



Accessibility Guide: Waterside Barn

bookings@thewatersidebarn.co.uk

07710 984043 | 01335 390007

www.watersidebarn.co.uk

Contact for accessibility enquiries: Sophie Webb

Should you wish for a copy of this document in a larger font, please do not hesitate to contact us!



Welcome

At Waterside Barn we want to make everyone's stay as enjoyable as possible. We aim to accurately describe our facilities and services that we provide, so we may affirm your confidence in booking a stay at our property; knowing it is suitable for your specific requirements.

At a Glance



Bedrooms

- We have non-allergic bedding.
- Bedrooms are located on the ground floor and first floor



Hearing

- The TV has the option to provide subtitles.



Visual

- We have information in large print.



General

The accommodation is suitable for:

- **Can be suitable for those with walking difficulties**, though please know the lounge is located up one flight of stairs, as is one bedroom, and to reach the garden, you will find a small number of steps up to the furniture and hot tub.
- **Does not unfortunately accommodate wheelchairs** due to the staircases and narrow archways/ doorways.
- We understand, for those who have **Autism**, visiting a new location can be difficult. To reduce any anxiety, please know **we can offer arranged tours of the property** and picnic areas prior to your stay and **talk to us about the layout and facilities** we can offer. **Our garden proves to be an ideal, quiet space for those who do not wish for sensory overload.**
- Ensures **furniture is not obstructing walkways** for those who may be partially sighted.
- **Provides out-of-hour call outs** should guests have any queries or issues.

Getting here

Waterside Barn
Bradbourne
Ashbourne
Derbyshire
DE6 1NP

Parking

- We have a car park. There are accessible parking spaces. The parking is just a few feet from the main entrance with ample room for unloading and maneuvering. Parking is free.
- The parking space provided outside the property is suitable for up to 4 cars
- If you have additional vehicles to park, we do provide additional parking a short walk away.

Arrival

Path to main entrance

- From the carpark to the main entrance, there is no decline to worry about. The path to the front door is level and a short distance away.

Main entrance

- The main entrance is on the ground floor, side hung and manual. The width of the door is 760mm.

Getting around inside

Visual Impairment - General Information

- We have doors located on the outside of each bedroom and bathroom. All surroundings to the doors are not obstructed with furniture.

Bedrooms within the main Barn

- All bedrooms have windows
- Bedrooms have ceiling lights, bedside lamps and natural daylight
- All bedrooms are non-smoking
- We have non-allergic bedding
- Bedroom furniture is placed appropriately to avoid obstructions and improve accessibilities

Bedroom 1 – Tissington

- The route to the bedroom includes walking up a flight of steep stairs from the Kitchen. The door prior to the staircase is 740mm in width.
- There is 770 to 810mm either side of the bed. The bed is 510mm high.
- This room can be set up as a twin or king size room.
- The door into the dressing room is 730mm in width.

Ensuite

- The door into the ensuite is 650mm wide.
- The ensuite has a shower.
- There is 500mm in front of the toilet. The toilet seat is 420mm high.
- The basin is 850mm high and the taps are lever operated.



Bedroom 1 – Tissington

Bedroom 2 – Haddon

- The route to the bedroom includes walking through the kitchen door, 700mm in width, and down a hallway.
- The bedroom door is 740mm wide.
- There is 490/ 1500mm either side of the bed. The bed is 410mm high.
- The second bedroom can only be set up as a double room.

Ensuite

- The door into the ensuite is 740mm wide.
- The ensuite has a shower.
- There is 700mm in front of the toilet. The toilet seat is 420mm high.
- The basin is 830mm high and the taps are lever operated.



Second Bedroom – Haddon

Bedroom 3 – Sudbury

- The route to the bedroom is through the kitchen and down the hallway.
- The bedroom door is 740mm wide.
- The bed is 500mm high.
- The third bedroom is considered a double room only with an additional day bed with is 560mm high.
- The bathroom is separate – there is a shared bathroom next to this room.



Bedroom 3 – Sudbury

Shared Bathroom

- The door into the ensuite is 740mm wide.
- The ensuite has a shower over the bath. The bath is 630mm high
- There is 920mm in front of the toilet. The toilet seat is 440mm high.
- The basin is 970mm high and the taps are lever operated.

Bedroom 4 – Chatsworth

- The route to the bedroom involves walking up the staircase from the kitchen. The bedroom door is 740mm wide.
- There is over 1500mm either side of the bed. The bed is 550mm high.
- The fourth room is flexible (either a king or twin) with a day bed that is 550mm high.

Ensuite

- The door into the ensuite is 740mm wide.
- The ensuite has a shower over the bath. This is 640mm high.
- There is 930mm in front of the toilet. The toilet seat is 420mm high.
- The basin is 880mm high and the taps are lever operated.



Fourth Bedroom – Haven Brook

Self catering kitchen

Kitchen

- We have an open plan kitchen.
- As soon as you walk through the front door, you will enter the kitchen/ dining area.
- The work surface, hob, sink and oven are available with cupboards underneath and available at a height of 900mm
- The dining chairs we provide is not confined with arm rests so easy to sit and stand from with the chairs being at a height of 460mm and the table 770mm.



Kitchen and Dining Table

Lounge

Lounge

- From the main entrance to the lounge, there is a flight of stairs
- The lounge area is open plan with three sofas and two armchairs able to seat 10 persons. The sofas and armchairs, are 420mm to 440mm from the floor and provide a high back.
- Furniture within the lounge has been appropriately placed to avoid unnecessary obstructions accessing the sofas and seats.



Lounge

Getting around outside

Communal Grounds

- From the main entrance to the garden you will need to walk up the outdoor steps.
- Here you will find a glass dining table, an outdoor sofa, BBQ, and an optional five seater hot tub complete with steps.



Communal area

Customer care support

Emergency evacuation procedures

- The emergency evacuation procedures are all suitable for all guests.

Customer care support

- We have information in large print upon request.
- Visitor information is also available in Easy Read format.
- Guest information files within the property give details of local services and emergency procedures, including relevant numbers.
- Mobile phone reception is variable depending on your network. We suggest switching on WIFI calling and to connect to the cottage WIFI.

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