

## **Access Statement For 'New Inn Works' - New Inn Yard Holiday Apartments**

### **Introduction**

Self catering apartment 'New Inn Works' is located on the ground floor of New Inn House, a former Victorian Sunday school which later became a factory for the production of woollen blankets. New Inn Works occupies a part of the ground floor where the machinists pieced blankets. The apartment is located in the town centre Conservation Area.

The apartment is part of a development of seven, collectively known as New Inn Yard Holiday Apartments. The 'New Inn House' apartments are located across a paved courtyard (yard 94) from the Warehouse apartments. The yard is in the centre of Kendal and accessed 30m down a narrow cobbled street of stone setts (partly served with stone paving) adjoining 'Highgate', one of the main streets in Kendal and 50m south of the Town Hall. Bus routes pass the Yard, within 30m of the apartments, and the town

taxi ranks are only 50m to the north. Kendal railway station is about 10-15 minutes walk to the north, and the mainline station at Oxenholme is about 35 minutes walk to the south. By virtue of its town centre location all retail, commercial and civic facilities are immediately available to guests. We have tried to provide as much information as possible in this statement, if you have any queries please do contact us. We look forward to welcoming you.

### **Pre-Arrival**

- We have a basic website.
- Bookings / enquiries can be made via email or phone.
- The nearest bus stop is situated next to the Shakespeare Inn which is located 20m north of the top of the cobbled street serving Yard 94 and adjoining Highgate. Buses from this bus stop leave for Windermere, Ambleside, Grasmere and Keswick (operated by Stagecoach) or local bus 41/41A which serves the hospital and Oxenholme mainline railway station is situated by Kendal town hall, 50m to the north.

- The nearest train station is Kendal branch line train station, which is half a mile from Kendal town centre and links 'Oxenholme-The Lake District' station on the west coast main line with Kendal and Windermere. The no. 43 bus travels to Kendal station. The no. 41/41A bus travels to 'Oxenholme-The Lake District', main line station which is situated two miles from Kendal town centre. Journey times from London Euston - 3hrs 57 mins direct train, 1hr10mins direct from Manchester Piccadilly, 2hrs10mins direct from Birmingham New Street. Journey time from Oxenholme to Kendal town centre - 10 mins.
- We are 15 minutes from M6 Junction 36 (Kendal South)

### **Arrival & Car Parking Facilities**

- There is signage from Highgate.
- There is one car parking space allocated to each apartment with the exception of the Loft apartment. The car park is signed. All apartments have ready access to the local transport network.
- There are four car park spaces in the

courtyard located 3m from the entrance of New Inn Works apartment. Two further car park spaces are provided in the double garage opposite and adjacent to Warehouse apartments, accessed by remote.

- The car park is a slightly uneven stone flag surface, caution should be exercised when wet as the flags can become slippery.
- There is no street parking.

### **Main Entrance & Reception**

- The entrance is clearly signed from the car park.
- The reception is 5m from the car park.
- The double door is 150cm wide.
- Inside the reception entrance is an area with visitor information, the reception is manned during check-in and check-out, at other times a key can be provided for guests to access this area.
- The fire alarm panel which services New Inn House is located here.
- **Apartment Entrance:**
- There is a riser 4cm high.
- The door is 83cm wide, inwards opening to a hallway with 4 doors leading to: open-plan

kitchen/dining/lounge area and galleried twin bedroom, double bedroom with en-suite, shower room and further twin bedroom.

- The Key hole is 80cm high.
- The apartment corridor is 172cm wide x 400cm long.
- Carpeted with short pile carpet and fitted with ribbed entrance matting.

### **Public Areas - General (Internal)**

- Apartment - General (Internal)
- Decoration and carpeting are contrasting (light walls and light brown carpet)
- The apartment is carpeted with short pile carpet in corridor, dining, lounge and bedroom areas. There is contrast laminate flooring in kitchen and bathroom areas.
- Ionisation smoke alarm and carbon monoxide detector fitted in the open plan lounge/diner/kitchen and galleried bedroom area.
- There is a dry powder extinguisher and fire blanket located in the kitchen.
- A break glass 'call point' and fire alarm sounder are located in the hallway.

### **Public Areas - WC**

- Not available

### **Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe**

- Not available on site however Kendal bars/restaurants 30m.

### **Laundry**

- A washer-dryer machine located in the kitchen also:
- Shared laundry facilities are provided in the double garage. There is a washing machine, tumble drier and ailer. The garage is opposite the entrance to New inn Works. The garage door is operated by remote.

### **Shop**

- Not available on site. There is a newsagent 30m and 'Booths' supermarket a 5 min walk from apartment

### **Treatment room/s**

- Not available on site.

### **Leisure Facilities**

- Not available on site however day membership passes can be arranged at a local leisure club which is a 10 min walk from the apartments

### **Outdoor Facilities**

- Not available on site.

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not available on site.

### **Bedrooms**

- **Double Bedroom:**
- Door width – 77cm.
- Double bed provided.
- Bed height 59cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are

polycotton.

- Radio alarm provided.
- Largest transfer space available to each side of the bed is 90cm.
- The bed is movable if more space is required to one side.
- Largest free space clear of doors and furniture is cm 150 x 84cm.
- **Twin Bedroom:**
- Door width – 88cm.
- Two single beds provided.
- Bed heights 51cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are polycotton.
- Radio alarm provided.
- Largest transfer space available to each side of the bed is 60cm.
- The beds are movable if more space is required to one side.
- Largest free space clear of doors and furniture is cm 150 x 84cm.
- **Galleried Twin Bedroom:**
- No door accessed from an open carpeted staircase from open-plan living area. The staircase is at a 60° angle has hand rails either side. There are 12 treads 24cm depth.

- Restricted headroom (h.153cm)
- Two single beds provided.
- Bed heights 47cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are polycotton.
- Radio alarm provided.
- Largest transfer space available to each side of the bed is 165cm.
- The beds are movable if more space is required to one side.
- Largest free space clear of doors and furniture is cm 515 x 280cm.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- **Shower room:**
- Door width 77cm.
- Non-slip shower tray height is 33 cm.
- Free space in bathroom (free of doors and furniture) is 120cm by 95cm.
- Toilet seat height 44cm.
- Space to left of toilet is 56cm, no available space to the right.
- Flooring is laminate.
- Good colour contrast between floor, walls

and furniture

- Release mechanism on outside of locked door.
- Space under washbasin is free (no pipes or vanity unit)

### **• En-suite Shower room:**

- Door width 77cm.
- Non-slip shower tray height is 33 cm.
- Free space in bathroom (free of doors and furniture) is 125cm by 76cm
- Toilet seat height 45cm
- Space to left of toilet is 56cm, no available space to the right.
- Flooring is laminate
- Good colour contrast between floor, walls and furniture
- Release mechanism on outside of locked door
- Space under washbasin is free (no pipes or vanity unit)

### **Self-Catering Kitchen**

- **Kitchen-Dining Area and Lounge:**
- **Kitchen** open plan with Dining room and living area, door from corridor 88cm.

- Worktop height 88cm.
- Oven door is drop down, height of lowest shelf 37cm, can be accessed from the side.
- Sink is 88cm high with cupboards underneath.
- Hob is 88cm high and gas.
- Flooring is laminate (and short-pile carpet in dining/lounge area)
- At least 57cm x 57cm free space between all furniture and worktops.
- Evenly lit kitchen with spotlights above work surfaces where required.
- Good contrast between floor, cupboards and other surfaces.
- A shared Freezer and laundry facilities are located in the adjacent utility room located in the garage.
- A washer-drier machine in kitchen.
- Larder fridge highest shelf 70cm, lowest shelf 27cm.
- **Dining and Lounge Room:**
- The dining and lounge room is open plan with the kitchen.
- Rectangular Table (moveable side to side) legs on each corner 152cm long 75cm wide and 73cm high.
- Free space between table and walls is at

- least 57cm either side and top/bottom.
- Chairs (moveable) 6 wooden chairs with padded seats and no arms.
- Flooring is carpeted
- Large 3, 2 seater leather sofas armed and one leather armchair non feather.
- Teletext TV provided with remote control (also available are DVD, stereo with CD, radio and tape)

### **Caravans, Holiday Homes & Twin Units**

- Not available.

### **Touring Facilities (Holiday Parks)**

- Not available.

### **Boats - Narrow Boat, Cruiser & Hotel Boat**

- Not available.

### **Attractions (Displays, exhibits, rides etc.)**

- Not available.

### **Grounds and Gardens**

- The Courtyard parking and seating are shared with other guests.

### **Additional Information**

- Information folder is produced in size 15 font.
- Mobile phone reception.
- Free wireless broadband available.
- Evacuation of apartments is lead by the site manager and emergency services, please inform on arrival of individual requirements in case of evacuation. There is an assembly point in the courtyard. Please let the site manager know if you are unlikely to hear the fire alarm.
- The flat is no smoking.
- Unfortunately we can not accommodate pets.

### **Contact Information**

- Address: New Inn Yard Holiday Apartments, New Inn House, Yard 94, Highgate, Kendal,
- Telephone: 01539 721275.
- Email: [info@new-innhouse.co.uk](mailto:info@new-innhouse.co.uk)

- Website: [www.kendalsselfcatering.co.uk](http://www.kendalsselfcatering.co.uk)
- Hours of operation: Bookings/ 9.00am-7.00pm all week. Guests: 24hr (telephone contact)
- Emergency number: 01539 721275
- Local carers: Beamsmoor: t. 01539 736353
- Local equipment hire companies:  
Shopmobility:  
t.01539740933/Kendal\_shopmo@hotmail.com
- Local public transport numbers: 0871 200 22 33.
- Local accessible taxi numbers: Theo's taxis 07747055674, [info@theostaxis.co.uk](mailto:info@theostaxis.co.uk), G&ATaxis 07979 221228.

### **Future Plans**

- We are redesigning our website.
- We are working towards a DDA access audit.
- The Access Statement will assist in our application to Visit Britain for accreditation, Autumn 2008 which we are working towards.

**We welcome your feedback to help us continuously improve if you have any**

**comments please phone 01539 721275 or  
email [info@new-innhouse.co.uk](mailto:info@new-innhouse.co.uk)**

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