

Access Statement for Damson Croft

March 2012

Introduction

Damson Croft is a wooden construction summer only holiday chalet. Historically, it became an annex to Littlegarth, the main house in the Pre WWII period where staff (maid servant and gardener) lived to look after the main house. It has been upgraded in three major periods whilst remaining its overall same size. Damson Croft is situated some 30 foot / 10 metre from the cul de sac road, within the one acre garden of Littlegarth.

Access is via the main large white gates of Littlegarth.

Pre arrival

Bookings and enquiries can be made by email, telephone or post or via our website. All guests are provided with written directions for the location of the cottage upon booking. The nearest railway station is 16 miles away in Malton on the York to Scarborough line. There is also a regular bus service from here to the coast, York and Leeds. Local Taxi services are available in Kirkbymoorside, Pickering and Malton.

This access statement is in the Information Folder in the chalet and by post on request.

Arrival and Parking

A parking space is available directly in front of the large white gates of Littlegarth. This allows easy access from both sides of the car and is within 10 metre of the chalet. The key for Damson Croft is obtained from the owners of Littlegarth who will show you to the chalet and explain a list of points to you to make your holiday as safe and enjoyable as it can be.

Entrance and Hallway

From the main white gates the chalet is along a path which only rises one metre over the 10 metre approach. The front door of Damson Croft is up 3 stone steps (each step is approx 17 cm high) to a porch (1.3 m x 1.3 m approx). Those who do not wish to climb the 3 steps can proceed to the rear of the chalet, which due to the rise in the ground level, does not require climbing any steps. A rear door enters into the Kitchen/Lounge area. Door 70 cm x 180 cm.

The small covered porch leads to the chalet's front door with its secure mortise lock. Immediately on entry, the bathroom is to be found on the left and the Lounge/Kitchen area on the right.

Guests should note that the bathroom has a step down (17 cm approx) into it, and the lounge has an 8 cm x 15 cm wide raised step.

An electricity coin meter is in the hallway but is kept unlocked to allow continuity of supply.

Lighting is available outside the chalet for the steps into the chalet and in the hallway.

The Bathroom

The bathroom has a bath, wash basin, toilet, wall cupboard, mirror, towel rail and a thermostatically controlled electric heater. A frosted double glazed window, with two ways of opening, completes the room.

The room is 140 cm x 215 cm. The bath is 140 cm x 69 cm. The minimum height of the bath's sides stands 48 cm above the floor.

The wash basin top surface is 75 cm from the floor and basin is some 65 cm wide and 46 cm deep abutting the wall. A mirror is over the wash basin.

The toilet seat is 42 cm from the floor and the toilet has some 13cm free space on either side.

The bath is on the right as one enters the door with the wash basin directly in front of the door and the toilet to its left.

The bathroom door 70 cm x 180 cm opens into the bathroom.

The Lounge/Kitchen area

Entry from the Hallway is via the standard size door (app 70 cm x 180 cm) with an 8 cm x 15 cm wide step.

The Kitchen area has an electric cooker, fridge, washing sink and various storage cupboards and draws. Various consumables are provided, for example washing up liquid, bin liners, fly spray, tea towel, dish cloths and abrasive cleaners etc. A central kitchen table with four chairs allows a minimum of 50 cm access on all sides.

The owners or their representatives will always try to accompany you as you arrive for your holiday, to point out various access items for safety and security etc.

The lounge end of the rooms has sofa and chairs, television and DVD facilities as well as a door to access the rear area of the chalet which has seats and a BBQ.

From the Lounge are two bedrooms, one large room with a double bed and the other with two single beds. Both bedrooms have views of the garden.

As the Chalet is only open for business during the May to September end period the garden views are usually beautiful.

Heating throughout the chalet is electric and in each room there is at least one fan assisted convector heater with variable thermostatic controls.

The kitchen area has safe thermoplastic flooring whilst the lounge area is carpeted.

Double Bedroom

This has two garden windows and one porch window, one of which opens fully.

Entry from the lounge is via a standard size door to a fully carpeted bedroom.

The furniture consists of a double bed with under drawers, side tables with lights, an arm chair, a wardrobe, a dressing table mirror with a set of drawers.

A centre light is in addition to the bed side lights.

An up to 2 KW thermostatically controlled convector/ fan heater is wall mounted.

Other Bedroom

This is entered again from the lounge. The room has two single beds on either side of the room with an approx one metre gap between.

Bed side light and single central light are provided along with a dressing table, mirror and drawers, together with a built in hanging wardrobe area.

Heating is via another wall mounted up to 2KW thermostatically controlled/fan assisted, electric heater.

The room has two garden facing windows one of which opens fully.

General notes about Damson Croft

All electrical items are checked regularly prior to the summer season and after the summer close down. We use IEE approved electricians on all installations.

All plumbing items are maintained by a UK fully registered plumber.

The hot water system in the chalet uses a Stainless steel tank on an efficient Scandinavian system which a) allows the water to be potable and b) to come into the chalet at full cold water mains pressure.

CARE SHOULD BE TAKEN WHEN USING THE HOT WATER UNTIL YOU BECOME FAMILIAR WITH ITS OUTPUT.

Access to any aspect of the electrical is the sole responsibility of the owners. Guests are not allowed to tamper with fuse boxes, meter and controls

As we are very conscious of access matters and the safety of our guests, we are happy to talk about any of these before you book your holiday.

All measurements are +- 10%

Damson Croft has a comprehensive Information Folder about the chalet to be found in the lounge.

Smoking and pets are not allowed in the chalet.

The Garden

Damson Croft has access to about one acre of gardens/grass orchard excepting the formal private lawn and pond area.

Parents are asked to note this for children's safety and overall access/privacy.

Most of the Damson Croft garden and orchard is on a slope, but the top is a level area is available for picnics and sitting. People with difficulty walking may wish to note that assistance may be required to walk to the top of the garden.

Access is not permitted from the garden into any of the adjoining field by any means.

Contact Information

Address: Mr R Laycock, Littlegarth, Lastingham, York YO62 6TJ

Telephone: 01751 417907.

Email: info@lastinghamcottage.co.uk

Website: www.lastinghamcottage.co.uk

Available 20 weeks per year (May – September)

Bookings may be made with the owner direct by telephoning the above number or online via our website.

We welcome your feedback to help us continuously improve. If you have any comments please phone us on 01751 417907 or email info@lastinghamcottage.co.uk

Quality

Our policy on quality is to satisfy to the degree required by any need, no more, no less. Quality is a degree of satisfaction