

Access Statement for South Lodge Guest House

Introduction

South Lodge Guest House is a Victorian semi-detached house. We aim to cater for the needs of all who visit South Lodge. We have 5 en-suite Guest Bedrooms, 1 of which is a family room comprising of 2 rooms. Maximum Guest number is 13 (excluding babies). All of the Guest Rooms are accessed by at least one staircase. The Dining Room / Guest seating area are on the ground floor. All of the accommodation has short pile fitted carpet with exception to en-suites that have a linoleum covering.

Check in from 14.00 hrs

Check out 10.00 hrs

The following statement is a summary of our accommodation.

Contact Details:

South Lodge Guest House

105 Cardigan Road,

Bridlington,

East Ridings of Yorkshire

YO15 3LP

Telephone: 01262 671040

E-Mail : info@southlodgebridlington.co.uk

Website: www.southlodgebridlington.co.uk

Pre – Arrival

- We are situated approximately ½ mile away from the town centre – a walk of approximately 15 minutes.
- Bridlington Train Station is approximately 5 minutes away by car.
- There are a number of local taxi services that have accessible taxis if required. We can supply contact numbers.
- Our website provides pictures of a selection of our guest rooms and further information about the services we provide.
- You may contact us by visiting, telephone or e-mail. Details above.

Arrival & Car Parking Facilities

- Please advise us of an anticipated arrival time so as we can ensure we can greet you.
- On arrival, we ask all of our guests to call at our front door using the doorbell.
- The frontage is a concrete style paving. The paving has an upward slope of approx 20 – 30 cm incline to reach the driveway. There is parking for 2 cars on the driveway on a first come first served basis.
- Cardigan Road has free parking should car parking not be available on the driveway.
- We are able to assist customers with their luggage if required.

Main Entrance and Reception Hallway

- The front porch has a step of 10cm, into doors 96cm wide. This door is always kept open when the house is occupied. The inner door measures 84cm wide. This door is always locked but guests are provided with keys. The entrance hallway measures approx 4.40m x 1.30m.

Fire Protection

A wireless fire detection system is provided throughout the Guest House with smoke / heat detectors and break glass points. The main detection unit being at the front door. Fire extinguishers are provided on all 3 levels of the house. An emergency light system is also provided.

Public Areas

The entrance hallway leads to the main staircase which has 16 stairs (each step 17cm high x 83cm width). This leads to a small landing with access to Room 1 and a Guest Toilet. The Guest Toilet is (2.40m x 86cm) and doorway 76cm.

One further step of 17cm takes you to Room 2 and Room 3/4.

Rooms 5 and 6 are accessed by a further staircase comprising of 11 stairs, small landing, then 4 more stairs. All staircases and landings have wooden banisters.

Ground Floor

Dining Room with aspect to Cardigan Road.

The dining room is accessed off the entrance hallway. The entry is level and the door width is 75cm. There are 2 large tables and 3 small tables. The large tables are 1.20m long x 70cm wide. The small tables are 70cm long x 70cm wide. All tables are 72cm high. Chairs have slatted backs but no arms. Menus can be provided in large print by prior arrangement. Special diets are catered for with prior notice, preferably at time of booking. A full list of allergens in our food served is available in the dining room.

Guest Lounge

The guest lounge is accessed off the entrance hallway. Seating is provided for 7/8 guests. The entry is level and the door width is 75cm.

A freeview television with DVD player is provided. We ask that children are always accompanied by an adult. Smoking is only allowed outside the front area where an ashtray and seating is available.

First Floor

Bedrooms

All bedrooms have en-suite facilities. Consisting of toilet, shower and hand basin. Towels and toiletries are provided. All bedrooms have the following amenities:- Freeview television with DVD player, tea and coffee making facilities, iron and board, hairdryer and bottled water. All rooms have wardrobe, bedside tables, bedside lamps, dressing table or large chest of drawers and at least one armchair. All rooms have thermostatically controlled radiators and UPVC lockable windows.

Guest Toilet

Toilet with wash hand basin.

Room 1

Twin En-Suite room. Doorway W70cm x H1.95cm. Into vestibule 2.00m x .80cm. Bedroom 2.70 x 3.70. Step of 9cm into shower cubicle.

Room 2

Family En-Suite room with one double and one single bed. Doorway W75cm x H2m. Bedroom 4.10m x 4.25m. Step of 26cm into shower cubicle.

Room 3/4

Family room with one double bedded room with en-suite. Doorways W75cm x H2m. Interconnecting door to separate room with bunk beds.

Double bedded room – 3.55m x 4.25m. Step of 26cm into shower cubicle.

Bunk bed room – 1.94m x 3.13m

Second Floor

Room 5

Double En-Suite room. Doorway W70cm x H1.96cm. Bedroom 4.25m x 4.10m. Step of 26cm into shower cubicle.

Room 6

Double En-Suite room. Doorway W70cm x H1.96cm. Bedroom 4.25m x 3.72. Step of 26cm into shower cubicle.