

Access Statement For Plover Cottage, Ollerbrook Cottages, Edale

Introduction

Plover Cottage is a 3 bedroomed cottage on 2 storeys. It has a ground floor and a second floor. We have provided as much information as possible, but if you have any queries please do ask, and we will be happy to help. We look forward to welcoming you here.

Pre-Arrival

- We have a website
- Bookings or enquiries can be made by email or by telephone
- Edale can be accessed by train. There is a local stopping service which connects to Sheffield and Manchester mainline stations
- The train station in Edale is approx 1 mile from the cottage, and can be reached by 2 footpaths, or the main road
- We can provide information in large print on request
- We can provide transport from Edale train station by request and if pre-arranged well in advance

Arrival & Car Parking Facilities

- Ollerbrook is a hamlet 1/4 mile from the main Edale - Hope Road
- The lane is a single tarmaced lane, and in good condition
- There is an entrance on the right from the lane leading to the car park.
- There is a sign for Ollerbrook Cottages near the left hand side of the gate, and this is hanging on the wall, slightly set away from the pillar
- There is a car park at the front of the property for up to 5 cars
- The surface of the car park is level and gravelled
- A small gate leads from the car park to the cottage garden. This gate is left-hinged, opens out, and is 115 cm wide
- There are solar lights, which work depending on the amount of sunlight
- There is no street lighting

Main Entrance & Reception

- The door to the cottage is 75cm wide. It opens inwards and is right-hinged. The key hole is 91cm from the ground. There are 2 steps, the first is 9cm high, and has a tread of 56cm. The second is 15cm high, has a tread of 25cm and leads into the cottage.
- The owners live on site. There is a connecting gate leading through to their garden, and a gravel path. This is right-hinged, opens outwards and is 84cm wide.
- There are 2 steps to their door, which are both 20cm deep. The first has a tread of 44cm, the second of 60cm

Public Areas - General (Internal)

- Inside the cottage there is a staircase which has 4 steps to a landing (no rail here). It turns left and has 8 further steps, where there is a rail. The average height of the steps is 19cm, and the average tread is 22cm. The rail is on the left and approximately 81cm high
- The landing area at the smallest point is 78cm x 168cm

Public Areas - WC

- Not Available

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

- The kitchen/dining room is accessed directly through the main door
 - The room is approximately 345cm x 573cm
 - The floor is laminate wood-effect
 - There is an island work surface; access around it is at least 80cm at the narrowest point
 - There is a dining table with 6 chairs; access around it is at least 60cm in width
 - The light switches are between 126cm and 130cm from the floor
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- A latched door 63cm wide leads into the sitting room.
 - The narrowest access width in the room is 110cm
 - There are two 2-seater sofas with arms, 1 arm chair
 - There is a TV and DVD player, with remote controls
 - There is a CD/radio with remote controls

- The sockets are at a low level
- The light switches are between 140cm from the floor.
- There are 2 lamps and a standard lamp
- There is an open fire, with log basket

Laundry

- There is a small laundry room situated next to the cottage garden
- There is a metal gate 87cm wide leading from the cottage garden through to the woodland garden and the laundry room
- The gate is right-hinged and opens inwards
- The path to the laundry is 96cm wide at its narrowest point
- The door to the laundry is 70cm wide
- There is a small step 4cm high
- The door opens out and is hinged on the right
- There is a bolt on the door 153cm from the ground
- The light switch is 121cm from the floor
- There is a washing machine and stacked on top there is a tumble dryer. The doors are hinged on the left

Shop

- Not Available

Leisure Facilities

- Not Available

Outdoor Facilities

- Cottage garden with grassed area and several flower borders - see section on grounds
- Woodland garden with uneven and wood-chipped surface. This is accessed through the same gate as the laundry. This gate is 87cm wide, opens outwards and is hinged to the right. The step to the woodland area is 12cm high. The ground is uneven and wood-chipped. There is access to the car park through woodland area, which is over a rustic style and 4 stone steps. The width of this style is 60cm and the height is 126cm
- Laundry - see section on laundry

- Field. This is accessed via large 5 bar gate into the field. It opens into the field, and is left-hinged. The field is used for livestock and is therefore uneven in surface

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Available

Bedrooms

- The main bedroom has a latched door which is 70cm wide, left-hinged and opens inwards
- To the left of the bed there is 90cm clear space, to the right 60cm.
- The switch is 128cm from the floor
- The sockets are all at low level
- The mattress is a firm mattress

- The twin bedroom door is latched, 78cm wide, left-hinged and opens inwards
- The two beds each have one side against the wall. The gap between the beds is 45cm, and there is 94cm at the foot of the bed by the door
- The mattresses are medium-firm
- The light switch is 130cm from the floor
- The socket is at a low level

- The single bedroom door is latched, 70cm wide, right-hinged and opens inwards
- The bed is placed against the wall. The access around the bed is 110cm in width
- The mattress is medium-firm
- The light switch is 124cm from the floor
- The socket is at a low level

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

- The door from the main bedroom to the en suite shower room is latched, 70cm wide, right-hinged and opens outwards
- There is a step of height 23cm into the shower.
- The shower control box is 155cm from the floor of the shower tray.

- The lip of the pedestal sink is 77cm from the floor
 - The toilet is 42cm from the floor
 - There is 80cm from the toilet to the shower, and access to the sink is 72cm in width.
 - There is a cabinet 130cm from the floor
 - The light switch is outside the room and 130cm from the floor
 - The floor is carpeted.
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- The door from the landing to the bathroom is latched, 73cm, right-hinged and opens inwards
 - The top of the bath is 58cm from the floor
 - There is a mixer tap system with hose for use with the bath. The taps are a traditional crosshead
 - There is a grab rail on the wall for use with the shower
 - The shower control box is 114cm from the floor of the bath
 - There is a separate riser with shower head which is at a similar but adjustable level above the bath
 - The toilet is 43cm from the floor
 - There is 17cm from the toilet to the bath, and 24cm from the toilet to the wall. There is a grab rail.
 - The pedestal sink is 84cm high. It is 14cm from the wall and next to the bath
 - There is a shaver point 143cm from the floor
 - The light switch cord is inside the room and 110cm from the floor
 - The floor is wood-effect laminate
 - There is a heated towel rail

Self-Catering Kitchen

- The kitchen area is open-plan connecting with the dining area
- The kitchen/dining room is accessed directly through the main door
- The room is approximately 345cm x 573cm
- The floor is laminate wood-effect
- There is an island work surface, housing fridge and freezer as well as cupboard space; access around it is at least 80cm.
- There is approximately 80cm to the units housing the cooker, dishwasher, hob and sink
- The units are 92cm high
- The oven is electric and the door is hinged to open down
- The oven door is 74cm from the floor

- There are sockets at work top level
- The bottom of the higher cabinets is 140cm from the floor
- There are halogen ceiling lights and a standard lamp.
- The floor contrasts with the units, paintwork and other surfaces
- There is a rectangular dining table 84cm by 149cm; access around it is at least 60cm in width
- There are 6 chairs with loose pad, one has arms
- The light switches are between 126cm and 130cm from the floor.

Grounds and Gardens

- There is a gate from the car park to the shared cottage garden. This is 115cm wide, opens out and is left-hinged. The path is 26.60m long, and 110cm wide at the narrowest point. The path is gravelled. The path leads directly to the cottage door, which is 92cm wide, left-hinged and opens inwards. There is a lever handle. There are 2 steps, the first is 9cm high, and has a tread of 56cm. The second is 15cm high, has a tread of 25cm and leads into the cottage.

Additional Information

- There is an information folder in the cottage
 - Mobile reception is for EE only, and can be poor.
 - The Fire Assembly point is in the main car park. Information is in the cottage regarding fire safety procedures. The cottages are all strictly no smoking
 - The cottage has a smoke detector in every room as well as torches for use in an emergency
- There is a fire blanket and extinguisher in the kitchen area.

Contact Information

- Address: Middle Ollerbrook House, Ollerbrook, Edale, Hope Valley, Derbyshire, S33 7ZG
- Telephone: 01433 670083
- Fax: n/a
- Minicom: n/a
- Email: enquiries@ollerbrook-cottages.co.uk

- Website: www.ollerbrook-cottages.co.uk
- Emergency number: 01433 670083 or 07831666899
- Local public transport numbers: n/a
- Local accessible taxi numbers: n/a

We welcome your feedback to help us continuously improve if you have any comments please phone 01433 670083 or email enquiries@ollerbrook-cottages.co.uk

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