

# Access Statement for Orchard Barn

## Introduction

Orchard Barn is a: detached, stone, self catering, converted, traditional farm barn accommodating a maximum of 6 people, suitable for a person with restricted walking ability. There are three bedrooms and three bathrooms. All on one level are: twin bedrooms, family bathroom next to twin room with bath and shower over, kitchen/dining and sitting/tv area.

Car Parking: There is level access from a dedicated disabled parking area adjacent to the property to the front of Orchard Barn.

We have tried to provide as much information as possible in this Access Statement and there is a floor plan of Orchard Barn on this website. However, you require more details, or your requirements are more, please do call.

We look forward to meeting you.

## Pre-Arrival

- We have our own website, [www.forestbarnholidays.co.uk](http://www.forestbarnholidays.co.uk) but are also listed on [www.premiercottages.co.uk](http://www.premiercottages.co.uk)
- Bookings/enquiries can be made by post/phone/fax or email.
- Telephone: 01594 827311
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- Email: [info@forestbarnholidays.co.uk](mailto:info@forestbarnholidays.co.uk)
- Hours of operation: 8.30 – 21.00 every day
- Local owners – contact Lynda or Geoff on 01594 827311
- The nearest bus stop is in the village of Littledean, one mile away.
- The nearest train station is in Lydney, eight miles away
- Cinderford Dial-a-Ride offers accessible transport locally and their office is open 9.00 to 4.30 weekdays
- There are several Gloucester taxi companies that offer accessible taxis, but we suggest you make a reservation with them.
- We accept shopping deliveries from all the main supermarkets. Please let us know your slot time and we will look for the delivery.

## **Arrival & Car Parking Facilities**

- We can agree an arrival procedure with a definite arrival time. We can look out for you from 4.00 pm. If you may be late then please telephone so that we can be on hand for your arrival to assist.
- All guests are welcomed personally and given a familiarisation tour.
- Parking for up to two cars is adjacent to Orchard Barn and level or parking is in the dedicated disability parking space.
- The path from the dedicated disable parking position is of pavers and is level.
- The general parking area is tarmac, and the front terrace is flagstones and are quite even. Vehicles are able to park and there is ample access for doors/ramps to be open onto a hard standing.
- The front terrace opens directly into a hallway with no steps and a lip of 5cm (2").

## **Main Entrance**

- The main entrance door is 83cm wide and hinged on the left.
- There is a 5cm (2") threshold.
- Immediate right turn into the main living area

## **Open Plan Kitchen / Dining / Sitting Room**

- Hearing Loop for those with a T position on their hearing aid.
- Flooring is travertine stone tile which has not been wax polished.
- The under-floor heating over travertine stone combination provides a lovely warm ambiance and warm to the touch.
- Decor is generally neutral with soft furnishing colour giving the interest.
- Seating is with settee and an easy chair which has arms.
- Lighting is by high level up-lighters in the living area
- Lighting in the kitchen/diner which are quite bright are by recessed downlighters.
- There is a table lamp and a personal activity/reading directional light by the single armchair.
- The rectangular wood dining table height is 80cm high with clear space of 66cm (26") between floor and start of table. The clear spaced between the tables legs is 145cm (57").
- There is free space to access the living/dining/kitchen area over a

smooth stone-tiled floor.

- Dog bowls, poop bags and wipes are provided, as is an external dog-wash spray.

### **Kitchen**

- Worktop height is 90cm (35.5") and is black granite style.
- Oven door is drop down, height of lowest shelf is 47cm (16") from the floor and can be accessed from the side.
- Sink is 90 cm high with no clear height under space.
- Hob is 93 cm high.
- Flooring is travertine stone flooring as rest of building.
- The kitchen is evenly lit and benefits from under wall cabinet lighting.
- Good contrast between floor, cupboards and other surfaces.
- Fridge is under counter and can be accessed from the side.
- Freezer is under counter and can be accessed from the side.
- Dining table is solid oak with brown leather chairs all moveable.

### **Bedrooms – Twin Room**

- Ground-floor twin bedroom accessed from the main entrance hallway.
- Doorway opening is 81cm (32").
- Two 3' wide twin beds are 69cm (27") high.
- The beds are moveable if more space is required
- There is a wardrobe with hanging rail at 173cm.
- Short pile carpet flooring
- Each bed has a bedside cabinet with two drawers in each.
- Each cabinet has a touch light on each.
- A dressing table with hairdryer on top with wall mounted mirror.

### **General**

- Non Feather duvets and pillows can be provided each room.
- Sheets, duvet covers and pillow cases are all poly-cotton or cotton.

### **Bathroom - Bath with Shower over & WC – next to twin room**

- The ground-floor bathroom is accessed off the lobby next to the twin bedroom.
- There is a large space unobstructed clear of door swing.
- Manual Bell to operate as an emergency alarm call.
- Bath with edge is 54cm (21") high & bath stool available. The bath edge is not suitable for a bath board.
- Shower controls are of a cross head type, lever attachments can be supplied upon request.
- Shower stool can be provided on request.
- The low level WC has a seat height of 40cm – seat riser available on request.
- Flush is a push button on the top of the cistern.
- Swing top bin.
- Paper holder wall mounted within easy reach.
- To the right of the WC is a wash basin.
- Wash basin is a standard type with pedestal below.
- Basin taps are quarter turn with cross head tops. Lever attachments can be provided upon request.
- Illuminated mirror over the wash basin.
- Heated towel rail for towels.

Please note that suction rails can be applied to suit the guest on arrival.

### **Laundry**

- There is a laundry room on site where items can be washed on your behalf. Please use the white laundry bag in the wardrobe. Place the laundry bag by the door in view of front door and housekeeper will collect and return in 24 hours.

### **Outdoor Facilities**

- An outside patio area is accessed by the rear french doors over a 13cm threshold, portable ramp available.
- The patio area is level flagstones but there is also some deep gravel nearby. The patio is large enough to move around and barbecue without using the gravel area.

### **Grounds and Gardens**

- A private enclosed grassed lawn area is accessed by wooden steps.

### **Additional Information**

- Information folder is produced in size 14 Arial font and can be increased on request.
- Fibre enabled Wireless internet connection
- Manual Bell to operate as an emergency alarm call is available.
- Light switches and power points are at standard heights.
- Some assistance aids are supplied for guests who suffer from dexterity problems e.g. arthritis. We provide large cutlery, plug attachments (to aid use of plugs).

### **Contact Information**

Address: Orchard Barn  
Sutton Baynham Farm  
Sutton Road  
Littledean  
Glos  
GL14 2TU

Telephone: 01594 827311

Email: [info@forestbarnholidays.co.uk](mailto:info@forestbarnholidays.co.uk)

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

Hours of operation: 8.30 – 21.00 every day

Local owners – contact Lynda or Geoff on 01594 827311  
Local equipment hire companies:

Local public transport numbers:

Local accessible taxi numbers:

### **Future Plans**

**We welcome your feedback to help us continuously improve our service. If you have any comments please phone 01594827311 or email [info@forestbarnholidays.co.uk](mailto:info@forestbarnholidays.co.uk)**