

THE RYECROFT GUEST HOUSE

ACCESS STATEMENT

The aim of the business: We aim to ensure that visitors who come to Great Yarmouth and stay at our 6 roomed guest house have a very nice time. In so doing we aim to cater for the needs of all our guests so far as is possible and practicable. This statement is designed to provide guests with as much information as possible about our facilities, services and layout of the premises to enable them to ascertain whether we can meet their requirements. However, we would urge any and all guests with specific requirements, to telephone us on 01493 844015 to discuss individual needs with us before making a reservation. It should be noted that all guest bedrooms are either on our first or second floor, we have no ground floor guest bedrooms and no lift. All facilities on offer are explained herein and if not referred to, either in this statement or on our website generally, they are not provided, but please telephone us to see if we can offer a solution for your needs.

Our booking procedure: Upon a reservation being made, we will confirm in writing, our full contact details; the agreed date of arrival and departure; the total price; the cancellation fee; full details about the facilities we provide; directions to our guest house; parking arrangements; checking in and out; meal arrangements; conditions of booking and our complaints procedure.

Travel arrangements: Great Yarmouth is served by a rail and coach station (5 minutes by car), and there is a bus stop a few yards away with a regular service to the town centre. Local taxis are normally available at short notice. We can supply the telephone numbers of local taxi firms. We provide for our guests by prior arrangement and free of charge, a pick up and return service to and from the local rail and coach stations.

Arrival and car parking: We have off road parking and can accommodate up to four medium size cars on our frontage in marked bays. There is also a free public car park just a few minutes walk away and parking on the road (on the opposite side) is permitted. All cars are parked at owners own risk. The surface of our car park is paved. We do not employ porters but we are willing to assist guests who need help with their luggage.

Entrance and Reception: There are two steps, the first step is 3" (7.62cm) high and the second step is 6" (15.24cm) high to the front door. The door is 29 1/2" (74.93cm) wide. The front door is always locked. The front door bell is sited 63" (160cm) above the ground. There is a grab rail.

On entering our guest house there is a hallway which is 34" (86.36cm) wide which is also used as our reception area, from which access is gained to the bar, dining room and dry lounge, and stairs to upper floors. There is a seat in our reception for use whilst checking in. There is also a small fridge available for guests' personal use in our reception. Background relaxing music is played in our reception.

The ground floor: This is carpeted throughout and all rooms are on one level. All room entrances have fire doors fitted.

The bar: The entrance to the bar is 30 1/2" (77.47cm) wide. The bar room measures 18ft (548cm) x 16ft 6" (503cm). The bar itself is 36" (91.44cm) high from the floor. There is seating against three walls. There is a television in the bar.

The dry lounge: The entrance to the dry lounge is 29 1/2" (74.93 cm) wide. The room measures 152" (386.08 cm) x 84" (213.36 cm). There is a bookshelf for guests' use in the day room, the shelves are between 39" (99.06 cm) and 72" (182.88 cm) from the ground. There is seating against two walls. There is a television and video machine in the dry lounge room which can be operated by a remote control.

The dining room: The entrance to the dining room is 31" (78.74 cm) wide. The dining room measures 127" (323 cm) X 384" (975 cm). Some food is served at the tables and some food is self service from the rear of the dining room. The height from the floor to the serving table is 28" (71.12 cm). Behind the table there are further serving shelves which are sited 42" (106.68 cm) from the floor. There are six tables in the dining room which seat up to four people, these are spaced approximately 41" (104.14 cm) apart. The tables have an underspace height of 26" (66.04 cm) from the ground. The distance between the tables is 39" (99.06 cm) at the narrowest point. We have positioned our tables so that each room has a designated table, and therefore guests will sit at the same table for the duration of their stay. Breakfast is served between 8.45 am and 9 am, and evening meals are served at 6.30 pm. There are no second sittings so the table will always be ready when guests arrive.

Background music is played in the dining room at meal times.

We do not have any Braille menus available but we will read out the menus to guests either at the meal table or beforehand as required.

The stairs to the first floor: The stairs to the first floor are carpeted. There are 15 steps in total to the first floor, the first 12 steps are straight and measure 8" (20.32 cm) high and 10" (25.40 cm) deep. The next two steps turn the corner they are the same height as the first 12 steps. There are then a further 3 straight steps, again these are the same height as the lower steps and these lead to the first floor landing. There is a bannister.

First floor landing: This leads to 3 guest rooms and the stairs to the top floor. This is carpeted throughout (except for en suite cubicles which have non slip linoleum coverings) and all rooms are on one level. The first floor landing is 30" (76.2 cm) wide at its narrow point between the two staircases and 68" (172.72 cm) at its widest point.

There is a public toilet on this floor for use by non resident visitors.

All guest room entrances have fire doors fitted and evacuation procedures displayed on a notice board by the door.

All guest rooms are fitted with:

Wall mounted freeview televisions and remote channel selector.

Central heating and stand alone back up electric heaters

Cool air fans

Kettle and teamaking facilities

Hairdryers

All the above are accessible and can be operated at a height of 50" (127 cm) or less.

Free WiFi internet access is available with a good signal in all rooms.

Frost Room 1 - Triple bedded Guest bedroom: The entrance to this guest room is 29" (73.66 cm) wide. The room is partially divided by a wall approximately 2/3rds the length of the room, with a single bed and a double bed positioned one on either side to create privacy. The room at its widest point and at its longest point measures 156" (396.24

16" (40.64 cm) between the double bed and the wall. The single bed is positioned against one wall. There is seating, a wardrobe a chest of drawers, two televisions and shelving. This room has an en suite facility. The entrance to the en suite is 29" (73.66 cm) wide. The en suite measures 53" (134.62 cm) x 40" (101.60 cm). The toilet is a distance of 17" (43.18 cm) from the wall. The shower cubicle has an opening of 26" (66.04 cm).

Gordon Room 2 - Single bedded Guest bedroom: The entrance to this guest room is 29" (73.66 cm) wide. The room at its longest point measures 156" (396.24 cm), at its widest point it measures 98" (248.92 cm) and at its narrowest point it measures 43" (109.22 cm). The single bed is positioned against one wall. There is seating, a wardrobe a dressing table and a television in this room. The dressing table has an under-space height of 25" (63.50 cm) from the ground.

This room has an en suite facility. The entrance to the en suite is 29" (73.66 cm) wide. The en suite measures 47" (119.38 cm) x 56" (142.24 cm). The toilet is a distance of 17" (43.18 cm) from the wall. The shower cubicle has an opening of 26" (66.04 cm).

Ingelow Room 3 - Twin bedded Guest bedroom: The entrance to this guest room is 31" (78.74 cm) wide. The room at its longest point measures 166" (421.64 cm), at its widest point it measures 156" (396.24 cm) and at its narrowest point it measures 156" (396.24 cm). The single beds are positioned side by side with the headboard against one wall, separated by a bedside shelf. There is seating, a wardrobe a dressing table and a television in this room. The dressing table has an under-space height of 25" (63.50 cm) from the ground. This room has an en suite facility. The entrance to the en suite is 29" (73.66 cm) wide. The en suite measures 47" (119.38 cm) x 56" (142.24 cm). The toilet is a distance of 18" (45.72 cm) from the wall. The shower cubicle has an opening of 26" (66.04 cm).

The stairs to the second floor: The stairs to the second floor are carpeted. There are 15 steps in total to the second floor, the first 11 steps are straight and measure 8" (20.32 cm) high and 10" (25.40 cm) deep. The next three steps turn the corner they are the same height as the first 11 steps. There is then one further straight step, again this is the same height as the lower steps. There is a bannister.

Second floor landing : This leads to 3 guest rooms and a bathroom. This bathroom is for the exclusive use of room 6. The second floor is carpeted throughout (except for en suite cubicles and the bathroom, which have non slip lino coverings) and all rooms are on one level. The first floor landing is 38" (96.52 cm) wide at its widest point and 28" (71.12 cm) at its narrowest point. All room entrances have fire doors fitted.

Keats Room 4 - Double bedded Guest bedroom: The entrance to this guest room is 27" (68.58 cm) wide. The room at its longest point measures 114" (289.56 cm) and at its widest point it is 108" (274.32 cm) and at its narrowest point is 108" (274.32 cm). There is a distance of not less than 20" (50.80 cm) between the double bed and the wall. There is seating, a wardrobe, a chest of drawers, shelving and a television in this room.

This room has an en suite facility. The entrance to the en suite is 26" (66.04 cm) wide. The en suite measures 72" (182.88 cm) x 60" (152.40 cm). The toilet is a distance of 8" (20.32 cm) from the wall. The shower cubicle has an opening of 24" (60.96 cm).

Longfellow Room 5 - Double bedded Guest bedroom: The entrance to this guest room is 27" (68.58 cm) wide. The room at its longest point measures 114" (289.56 cm), at its widest point it measures 126" ((320.04 cm), and at its narrowest point it measures

126" ((320.04 cm). There is a distance of not less than 22" (55.88 cm) between the double bed and the wall. There is seating, a wardrobe a shelving and a television in this room. This room has an en suite facility. The entrance to the en suite is 26" (66.04 cm) wide. The en suite measures 72" (182.88 cm x 52" (132.08 cm). The toilet is a distance of 5" (12.70 cm) from the wall. The shower cubicle has an opening of 20" 50.80 cm).

Masefield Room 6 - Double bedded Guest bedroom: The entrance to this guest room is 27" (68.58 cm) wide. The room at its longest point measures 163" (414.02 cm), at its widest point it measures 126" ((320.04 cm), and at its narrowest point it measures 117" (297.18 cm). There is a distance of not less than 10" (25.40 cm) between the double bed and the wall. There is a vanity unit, seating, a wardrobe a table and a television in this room. This room does not have an en suite facility. It has private facilities (a separate private bathroom - a key to the bathroom is provided to ensure exclusive use).

The entrance to the private bathroom is facing the entrance to the guest room, the width of the entrance to the bathroom is 26" (66.04 cm). The bathroom measures 124" (314.96 cm) x 108" (274.32 cm). The toilet is a distance of 16" (40.64 cm) from the wall. There is a bath with shower over, and wash basin in this room, the bath is 22" (55.88 cm) from the floor. There is seating in this room.

Outside: We have a bench outside for guests, umbrellas are available in the hall for smokers going outside for a cigarette.

We are 3 minutes walk from the beach

We are 2 minutes walk from our local park

We are open all year.

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