

## Access Statement for Atlantic View House, New Polzeath, Cornwall

### Introduction

Atlantic View is a large, semi-detached, Edwardian house built in 1907 situated on the front row of the cliff at New Polzeath overlooking the beach. It is built on a slope with access up to the front and down to the back, both of which entrances involve steps. This is a no smoking and no pets except guide dogs property.

### Pre-Arrival

- We have an extensive website, [www.atlanticview.net](http://www.atlanticview.net) and are also listed on [www.cornwall-online.co.uk](http://www.cornwall-online.co.uk), [www.lastminute-cottages.co.uk](http://www.lastminute-cottages.co.uk) and [www.big-cottages.com](http://www.big-cottages.com).
- Bookings can be made by email from our own website or via a link to our website from any of the above websites. Post, telephone and fax can also be used.
- Guests are provided with a map and written directions to the house along with comprehensive general information. If required this can be in large font type, or sent as an attachment to an email for adaptation to required font type and size by the client.
- The nearest village is Polzeath, 1/4 mile away on foot or 1 1/2 miles by car, and the nearest town is Wadebridge, which is 6 miles away.
- The nearest bus stop is in the village.
- The nearest railway station is Bodmin Parkway, a 25 minute drive away.
- The nearest airport is at Newquay, a 40 minute drive away.
- There are several local taxi companies which can collect from the railway station or airport, or provide transport to nearby towns and tourist attractions. We provide contact details on our website.
- The Tesco store in Wadebridge will deliver to Atlantic View. Please use their on-line shopping service to access this service.
- We provide a small welcome starter pack of basic items such as dishcloth, washing up liquid, dishwasher tablets, scourer, washing tablets, salt and pepper along with tea, coffee, sugar, creamer, a bottle of wine and some chocolates.
- We provide one highchair. Other baby equipment including cots and buggies are available to hire locally and information about this service is provided to our guests on request. The same company will also hire wheelchairs.
- There are Radar toilets available in Padstow.
- This access statement is available on our website, in the information folder in the house and on request.

### Arrival & Car Parking Facilities

- There is dedicated off-street parking for three vehicles at the rear of the house on a gently downhill sloping tarmac area. There are no gates or barriers.
- Additional on-street parking (free) is available at the front of the house subject to availability. The kerb is not dropped. The road and footpath are of recently re-laid tarmac.
- The nearest car park (pay and display) is 250m away to the rear of the house. The walk back to the house is moderately steeply downhill.
- Access from the front of the house is up four steps minimum 150cm wide and 53cm deep from the pavement with a wall on either side and a gate at the top of the steps hinged on the right. There is a gently uphill wide, smooth, sloping path, part concrete, part slate, which runs up the side of the house to the rear entrance maximum 150cm wide and narrowing to 100cm wide.
- Access from the parking area at the rear of the house to the rear entrance is down 5 steep, wide, slate steps with a handrail on the right hand side.
- There is a light over the entrance door which operates via a movement detector at night or can be switched on permanently. Further lights over the side door and by the front steps,

which operate on a movement detector, light up the side path and steps.

- The rear (main) entrance door is one step up from the path.

### **Main Entrance & Reception**

- Light switches throughout the house are 133cm high.
- The main entrance is at the rear of the house and has one 15cm step up into the utility room. The door is 95cm wide and is hinged on the right. The keys (2) are available at a local health club. There is a thin microfibre door mat immediately inside the door.
- The floor surface is of non-slip, textured ceramic tiles.
- There is an emergency only exit at the side of the house, with one shallow step down to the side path from the hallway, which has a smooth ceramic tile floor. The key is in an emergency only, glass fronted case to the right of the door.
- There are two doors at the front of the house facing the sea, one a 70cm wide door hinged on the left and the other two sliding doors with maximum opening 175cm wide. Both of these exits have a 5cm threshold and three 20cm high steps down to a split level, slate patio, the lower level being a further three wide 20cm high steps down. The keys are in a high cupboard above the cooker hood in the kitchen.
- The entrance at the rear is well lit and the switch for the main light in the room is immediately to the left of the entrance.
- Opposite the entrance is a 70cm wide door to a shower/toilet on the same level with the same non-slip floor surface.
- To the right is a 75cm wide door to the kitchen which is down one 10cm step.
- To the left is an area which houses the boiler with a light switch on the left and a simple-to-use timer for the hot water and central heating 118cm from floor level.
- Convenient coat hooks at both high and low level are provided immediately on the left of the entrance and racks for shoes and boots line the whole height of one of the walls in the boiler area.

### **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The hall, with ceramic tiled floor gives access to the staircase 85cm wide with tread depth 25cm, which is carpeted. There is a rail on the right of the staircase.
- On the first floor there is a spacious carpeted landing 430 x 210cm maximum giving access to the staircase to the second floor, which is also carpeted.
- The second floor landing 220 x 200cm narrows to a corridor 100 x 340cm.
- The floors are generally mid-toned, contrasting with the white skirtings.
- There is a payphone in the hall.
- A second access to the ground floor toilet is via the hall, with one 10cm step up into the room via a 65cm wide door. Access is restricted by the 80cm width of the corridor.
- Lighting in the hall, stairs and landings is operated by switches at the top and bottom of each set of stairs.
- Fire extinguishers are located at the bottom of the stairs and on both landings.

### **Public Areas - Sitting room, lounges, lobbies etc**

#### **Ground floor:**

- The kitchen/dining room has a varnished wood floor and an opening 95cm wide on the left without a door to the ground floor sitting room, which has the same varnished wood floor. Access is level.
- The sitting room can also be accessed level directly from the hall through an 85cm wide door.
- There is a three seater sofa, a two seater sofa and an armchair, all with leather covers and low arms.

- A flat pile, non-slip rug covers the area of floor in front of the wood burning stove.
- There is a 44cm high coffee table and several side tables.
- Lighting is provided by a central ceiling light on a dimmer switch and two table lamps adjacent to the sofas.
- There is a large, flat screen digital television with Sky Plus, video and DVD, all operated by remote control.

- Second floor:

- The sitting room has level access from the landing through an 80cm wide door.
- There is a three seater sofa, a two seater sofa and two armchairs, all with leather covers and low arms.
- There is a 44cm high coffee table and several side tables.
- Lighting is provided by a central ceiling light on a dimmer switch and two table lamps adjacent to the sofas.
- There is a large, flat screen digital television with Sky Plus, video and DVD, all operated by remote control.
- There is an 11cm step down to the balcony through 180cm wide double doors.

### Public WCs

- Not applicable.

### Dining Room

- The dining room is open plan with the kitchen and has unrestricted level access to the ground floor sitting room.
- Double doors 130cm wide lead from the dining room to the hall and access is level.
- The flooring is varnished wood.
- There are two 62cm high rectangular tables with legs at the corners. These are moveable to make the most suitable configuration for the number of guests staying.
- There are 14 dining chairs 42cm high, all moveable and without arms.
- A leather covered, two seater sofa with low arms provides comfortable seating.
- Lighting is provided by a set of low voltage down lighters operated from a dimmer switch to the right of the door to the hall.
- There is a large log burning stove.
- There is a large free space at the south (sea) end of the room, which is fully glazed with a portable sun lounger and access to the patio. In the winter the patio chairs (16 no.) are stored in this area in two stacks and 4 other folding chairs are also stored here.
- There are separately operated low voltage down lighters for this part of the room, the switch being to the left of the extended portion of the room behind the curtain.

### Laundry

- Linen and towels are provided and beds will be made up on arrival.
- Laundry facilities are available in the utility room. We provide a standard sized, front loading washing machine and a tumble drier located above the washing machine on the worktop. There is also a large Belfast sink in this room.
- There is a large, walk in airing cupboard/drying room accessed from the second floor landing via an 80cm wide door. A portable, folding drying rack, outside washing line at the back of the house, pegs, ironing board and iron are also provided.
- A specially designed hanging rail with drainage trough below has been built in the utility room to provide indoor drip/dry facilities for wetsuits.

## **Shop**

- The nearest shops are 10 minutes walk away in the village and provide a Spar supermarket (very well stocked), a Post Office, several ice cream parlours and snack bars, several clothes shops, several surf shops, souvenir shops and a number of cafes and restaurants.
- The nearest pubs are located in the village about ½ mile walk or 2 miles drive away.

## **Treatment room/s**

- None on site, but treatments are available at The Point at Polzeath located 2 miles away, discounted access to which is included in the rent.

## **Leisure Facilities**

- None on site, but leisure facilities including golf, tennis, gymnasium, swimming pool, sauna, steam room and tanning room are available 2 miles away at The Point at Polzeath, discounted access to which is included in the rent.

## **Outdoor Facilities**

- Exiting from the dining room there is access to the split level slate patio at the front of the house facing the sea. There are three 20cm high steps down to the patio through either a wide sliding door or a wide hinged door. The upper level of the patio is lit by down lighters located underneath the balcony and switched from inside the house.
- Patio furniture is provided for guests to use including two wooden patio tables, 16 hardwood patio chairs with arms, one folding, reclining plastic lounge chair and 3 folding metal framed chairs.
- A slate wall divides the upper and lower parts of the patio and provides additional seating.
- There is a built-in barbeque.

## **Conference & Meeting Rooms, Banqueting**

- Not available

## **Bedrooms & Sleeping Areas**

- Room combinations:
- First floor: Two double rooms, one twin room.
- Second floor: One twin room, one double room and one bunk with additional single and pull-out bed.
- General:
- All bedrooms have level access from the landings.
- All double beds can be split to provide twin beds on request.
- All bedrooms have non feather duvets and pillows.
- Two pillows provided per person.
- Duvets provided have a summer or winter tog rating appropriate to the season.
- Bed linen is percale polycotton.
- All beds have padded, covered headboards, except the second floor twin bedroom, which has wooden headboards and the bunk room where the single bed has a wooden headboard and the other beds no headboards.
- All beds will be made up prior to arrival.
- All bedrooms have short pile 80% wool carpets in colours which provide a good contrast with the walls and other furnishings.

- All bedrooms have bedside chests of drawers with table lamps switched on the lamp or electricity cord.
- All bedrooms have ample storage space in chests of drawers and wardrobes.
- All bedrooms have both wall and table top mirrors, the latter with table lamps adjacent.
- All bedrooms have chairs without arms, seat height 46cm.
- Lighting is provided by ceiling mounted triple spotlights switched at the door and in the master bedroom adjacent to the bed also.
- All bedrooms have digital enabled televisions with remote controls.
- All bedrooms have a hairdryer.
- All bedrooms have 75cm wide doors.

- First floor:

- Bedroom 1:

- 6' zip/link Kaymed bed with pocket sprung and memory foam mattress. Height 65cm. Space to right of bed 80cm and to left 70cm.
- The bed can be split into two 3' singles on request.
- The ceiling light is also switched from beside the bed.
- Upright easy chair with arms.
- Radio supplied.
- Level access to en-suite bathroom.
- Access via one shallow step up and one 17cm step down to sea facing balcony.

- Bedroom 2:

- 6' zip/link Kaymed bed with pocket sprung and memory foam mattress. Height 65cm. Space to right of bed 75cm and to left 90cm.
- The bed can be split into two 3' singles on request.
- Hand wash basin 81cm high.

- Bedroom 3:

- Two 3' Kaymed beds with pocket sprung and memory foam mattresses. Height 65cm. Space between the beds is 150cm.
- Hand wash basin 81cm high.

- Second floor:

- Bedroom 4:

- 6' zip/link Kaymed bed with pocket sprung and memory foam mattress. Height 65cm. Space to right of the bed 75cm and to the left unrestricted.
- The bed can be split into two 3' singles on request.

- Bedroom 5:

- Two 3' Kaymed beds with pocket sprung and memory foam mattresses. Height 65cm. Space between the beds is 150cm.

- Bedroom 6:

- 3' bunks the lower bunk 50cm high and 3' single bed with full length 3' pull-out bed stored underneath both 60cm high. Unrestricted access to all beds.
- Television with video player and DVD player, both with remote control.

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

- Large, white bath towels and hand towels are provided for all guests and bathmats in each bathroom and shower room.
- Ground floor shower room:
  - Accessed from the utility room (level) via a 70cm wide door or the hall (up one shallow step) via a 65cm wide door.
  - Floor covering is textured, non-slip, beige ceramic tiles.
  - Bolts provided on the inside of each door.
  - White fittings – toilet 43cm high, shower 80 x 80cm with 25cm step up and wash basin 78cm high.
  - Fully tiled shower cubicle with outward opening door.
  - Thermostatically controlled, high pressure shower with lever on/off and twist temperature control.
  - Wall mounted heated towel rail.
  - Limited access inside the room – free floor space 125 x 90cm maximum.
- En-suite bathroom:
  - Level access from bedroom 1 via a 75cm wide door.
  - Bolt provided on the inside of the door.
  - Floor covered with Altro non-slip, mid blue vinyl.
  - White fittings – toilet 43cm high, bath 53cm high, bidet 38cm high and wash basin 81cm high.
  - Bath 160cm long x 90cm (max) with over bath shower and side screen.
  - Non-slip area in bath under the shower.
  - Thermostatically controlled, high pressure shower with lever on/off and twist temperature control.
  - Wall mounted heated towel rail.
  - Free floor space 200 x 120cm
- First floor bathroom:
  - Level access from first floor landing via a 70cm wide door.
  - Bolt provided on the inside of the door.
  - Floor covered with Altro non-slip, sand coloured vinyl.
  - White fittings – toilet 43cm high, bath 51cm high, bidet 38cm high and wash basin 81cm high.
  - Bath 160cm long x 90cm (max) with over bath shower and side screen.
  - Non-slip area in bath under the shower.
  - Thermostatically controlled, high pressure shower with lever on/off and twist temperature control.
  - Wall mounted heated towel rail.
  - Free floor space 200 x 150cm
- Second floor shower room:
  - Level access from the second floor landing via a 70cm wide door.
  - Floor covering is green Marmoleum.
  - Bolt provided on the inside of the door.
  - White fittings – shower 75 x 100cm with 11cm step up.
  - Fully tiled shower cubicle with bifold door.
  - Thermostatically controlled, high pressure shower with lever on/off and twist temperature control.
  - Wall mounted heated towel rail.
  - Limited access inside the room – maximum free floor space 90 x 100cm.

### • Second floor bathroom:

- Level access from second floor landing via a 70cm wide door.
- Bolt provided on the inside of the door.
- Floor covered with Altro non-slip, sand coloured vinyl.
- White fittings – toilet 43cm high, bath 58cm high, bidet 38cm high and wash basin 81cm high.
- Free standing, claw foot bath.
- Two wall mounted heated towel rails.
- Free floor space 200 x 75cm,

### Self-Catering Kitchen

- The kitchen is accessed via one 10cm step down from the utility room through an 80cm wide door or level access via the hall through 130cm wide double doors. It is open plan with the dining room.
- The kitchen is a spacious, open, rectangular shape with units around three sides and an island unit.
- The floor is varnished wood floorboards.
- All worktops are 93cm high and 60cm deep, the island unit being black granite and the rest dark green Corion. There is good contrast between worktops and other surfaces.
- There is a double bowl, double drainer, stainless steel sink in front of the rear window, 93cm high.
- The double electric oven with drop down doors is built in at eye level and the electric hob set into the worktop.
- There is a four oven Aga. The Aga was specifically designed with the visually impaired in mind. There are no controls needing adjustment and all four ovens are at accessible height. There are two hotplates above the ovens.
- There is a dishwasher set under the worktop.
- A microwave, American style fridge/freezer and second fridge/freezer are available in the adjacent utility room.
- Hotel catering standard crockery is provided, mainly in cupboards below the work surface, but some in higher wall cupboards. Glasses are in the wall cupboards.
- All saucepans, cooking utensils and vegetable dishes are in drawers and cupboards below the work surface.
- There are empty cupboards for food storage both in cupboards below the work surfaces and in wall cupboards.
- Lighting is provided by a set of low voltage down lighters set into the ceiling and switched either from just inside the kitchen by the utility room door or from a dimmer switch to the left of the hall door. In addition there are lights under the wall units, a light over the Aga and a light over the sink switched to the right of the sink.
- A fire extinguisher and fire blanket are situated in the adjacent utility room.

### Caravans, Holiday Homes & Twin Units

- Not applicable

### Grounds and Gardens

- In addition to the patio there is a gently sloping area of lawn to the side of the house which is shared with the adjacent Atlantic View Coach House.

## **Additional Information**

- Emergency information is clearly displayed on the pin board in the utility room and is also available in the instructions file and by the telephone. 999 calls override the need to use coins in the telephone.
- Information and instruction folders are situated in the kitchen which contain information about the house, contact details and instructions for appliances etc.
- Folders with tourist information are situated on the bookshelf in the first floor sitting room.
- Mobile phone reception is variable but at its best on the first floor balcony.
- Wireless broadband internet access is provided.
- No pets allowed except guide dogs.
- This is a no smoking house.
- In emergency there are three exits, one of which has a key in a glass fronted box adjacent to the door.
- Smoke alarms and fire fighting equipment are provided.
- A mains charged flashlight is available in the utility room.

## **Contact information**

Address:

Dr. Sarah Garthwaite  
Atlantic View Holidays  
Matfield Oast  
Chestnut Lane  
Matfield  
TONBRIDGE  
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TN12 7JJ

Telephone: 01892 722264

Fax: 01892 724022

Email: [enquiries@atlanticview.net](mailto:enquiries@atlanticview.net)

Website: [www.atlanticview.net](http://www.atlanticview.net)

Grid reference: 935794

Hours of operation: Open all year

Emergency number: Caretaker, Harry Lejniaks: Mobile: 07854 698643

Local equipment hire company: Babes and Bikes: [www.babesandbikes.biz](http://www.babesandbikes.biz), 01208 815262  
(wheelchairs also available to hire)

## **Future Plans**

- A comprehensive program of cleaning, in addition to weekly changeover cleans, takes place in February or March each year.
- We have plans to upgrade the kitchen worktops and to have the top of the Aga re-enamelled when a break in lettings allows.
- The floor of the kitchen, dining room and ground floor sitting room will be sanded and re-varnished over next winter 2012/13.



- There are no plans to make the property more accessible because the access is difficult and impossible to change due the sloping terrain. This house is not suitable for those who are entirely dependent on wheelchairs.

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve. If you have any comments please phone 01892 722264 or email [enquiries@atlanticview.net](mailto:enquiries@atlanticview.net)**

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