

Access Statement for Birchcroft – 2018



Introduction

Our self-catering chalet bungalow was built in 1968 by my father and remains our family home. It is a NO SMOKING and NO PETS property. A nature lover's secret hideaway, Birchcroft nestles at the end of a winding lane, surrounded by rhododendron bushes in over an acre of land and enjoys walks into the local woodland. This beautiful chalet bungalow offers accessible accommodation with ground floor bedrooms and bathrooms and is large enough for two families. All rooms are of a good size with a particularly large lounge. Step onto the ample terrace and enjoy breath taking views of the local landscape, with Longham lakes in the distance. Wild life including deer, foxes, rabbits, and many species of birds are often seen in the garden. For the children there is a large rear garden laid to lawn but boundaries are unsecured and lead directly into 19 acres of woodland with lovely walks. A summerhouse in the front garden, one step access, doubles as a playhouse for children.

Pre-Arrival

- We are listed on:-
- Home Away <https://www.homeaway.co.uk/p411087>
- AirB&B
<https://www.airbnb.co.uk/rooms/12417870?guests=8&adults=8&children=0&infants=0&s=IEeT8Uul>
- Owner's Direct <http://www.ownersdirect.co.uk/england/e2066.htm>
- Holiday Lettings/Trip Advisor
<http://www.holidaylettings.co.uk/rentals/ferndown/131489>
- OpenBritain <http://www.openbritain.net/openbritain/property-details/selfcatering/30087>

- Our own website for Birchcroft at HolidayInDorset: www.birchcroft-hideaway.co.uk
- Accomable.com <https://www.accomable.com/posts/11860m>
- Accessatlast.com <http://www.accessatlast.com>
- All bookings are done either on our website as above or via email to holidayindorset@btinternet.com
- There are many photographs of Birchcroft on these sites.
- The nearest train station is Bournemouth Central and is approximately 6 miles away. There are accessible taxis at the station but no convenient bus services. [nearest bus stop is 1 ½ miles away]
- We can offer the loan of wheelchair, bed risers, wheeled shower stool, commode, folding walker, etc – please contact us [tel:01202-766774 or 07889090773] for details. A full size cot, highchair and stair gate are available.
- We can arrange for shopping to be delivered from the nearest Tesco store prior to your arrival. Please contact us via email [holidayindorset@btinternet.com] to advise of your requirements. However you can shop on line yourself at www.tesco.com and quote the property address and state “leave in porch at front door”. Please do not leave shopping overnight as the animals will eat it!

Arrival & Car Parking Facilities

- You can drive right up to the front door for unloading luggage and passengers.
- There is ample parking for up to 4 cars on the drive and to the right of the bungalow – maximum distance 5 metres.
- The entrance to the open porch is via a concrete ramp suitable for wheelchairs as well as up 2 small steps. The front door allows an entrance of width 78cm with a slight left turn in front of the staircase. The door is hinged on the right.
- The entrance via the conservatory has a step of 14cm high, 150cm wide, 48cm deep, sill height 18cm and followed by the backdoor [77cm wide] which has a step of 12 cm high, 110cm wide, 30cm deep, sill height 7cm and goes directly into the kitchen, where it is a level walk to the rest of the ground floor of the premises.
- There are grab handles either side of the backdoor.

- The entry via the front door and the conservatory is from a level tarmac driveway.

Main Entrance & Reception

- The entrance via the front door has a concrete slope [114cm wide and 580cm long] with turning area in front of door. Front door allows a 78 cm wide entry [cill height 5cm] with a slight left turn in front of the staircase. The door is hinged on the right.
- The front door opens onto a hall [330cm by 163cm] with lounge, kitchen/dining room and wet-room off to the left. On the right is a corridor 82cm wide that leads to 2 downstairs bedrooms [one with en-suite] and bathroom. Each door on the ground floor is 72cm wide [minimum], excluding en-suite that is 64cm wide. [See Bedrooms page 7]
- There is a weatherboard over the full width of the front door that is 5cm high.
- Entrance via Conservatory and Backdoor is via two steps. [see section “Arrival & Car Parking Facilities”]



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Public Areas – General [Internal]

- Corridor to downstairs bedrooms is 82cm wide
- Décor is all neutral colours throughout with a mixture of new and antique furniture.
- Books and maps of local interest and jigsaw puzzles are available in the lounge area.
- Floors are wood block or tile with rugs [fixed] and fully carpeted in bedrooms
- The property has a friendly, family feeling.

- The staircase to the First Floor is a paddle staircase and is not suitable for elderly or disabled persons.
- There is a large hall cupboard for coats that incorporates an airing cupboard with iron, ironing board, vacuum, etc.
- All doorways downstairs have contrast strips to assist the visually impaired.
- In the hall to the right of the clock, hangs a personal alarm for guests to wear around their necks. Pressing the button sounds an alarm in the hall from anywhere on the ground floor.
- Wireless Broadband is available throughout the property and no charge is made for this service.

Public Areas – WC

- Wet room on ground floor has toilet, electric shower, wash-hand basin [with lever taps] and large clothes drying rack. It has handrails to both sides of the WC and to the right of the washbasin. The shower has a vertical grab rail.
- We provide a shower stool with back or wheeled shower chair to enable easier access to wetroom for those in a wheelchair. [*Please ask for this chair when booking.*]
- There is a full length mirror.
- Door width is 70cm
- There is a mirror and shelf at seated height for wheelchair users over the sink [97cm high].

Dining Room & Lounge

Dining Room

- The dining room is open plan to the kitchen and has a set of double doors to the lounge [maximum width 160cm] with a door to the corridor [74cm wide]
- Table – very heavy solid oak – has legs on each corner, 63cm floor to lowest point of table [under space], is 220cm long, 90cm wide and 75cm high.
- Free space between table and door wall is 97cm and table and wall is 87cm and 45cm at window end. The other end leads to kitchen.
- Chairs [all moveable] – 8 chairs with padded seats that have no arms. There is an additional chair with arms stored to the side of

the table that can be used at the dining table to assist the elderly or disabled.

- There is a large free space at the kitchen end of the table that is 120cm x 200cm.
- Flooring is ceramic tiles.
- Window looks out onto the beautiful views of the local landscape
- Sideboard with 2 drawers. Table mats, table cloth and second set of cutlery is stored in it.
- On the wall is a hanging unit with local brochures of activities, National Trust properties and Gardens in the area. Some brochures have vouchers and there is a site map on the wall as well.
- There is a bookcase with books of local interest and leaflets of current places to visit.

Lounge

- Accessed through the doubles doors from the dining room [width 135cm] and the hall door [74cm]
- Flooring is ceramic tiles with a large Indian rug
- Furniture is 2 x 3 seater leather sofa and 1 x 2 seater leather sofa [not easily moveable] with non-feather scatter cushions.
- There is an electric armchair that has a reclining as well as an assisted stand-up facility. Seat area - W.53cm D.50cm and seat H.50cm
- Solid Oak coffee table in centre is moveable, with assistance.
- Also small table by electric chair and one in opposite corner with lamp.
- French single door to patio [82cm wide with one step (19cm high, 121cm wide and 46cm deep) down and threshold (19cm high, 34cm wide)] [not suitable for a wheelchair]
- The patio door locks with a key and has lever locks top and bottom of door.
- Digital 32" TV provided with remote – also DVD and Audio system
- Open fire is a Baxi under floor draft type and starter wood is stored in the green rectangular garden storage chest. [Coal and logs can be ordered – call 07889090773 for details]



Conservatory

- Accessed through the kitchen and backdoor [width 77cm] weather board [height 7cm] and down a step [height of step is 12cm]
- Seats 4 people on a 2 seater sofa and 2 single armchairs.
- Has fan for summer cooling and heater for winter heating
- Vinyl flooring
- Floor to ceiling windows
- Double opening doors [maximum width 135cm] to front garden down one step [height of step is 14cm]
- There is a folding airier stored in the conservatory.
- Ideal spot to sit and watch the wild life, including many birds, squirrels and occasional deer.

Laundry

- There is no separate laundry room but there is a washer/drier in the kitchen [front loading].
- There is a large drying rack that can be folded down on the wall in the wet-room.
- There is a retractable clothesline outside, behind the conservatory.

Shop

- Not available but a list of local produce providers is available – call 07889-090773

Leisure Facilities

- There is a pleasant short walk [walking shoes required] through the woods at the end of the garden that leads into a large public area [Poor Common] in which there are many walks. This is not at present suitable for a wheelchair.
- There is a golf club [Dudsbury Golf Club] opposite the entrance to the lane – easy walking distance but down a small hill on tarmac surface – approximately 1/3 mile.
- Dry ski slope, river fishing, horse riding, adventure park, National Trust properties and golden beaches are only a short drive away.

Outdoor facilities

- Access to large lawned area [slightly sloping] via the right [one step on uneven paving] and left [grass slope] sides of the bungalow.
- In front of the bungalow are large lawned areas [flat] with trees and a summerhouse that contains loungers, cushions and children's play furniture.
- In the turning circle garden there is a bench seat [access via paving slabs and one wooden platform – not suitable for wheel chairs]
- The large terrace with access from the lounge has spectacular views over the local countryside and Dorset Lakes. It has a dining table for 8 and reclining chairs. Disables access out of the front door and then via a level path to the left of the conservatory and through a wrought iron gate.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment.

- Not available

Bedrooms

Room combinations: Ground floor – 1 twin room with en suite, 1 king size room. First Floor – 1 twin room and 1 double room

General:

- Non feather duvets and pillows in each room
- Feather pillows available for use stored in wardrobes
- Sheets, duvets covers and pillowcases are poly-cotton
- TVs provided in each room with remote controls
- Fully fitted carpets in all bedrooms

Ground Floor:

- Corridor width is 82cm
- Door widths are 74cm

Kingsize room: [disabilities bedroom]

- Kingsize bed is 55" [140cm] with wooden surround [10cm wide]
- Largest transfer width on far side is 51cm
- Largest transfer width on near side is 135cm.
- Bed heights 58cm floor to top of mattress.
- Bed is not easily moved. Please ask owner to move if required.
- Dressing table, armchair and blanket box can be moved to one side – then largest available space is 328cm by 120cm.
- Door width minimum is 78cm for this room
- Flashing and audible smoke alarm



Twin room:

- Each twin bed is 3ft wide
- En suite shower room – door width is 64cm
- Left hand twin bed electrically tilts head and feet areas to assist in sitting and getting up, blood circulation, etc.
- Largest available width to side of left bed is 56cm
- Largest available width to side of right bed is 35cm
- Largest available width between beds is 38cm
- Armchair to left of first bed.
- Largest available space is 250cm x 130cm.