooms**

- ♦ There are 3 bedrooms.

##### **4.7.1. Main double bedroom**

- ♦ Door width 72cm
- ♦ The double bed is 4' 6" wide, with the top of the mattress 63cm above the floor.
- ♦ Non-feather duvets and pillows are provided.
- ♦ Sheets, duvet covers and pillow cases are poly-cotton.
- ♦ Largest transfer space available to left of bed is 90cm.
- ♦ Largest free space clear of doors and furniture is 93cm by 200cm
- ♦ Bedside cabinets and reading lamps are provided on each side of the bed.
- ♦ A wardrobe and chest of drawers (62 cm high) is also provided.
- ♦ There is a double wall socket by the chest of drawers; height from floor level is 75cm.
- ♦ The main light switch can be controlled by the switch 141cm high just inside the door, and also by a pull cord over the bed 112cm above the bed.
- ♦ The light walls contrast with dark skirting and doors, and the carpeted floor.
- ♦ There is a wall-mounted LCD TV with Freeview, the centre of which is 132cm above floor level; it has a remote control.

##### **4.7.2 Second double bedroom**

- ♦ Door width 72cm
- ♦ The Double bed is 4' 6" wide, with the top of the mattress 60cm above the floor.
- ♦ Non-feather duvets and pillows provided.
- ♦ Sheets, duvet covers and pillow cases are poly-cotton.
- ♦ Largest transfer space available at the foot of the bed is 90cm by 90cm.
- ♦ Bedside cabinets and reading lamps are provided on each side of the bed.
- ♦ A wardrobe and chest of drawers is also provided.
- ♦ The main light switch can be controlled by the switch 142cm high just inside the door.
- ♦ The top of the chest of drawers is 98cm. There is a double socket 110cm high, and the lower edge of the mirror (44cm by 76cm) is 107cm above the floor.
- ♦ The light walls contrast with dark skirting and doors, and the carpeted floor.

##### **4.6.3 Twin bedroom**

- ♦ Door width 72cm
- ♦ Two single beds each 3' wide, with the top of the mattress 57cm above the floor.
- ♦ Non-feather duvets and pillows provided.
- ♦ Sheets, duvet covers and pillow cases are poly-cotton.
- ♦ The space between the beds is 95cm.
- ♦ Largest free space clear of doors and furniture is 130cm by 190cm.
- ♦ A chest of drawers (72cm high) with reading lamp is provided between the beds.
- ♦ A wardrobe is provided.
- ♦ A wooden painted cot with mattress (60cm by 122cm) is supplied (but not cot linen).
- ♦ The switch for the light is set 142cm from the floor.
- ♦ The light walls contrast with dark skirting and door, and the carpeted floor.

#### **4.8 Front patio area and rear garden**

- ♦ There is a level stone patio area at the front of the cottage, with patio furniture comprising a table and 6 chairs, with arms and back. The seat is 41cm above the ground.
- ♦ There are two large stone tubs and several smaller ones, filled with plants.
- ♦ There is wooden slatted gate (90cm high and 82cm wide) at the side of the property providing access to the side door and rear garden. (See 4.6 Kitchen for details of the side door to the rear garden and the steps on the access path.)
- ♦ The garden has two levels - the lower grassed area can be reached from the concrete path at the rear of the house without steps.
- ♦ The upper, grassed area has a large flower bed, and is accessed by 3 concrete steps 20cm high by 86cm wide and 44cm deep.
- ♦ The upper part of the garden is slightly upward sloping to a wooden slatted gate (86cm wide) leading to a large play meadow (with flower/shrub beds) and on to the children's play area. (See 6 Outdoor facilities below.)

### **5. Onsite facilities in the Leisure Building**

#### **5.1. Getting to the Leisure Building**

- ♦ There is one cottage (Linhay) between Briar Patch and the Leisure Building, a walk of approx 20 metres).
- ♦ In addition to the main steps to Briar Patch from the dedicated parking space, there is an alternative set of 5 unequally spaced steps (width approx 65cm, depth 26-60cm, height 11-19cm) down from the front patio onto a concrete ramp. This leads to a largely flat concreted area to an access slope to the main entrance to the Leisure Building. There is a side handrail on one side of the path.

##### **5.1.1 Main entrance**

- ♦ The indoor heated swimming pool is reached via the main entrance to the Leisure Building.
- ♦ The main entrance can be reached by a concrete ramp, with handrail on one side of the path.
- ♦ The main entrance door is 78cm wide with a step 10cm high. The door has is locked from the outside, and a Yale key is provided to unlock this. The keyhole is 107cm above the base of the door. The door closes automatically.
- ♦ Children less than 15 years of age are admitted to the pool only under adult supervision.
- ♦ The entrance hall is 186cm wide, 380cm long and has a door 80cm wide to the main corridor, and is carpeted with a short pile carpet.
- ♦ The main corridor (120cm wide) leads to changing areas, shower cubicle, sitting area, and a door to the pool.
- ♦ The pale walls contrast with the deep blue rubberized flooring

##### **5.1.2 Shower cubicle**

- ♦ The shower is off the main corridor. There is a 13cm step into the shower cubicle that is 90cm wide by 90cm deep.
- ♦ There is a shower curtain and the shower control is a push button (single warm temperature) that is 167cm above the floor of the shower tray.

##### **5.1.3 Sitting area**

There is a sitting area approx 2.2 m by 2.7 m (just outside the door to the pool) which has a small plastic table and 4 plastic chairs.

**5.1.4 Ladies' changing room**

- ♦ The door to the ladies changing room is 70cm wide and the changing area has slatted wooden benches around two sides at 50cm high and 40cm wide.
- ♦ Within the changing room, there is a doorway (76cm wide) to the ladies' toilet that contains a washbasin and WC. The free space in this WC is 50cm by 70cm.
- ♦ Toilet seat height is 40cm, and there is 25cm of space between the toilet and both walls.
- ♦ The pale walls and a pale coloured suite, contrasting with deep blue rubberized flooring
- ♦ The space under washbasin is free of obstructions.

**5.1.5 Men's changing room**

- ♦ The door to the men's changing room is 70cm wide and the changing area has slatted wooden benches around two sides at 50cm high and 40cm wide.
- ♦ Within the changing room, there is a door (76cm wide) to the toilet, which contains a washbasin and WC. Free space in this WC (free of doors and furniture) is 110cm by 80cm.
- ♦ Toilet seat height is 40cm.
- ♦ There is 30cm of space between the toilet and both walls.
- ♦ There are pale walls and a pale coloured suite, contrasting with deep blue rubberized flooring
- ♦ Space under the washbasin is free of obstructions, such as pipes.

**5.6. Swimming pool**

- ♦ The door to the pool is 89cm wide and swings open.
- ♦ The flooring is pale paving slabs and there is an area around the pool of between 125cm and 300cm wide.
- ♦ There are slatted wooden benches along one wall (50cm high) 38cm deep.
- ♦ There are two sets of metal stepladders into the pool - one at each end.
- ♦ The pool is virtually all one depth, being 1.25m at one end, and 1.27m at the other.
- ♦ There is a safety pole mounted on one end wall of the pool room 153cm above the floor.
- ♦ There is a locked door which provides access to the boiler/pump room.

**5.2. Games room**

- ♦ The Games room is reached from the concrete ramped pathway alongside the Leisure building.
- ♦ The games room door is always unlocked, and the lights operate on a movement sensor after dusk.
- ♦ The door is 80cm wide and has one step of 13cm high into the short pile carpeted games room.
- ♦ There is a standard coin operated pool table. It is 84cm high, 120cm wide and 215cm long. Two 20p coins are needed to release the pool balls. Cues are provided
- ♦ The table tennis table is 154cm wide, 274cm long and 76cm high. Table tennis bats are provided. It is free to use.
- ♦ There is 131cm wide clearance around both the pool and table tennis tables

**5.3. Laundry**

- ♦ There is a laundry room in the main Leisure building.
- ♦ There is a step into the laundry room 13cm high.
- ♦ A night-light is always left on in the passage to the laundry machines, above the wall-mounted coin-operated telephone (Calls to Emergency services are free of charge). The phone is positioned 150cm above the floor.
- ♦ The lights to the remainder of the laundry room are on a movement sensor and will automatically switch on when the laundry room is entered from dusk onwards. The lights remain on for 30 minutes once triggered.
- ♦ There are three washing machines and two tumble dryers, with control dials 110cm above the floor.
- ♦ There is also a sink that is 90cm above the floor.

## 6. Outdoor facilities - Meadow and Play Area

- ♦ The Meadow behind the cottage is reached via the gate in the rear garden of the cottage. It can also be reached from the main car parking area by crossing a sloped area of grass and through a gate
- ♦ It is a large area of grass with herbaceous beds/borders and includes the children's Play area.
- ♦ The Play area in the meadow behind the cottage is an area covered by wood chips, with 2 rope swings (40 & 49cm high) with an inside diameters of 40 & 42cm, and a course of climbing frame, stepping stones (or rather logs) and wobbly plank with chain link handrails.
- ♦ There is also a pyramid-climbing frame (made by TP Toys) and a Wendy House.
- ♦ The Wendy House has a step at the open doorway 14cm high and 61cm wide.

## 7. Contact Information

Address: Betty & John Gimson, Coombe Rise, Poughill, Bude EX23 9ER

Telephone: 01288 350000

Email: [briar@trevalgascottages.co.uk](mailto:briar@trevalgascottages.co.uk)

Website: [www.trevalgascottages.co.uk](http://www.trevalgascottages.co.uk)

Grid reference: SS229076

Local accessible taxis: Rob's Travel (0771 824141) or Jim at Triangle Taxis (07836 388564) and there are many others

## 8. Future plans – in respect of the site

- ♦ We plan to construct a separate play area for under 7s (Spring '09).
- ♦ We are also considering incorporating solar panels on Leisure Building to provide some renewable energy towards our Pool heating (Autumn '09)

***We strive to maintain a safe and functional holiday cottage,  
and make improvements where possible.***

***Any feedback to enable us to achieve this will be welcomed.  
Please write to us at Coombe Rise, Poughill, Bude EX23 9ER  
or telephone 01288 350000  
or email [briar@trevalgascottages.co.uk](mailto:briar@trevalgascottages.co.uk)***