

Access Statement for Langbar House Bed & Breakfast

Introduction

We provide fully serviced bed and breakfast accommodation and aim to cater for the needs of all our visitors. The following is a summary of our provision. If you have any specific questions, please feel free to call us and we will endeavour to help in any way we can.

Pre-Arrival

- The proprietors can be contacted on the house phone (01274-599900). Text messaging is available to proprietor's mobile phone (07725-130966), sorry, we do not have a fax facility.
E-mail available through our fully comprehensive website at www.langbarhouse.co.uk
- Our premises are served by a local bus service (2 routes) one stopping 50 metres from premises and the other 400 metres away, both easily accessible. The train station is 800 metres away
- Nearest town (ShIPLEY) is 1 mile from our premises, both walking and by car or bus route
- No collection or drop-off is service available but there are plenty of taxis in both the village and nearest town
- No delivery of provisions is available, but TESCO's, Sainsbury's and Asda all deliver to the area, as do many of the local food and 'take-away' outlets.
- Nearest shop-mobility scheme is in ShIPLEY town centre, within Asda complex, tel 01274-437020
- Equipment hire services are available from Disability Advice Centre, 103 Dockfield Road, ShIPLEY, BD17 7AR, tel 01274-594173 and Swift Mobility located at 19a, Briggate, ShIPLEY, tel 01274-597514
- Radar toilets are located in Baidon village, ShIPLEY market square and at Sir Norman Rae pub in ShIPLEY town centre
- Local taxi companies, although very accommodating, do not appear to have specific vehicles adapted for disabled use, but city and town centre taxis do have, tel 01274-740655 and 01274-726095
- We have no policy regarding people accompanying disabled guests, but such people are welcome, any special arrangements by negotiation

Arrival & Car Parking Facilities

- 2 parking spaces are available on the driveway of the premises, each of which can be reserved
- Free on-street parking also available directly outside premises, but not on an allocated basis
- Drop-off point 6 metres from front door, pathway not covered, but wide and well illuminated by external lighting
- Mid grade tarmac surface to road and footpath outside premises, driveway to premises constructed of block paving.
- Dipped kerb edge at entrance to driveway, but single step at entrance to premises
- Access available to both front and rear of vehicles once parked
- No speed humps or traffic calming measures in driveway and no barriers etc
- Contact phone number not externally displayed
- No pets are allowed in the house
- No signage to property
- Low level door bell at front door, alternative access arrangements by negotiation
- Porterage to and from pick-up point and nearest bus stop available on request

Main Entrance, Reception & Ticketing Area

- Only one entrance to premises
- One step (20cm high) to access premises, proprietors will assist re entry / access
- No loop system installed
- No background music, music in guest bedrooms controlled by guest(s)
- Pen and paper/pad available upon arrival
- No entry phone or voice communications available, but proprietor will be waiting for guests on arrival
- Standard lighting throughout premises, first floor landing illuminated by night light and front porch and hallway illuminated by porch light overnight
- Room and house keys provided as a matter of course, additional

room and house keys can be provided on request

- Seating available near to entrance point
- Familiarisation visits to premises available at any reasonable
- External porch door in the form of French doors / windows, fully outward opening (120cm), but with 5cm threshold, inner house door standard width (82cm) inward opening side hinged door with 5cm threshold, remaining internal doors widths all 75cm
- Premises occupied by proprietors at most times, specific attendance times by mutual arrangement
- No grab rails are provided
- No reception desk or counter
- No price signs
- No pets allowed

Public Areas - Hall, Stairs, Landing, Corridors etc

- 2 storey house with reception rooms to ground floor and guest bedrooms to first floor level, accessed via staircase, with one standard handrail
- No lifts or escalators
- Flooring type is carpeting throughout
- No public phones, but standard jack-plug sockets available in each bedroom and use of proprietor's phone by negotiation

Public Areas - Sitting room, lounges, lobbies etc

- Guests have use of dining room and conservatory, both on same level as entrance.
- Conservatory is accessed via dining room, through sliding glass door with 2cm threshold.
- Conservatory contains 3 piece cane suite at standard seat height (48cm)
- Access to rear garden and decking area is gained via door from conservatory with 5cm threshold and three steps to decking area

Bedrooms & Sleeping Areas

- 2 bedrooms located on first floor accessed from landing area accessed via a flight of 15 standard height steps (18cm high, 26cm deep and 76cm wide)
- Door access width is 75cm opening into each room
- Each room is fitted with short pile carpet
- Bedroom 1 is a double bedded room
- Bedroom 2 is a twin bedded room
- Each bed is a divan bed 60cm high
- Each room is fitted with an extensive range of wardrobes
- Each room is fitted with a television set enclosed within a wardrobe area
- Each room is equipped with an electric kettle and tea / coffee making facilities
- Each bedroom has a fully fitted en-suite bathroom

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

- Each bedroom has a fully fitted en-suite bathroom
- Each door width is 75cm opening into the bathroom
- Both hand wash basins are semi-recessed types within fitted vanity units at a height of 85cm
- Bathroom to the double bedroom is fitted with non-slip linoleum floor covering
- The shower cubicle tray is 12cm high
- The toilet is 40cm high with a front transfer area of no less than 108cm
- Bathroom to the twin bedded room is carpeted
- The shower cubicle tray is 10cm high
- The toilet is 38cm high with a front transfer area of no less than 88cm
- Each bathroom is equipped with a portable suction-type grab handle for additional support

Grounds and Gardens

- There is a wooden decking area to the rear of the house, accessed via 3 (12cm) steps from the rear conservatory
- The garden area is accessed by a single 12cm step from the decking area
- A flagged and block paved path (75 cm wide) leads along a gentle incline through the garden, from the decking area, to a level paved patio area
- Seats and tables are located on the decking area and in the garden area

Additional Information

- Evacuation procedures are clearly displayed in each guest bedroom, escape routes identified and kept clear at all times and assembly point identified
- There is no formal staff training re disability awareness or BSL, but proprietors are mature and sympathetic to the needs of such people, although no specialist equipment or aids are kept on site
- Strictly No Smoking, although ashtrays provided outside front and rear doors for those who do smoke
- Good availability of all mobile phone networks throughout premises
- Use of fridge available for medicine storage etc
- Guests do not have access to the kitchen, food preparation and utility areas, for health and safety reasons, but these areas can be inspected on request at any reasonable time
- Free Wi-Fi facility is available – password obtainable from proprietors

Contact Information

Address: Langbar House
8 Temple Rhydding Drive
Baildon
Shipley
BD17 5PU

Telephone: 01274-599900

07725-130966 (Proprietor's mobile phone)

07940-751908 (Proprietor's emergency mobile phone number)

Fax: N/A

Minicom: N/A

Email: enquiry@langbarhouse.co.uk

Website: www.langbarhouse.co.uk

Grid reference: 415476 - 438953

Hours of operation: 24/7 year-round (except Xmas and New Year period)

Emergency number: 07940-751908

Local carers: None known

Local equipment hire companies: Disability Advice Centre - 01274-594173

Local public transport numbers: First Bus - 0845-604-5460
Metro (Buses and Trains) - 0113 245 7676

Local accessible taxi numbers: Baildon Taxis – 01274-580159,
Access Private Hire 01274-809444, Shipley Taxis 01274-595959

Future Plans

- We will respond and make alterations as and when we feel appropriate, based on feedback and constructive criticism from our clients and quality assessors

Contact Telephone and Email Address

We welcome your feedback to help us continuously improve if you have any comments please phone 01274-599900 or email enquiry@langbarhouse.co.uk

Revised: 4 April 2011

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- No enlarged fonts on website, not tested against W3Cs Bobby programme and PAS78 not yet referenced
 - Access statement not yet linked to section within website but this is in hand and will be done summer 2011 and is available in hard copy large print format upon request