



Access Statement for Briar Patch

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1. Introduction

Our self-catering cottage is single storey and detached. It sleeps up to six people and an infant of up to 18 months in a travel cot. We have tried to provide as much information as possible on this statement, using the guidelines provided by “Quality in Tourism” but please call if you have any queries. We look forward to welcoming you, and up to two adult dogs. Please note that the cottage is non-smoking.

2. Pre-Arrival

- We have a website with photos of the cottage: www.trevalgascottages.com.
- Bookings/enquiries can be made online, via the website, via email or telephone
- Bude town centre and its beaches are 1½ miles away.
- There is a bus-stop about 1/2 mile away in Poughill village. There is an occasional 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.
- Coaches run from Exeter and Okehampton to Bude town centre, and taxis are available to bring you to the cottage, although our location makes having a car very useful.
- We provide Wireless Internet Access free of charge during your holiday - just bring your own devices (phone, tablet pc etc.) with you.
- There are 5 RADAR toilets in Bude itself, plus 3 at nearby beaches.

3. Arrival & Car Parking Facilities

- The main entrance driveway is concrete, with stone chipping margins.
- The speed limit within the complex is 5 miles per hour
- There is a dedicated car park space 20 meters from the cottage, with additional car parking for second cars next to the Leisure Building (which houses the swimming pool).
- The car park is level, but the surface is rough stone chippings.
- N.B. It is possible to drop passengers at the base of the steps up to the cottage, and this path is smooth concrete, avoiding the rough chippings.
- The cottage is up four steps each 17-20cm high, 40 - 56cm deep and 130cm wide. There is a handrail on both sides of the steps.
- The steps and car park are illuminated at night.
- A site plan will be sent with the arrival instructions, prior to your holiday.

Briar Patch Cottage

4a Main Entrance to Cottage

- There is a single step at the front door into the cottage, 17cm high.
- The door is 83cm wide and the keyhole lock is 71cm high
- Inside the front entrance there is an open plan dining room with sitting room
- The corridor leading to the bathroom and bedrooms is 78cm wide
- In this corridor, the light grey walls contrast with white skirting and doors, and the grey vinyl “decotile” flooring.
- A smoke alarm is fitted to the hall corridor ceiling and tested each week.

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4b Dining Room & Sitting Room

- The open plan sitting room and dining room has an archway 112cm wide leading to the kitchen
- The light walls contrast with white skirting and dark wood door, , and the grey vinyl “decotile” flooring.
- The dining table is 77cm high, 75cm wide and 146cm long. There are six chairs without arms, whose seats are 48cm high, and all of which can be repositioned to suit.
- There is free space of at least 50cm x 136cm wide 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 48cm. These can be moved easily.
- There is a nest of tables that can be moved easily.
- There is a smart TV plus a DVD player, with remote controls.
- A highchair is provided suitable for infants (with insert cushion provided) and toddlers.

4c Bathroom

- The Door width is 74cm, and there is a bolt 90cm above the floor
- Bath with electric shower (with flexible hose) over.
- Bath height is 60cm, and there are integral bath rails on both sides
- Free space in bathroom is 60cm by 80cm
- Toilet seat height 47cm
- Space to right of toilet is 25cm, and 112cm to left
- Good colour contrast between grey vinyl “decotile” flooring, the walls and fittings and the dark skirting and door.
- Washbasin has a pedestal support

4d Shower Room

- There is a small hand basin and toilet in a long narrow shower room.
- There is a sliding door to a shower enclosure which is 118 cms by 75cms.
- There is a step up of 10 cms into this shower, and a grab rail at the end of the cubicle 1 meter high.
- Free space in shower room bathroom (free of doors and furniture) is 60cm by 120cm
- Door width 72cm and there is a bolt 90cm above the floor
- Toilet seat height 45cm, and 25cm space to either side
- Good colour contrast between grey vinyl “decotile” flooring, white skirting board and door, plus grey walls.

4e Kitchen

- The kitchen has a work surface set 91cm high.
- There is a four-ringed ceramic hob, set within the work surface, and a low-level oven with grilling function beneath the hob.
- There is a freestanding fridge freezer, with the freezer (68cm tall by 60cm wide) at the bottom, with 3 drawer compartments and the larder fridge (143cm tall by 60cm wide) above the freezer.
- The dishwasher set underneath the work surface.
- There is a toaster, kettle and microwave on the work surface. The microwave has push button controls.
- There is an extractor fan above the hob, with the controls on the front panel 180cm above the floor.
- The back door is 80cm wide, with a lock 90cm high, and bolts at top and bottom. There is a step up of 16cms high.
- Outside there is a step down to the concrete path into the rear garden.
- There are light tiles and walls, plus blue cupboards, white door, and grey vinyl “decotile” flooring.

4f The three bedrooms**Main Double Bedroom**

- Door width 72cm
- The Double bed is 4' 6" wide, with the top of the mattress 50cm above the floor.
- Non-feather duvets and pillows are provided.
- Sheets, duvet covers and pillowcases are poly-cotton
- Largest transfer space available to left of bed is 85cm
- Largest free space clear of doors and furniture is 72cm by 79cm
- Bedside cabinets and reading lamps are provided on each side of the bed.
- A wardrobe and small chest of drawers is also provided.
- The main light switch can be controlled by the switch 137cm high just inside the door, and by a pull cord 73cm above the bed.
- A travel cot can be provided for babies, and there is just room to put the travel cot in the main bedroom, though it does not leave much space.
- The light walls contrast with dark skirting and doors, and the grey vinyl "decotile" flooring.

Second Double Bedroom

- Door width 76cm
- The Double bed is 4' 6" wide, with the top of the mattress 62cm above the floor.
- Non-feather duvets and pillows provided.
- Sheets, duvet covers and pillowcases are poly-cotton
- Largest transfer space available at the foot of the bed is 84cm by 100cm
- 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 138cm high just inside the door.
- The top of the chest of drawers is 97cm. There is a double socket 111cm high, and the mirror is 115cm above the floor, and is 50cm by 74cm.
- The light walls contrast with dark skirting and doors, and the grey vinyl "decotile" flooring.

Twin Bedroom

- Door width 70cm
- Two single beds of 3' wide, with the top of the mattress 52cm above the floor.
- A children's bed-guard is provided if required.
- Non-feather duvets and pillows provided.
- Sheets, duvet covers and pillowcases are poly-cotton
- The space between the beds is 80cm
- Largest free space clear of doors and furniture is 117cm by 200cm
- A chest of draws with reading lamp is provided between the beds.
- There is a wardrobe provided.
- A travel cot is supplied (but not cot linen) which is suitable for babies up to 18 months old.
- The light walls contrast with dark skirting and doors, and the grey vinyl "decotile" flooring.

4g Private Garden

- There is a level stone terrace at the front of the cottage with a bench (moveable) that has arms and a back. The seat is 41cm above the ground.
- There are several large tubs filled with plants around the edge of the terrace.
- There is a wooden slatted gates at the side of the cottage (104cm high and 120cm wide) to close off the rear gardens for toddlers.
- The garden has two levels - the lower lawned area can be reached from the concrete path at the rear of the house without steps.
- The upper lawned area has many flower borders and is accessed by 3 concrete steps 16 – 20cm high by 111cm wide by 38cm deep.
- The upper part of the garden is slightly sloped up to the rear gate which is 109cm wide and leads to the large play meadow, with more perennial flower borders and over to the children's' play area.
- There is a garden table and six chairs which can be moved around the garden as desired.

Onsite Facilities in the Leisure Building

5 The Indoor Heated Pool

- The Leisure Building is one cottage away from Briar Patch, (approx. 30 metres) and is reached across the stone chipping and concrete car park, then up a concrete ramp along the side of the leisure building with side handrail on the outer side of the path.

5a Main Entrance Area:

- The indoor heated swimming pool is situated in the main Leisure Building.
- The main entrance can be reached by a concrete ramp, with handrail on the outer side of the path.
- The main entrance door is 78cm wide with a step 10cm high. The door is locked from the outside, and a Yale key is provided to unlock this. The keyhole is 107cm above the base of the door. It is weighted to close automatically.
- Children less than 15 years of age can only be admitted to the pool area with an adult to supervise them.
- The entrance hall is 186cm wide, 380cm long and has a door 80cm wide to the main corridor and has a tiling flooring.
- The main corridor (95cm wide) has male and female changing areas, both with double a shower cubicle, and entrance to pool off this. There are pale walls, and pale tiling on the floor.
- There is a red emergency telephone mounted on the wall 1.5m high. It can only connect you to the emergency services.

5b Ladies' Changing Area:

- The door to the ladies changing room is 80cm wide and the changing area has slatted wooden bench which is 46cms high.
- There is pull-down baby changing unit which is 79 cms high when pulled down horizontal.
- There is a set of wall-mounted open shelving units for clothing to be left (so avoid cluttering up the bench), although any valuables should be left into the cottage, or taken into the pool room with you.
- There is an 80 cms wide doorway to the toilet.
- There are two showers in a large shower cubicle (173cms by 175cms) each operated by a push button at adult waist height. There is no step into the shower, and the door is 80 cms wide.
- There is a wall mounted washbasin (87cms high) with the space under neath it free of obstructions, such as pipes
- Toilet seat height is 40cm, and there is 25cm of space between the toilet and both walls.
- There are pale walls and a pale-coloured suite, and a pale tiled floor

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5c Men's Changing Area:

- The door to the men's changing room is 80cm wide and the changing area has slatted wooden bench which is 46cms high.
- There is pull-down baby changing unit which is 79 cms high when pulled down horizontal.
- There is a set of wall-mounted open shelving units for clothing to be left (so avoid cluttering up the bench), although any valuables should be left into the cottage, or taken into the pool room with you.
- There is an 80 cms wide doorway to the toilet.
- There are two showers in a large shower cubicle (215cms by 164cms) each operated by a push button at adult waist height. There is no step into the shower, and the door is 80 cms wide.
- There is a wall mounted washbasin (87cms high) with the space underneath it free of obstructions, such as pipes
- Toilet seat height is 40cm, and there is 25cm of space between the toilet and both walls.
- There are pale walls and a pale-coloured suite, and a pale tiled floor
- 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. There is a doorway (76cm wide) to the men's 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 washbasin is free of obstructions, such as pipes

5d Pool Room:

- The door to the pool is 80cm 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.

6 The 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. This is free to use. There is 131cm wide clearance around both the pool and table-tennis tables.

7 The Laundry Room

- There is a laundry room in the main Leisure building.
- There is a step into the laundry room of 13cm high.
- A night-light is always left on in this room, by the wall-mounted coin-operated telephone, (though calls to the 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, and there is also a sink that is 90cm above the floor.
- You will need to use the key provided in the cottage to unlock the door overnight. Please lock it again when you leave the laundry room.

8. Outdoor Facilities - The Meadow and Play Area

- The meadow behind the cottage is reached through the garden gate and is a large area of grass with herbaceous borders along the boundary of the cottage garden. There is a play area on the far side.
- Part of the play area is covered by wood chips. In this area there are
 - 2 swings, one with a toddler's seat and the other with a normal "bar" child's seat.
 - A tyre swing, which is attached at top and bottom by a chain to prevent it swinging wildly.
 - A climbing frame
- On grassed areas there are
 - A playhouse, with a step into it of 14cm high and 61cm wide.
 - A crawl-through tractor
 - Two springy ride-on animals.
- There is a further area with rubberized matting concealed under the turf. On this is
 - A stainless-steel slide, with steps and a handrail

9. Contact Information

- Address: Katherine Copley, 35 Highworth Avenue, Cambridge, CB4 2BQ
- Telephone: 01223 367 314
- Email: Briar@trevalgascottages.com
- Website: www.trevalgascottages.com
- Grid reference: SS229076
- Local taxi numbers: Trev's Taxi 07799 663 217 or Bayside Taxis 07769 313 654

10. Future Plans

- As each storage heater comes to the end of its life, we plan to replace each with a modern panel heater, which are easier to control. (The first one has just been replaced in the main double bedroom).

We welcome your feedback to help us continuously improve -
if you have any comments, please phone 01223 367 314 or email Briar@trevalgascottages.com