

Access Statement For Warehouse no.4 - New Inn Yard Holiday Apartments

Introduction

Self catering apartment 'No.4 The Warehouse', is located on the ground floor of a two storey building, built in 2005 and integrated into the historic New Inn Yard on the site of the former workshops owned by J.W.Wilkinson & Co. (manufacturers of woollen horse blankets - an original sign exists on the main house across the courtyard) 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 'Warehouse' apartments are located across a paved courtyard from the main house 'New Inn House', a former Victorian church hall and situated in Yard 94. 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 5m from the front door of Warehouse no.4 apartment. Two further car park spaces are provided in the double garage which is adjacent to Warehouse no.4 apartment, 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

- The door is 84cm wide inwards opening to a corridor. Key hole 80cm high.
- The corridor is 92cm wide and leads to the lounge, open plan dining and kitchen area, bedroom and bathroom.

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 open plan kitchen/dining area.
- There is a dry powder extinguisher and fire blanket located in the kitchen.

Public Areas - WC

- Not available

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

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

Laundry

- Shared laundry facilities are provided in the double garage. There is a washing machine, tumble drier and airters. The garage is 5m from the entrance of Warehouse No.4 apartment. 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

- Twin Bedroom:
- Door width 78cm
- Twin single beds provided.
- Bed heights 61cm 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 the right of each bed is 1 metre 5cm.
- Beds are movable if more space is required to one side
- Largest free space clear of doors and furniture is 240cm by 82cm

- Fire door with fire door hinge, into small lobby with adjoining bathroom door, located off open-plan kitchen/dining room

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

- Bathroom:
- Door width 71cm
- Bath with wall mounted flexible shower over.
- Bath height is 54 cm. Integral bath rails available on both sides.
- Free space in bathroom (free of doors and furniture) is 130cm by 80cm
- Toilet seat height 37cm
- Space to right of toilet is 79cm, no available space to the left
- 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, door from corridor 70cm.
- Worktop height 91.5cm.
- Oven door is drop down, height of lowest shelf 42cm, can be accessed from the side
- Sink is 91.5cm high with cupboards underneath
- Hob is 91.5cm high and halogen
- Flooring is laminate (and short-pile carpet in dining area)
- At least 318 x 130cm 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 is located in the adjacent utility room located in the garage.
- Dining and Lounge Room
- The dining room is open plan with the kitchen.
- Square Table (moveable side to side) legs on each corner, 137cm long 90cm wide and 70cm high
- Free space between table and walls is at

least 105cm either side and 85cm/ 220cm top/bottom.

- Chairs (moveable) 4 chairs with padded leather seats and no arms.
- Flooring is short pile carpet throughout
- Door width to sitting room 78cm
- Furniture is moveable and all is non feather.
- One double sofa-bed and one easy chair provided both armed
- 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
- Website: www.kendalselfcatering.co.uk
- Hours of operation: Bookings/ 9.00 – 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, 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**

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