

Access Statement for Atlantic View Coach House, New Polzeath

Introduction

Atlantic View Coach House is a new build completed in March 2012 to replace the converted stable and carriage house built in 1907 which previously stood on the site. It is situated slightly set back from the front at New Polzeath with fine views of the beach. It is accessed from an area of dedicated off-street parking. Access into the house is via a gently sloping ramp, slope 1:15 This is a no smoking and no pets except guide dogs property.

Pre-Arrival

- We have an extensive website, www.atlanticview.net and are also listed on www.cornwall-online.co.uk and www.lastminute-cottages.co.uk.
- 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. Contact details are provided on our website.
- The Tesco store in Wadebridge will deliver to Atlantic View Coach House. 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, scourer and 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 two vehicles at the rear of the house on a gently downhill sloping, smooth 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 road at the front 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. There is a gently uphill wide, smooth, sloping path, part concrete, part slate, which runs up the side of the main house, which is maximally 150cm wide and narrows to 100cm wide. Opposite the rear entrance to the main house are a further six steep steps up to reach the car parking area with a hand rail on the left.

- Access from the parking area to the main entrance is up a gently sloping ramp with a handrail on the right. An alternative entrance is into the back door to the beach room at the end of the side path.
- There is a light over the main entrance door which operates via a movement detector at night or can be switched on permanently and several other lights around the outside of the building.
- There is rear access to parked vehicles.
- The distance from the dedicated parking space to the door is ? meters. It may be necessary to go round other parked vehicles to reach the entrance.

Main Entrance

- All light switches throughout the house are 115cm from floor level.
- All electricity sockets are either 50cm or 88cm from the floor except for the kitchen sockets which are above the worktop.
- The main entrance is at the side of the house into the middle floor and is accessed up a slate ramp with a handrail on the right. The door, which is 80cm wide, is at right angles to the ramp and is hinged on the right. The threshold is 2cm high. The keys (2 sets) are available at a local health club. There is a thin microfibre door mat immediately inside the door.
- The entrance is into the hall.
- The floor surface is of varnished wood floor boards.
- There is one alternative entrance over a 10.5cm threshold through a door 82cm wide into the beach room on the lower ground floor, which has a travertine marble floor. The door is hinged on the right.
- Both entrances are lit by external lights on a movement detector which functions at night but can be overridden to be on at all times.
- The switch for the light in the hall is on the right after entering through the main door. The switch for the light in the beach room is on the left on entering.
- Coats hooks at high level are provided within a lobby to the staircase off the hall.
- There are door openings to two bedrooms, a shower room with outward opening door, the staircase lobby and the stairs to the lower round floor off the hall.
- The floor surface is level throughout the ground floor of the building.
- There is good colour contrast between the floor and the walls throughout the ground floor.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The hall gives access through a door hinged on the left to the semi-spiral staircase to the first floor. The 12 steps up are 19.7cm high and the goings on the treads minimum 9cm and maximum 42cm on the outside of the curve. There is a hand rail on the left hand side ascending.
- An identical staircase without a lobby leads down to the lower ground floor, the handrail being on the right descending.
- The stairs are open to the kitchen/dining/living room on the first floor. All floor coverings are oak floorboards, except in the bathrooms, shower rooms and beach room, which all have travertine marble floors.
- The mid toned floors contrast with the light walls.
- Stair lighting is operated by switches at the top and bottom of the stairs.
- There is a smoke detector in the hallway and water and CO2 extinguishers are provided.
- There are smoke detectors in the hall and the lower ground floor corridor.
- Free floor space in the hall 12m².

Public Areas - Sitting room, lounges, lobbies etc

- The sitting room is accessed via a semi spiral oak staircase from a closed lobby off the hall. There is a handrail on the left hand side ascending.
- The floor is oak floor boards.
- There is good colour contrast between the floor and walls.
- There is a seven seater L-shaped sofa, 41cm high and one easy chairs without arms, also 41cm high, all covered in dark brown leather.
- A coffee table 47cm high is placed in front of the sofa.
- There are several side tables in the room.
- Lighting is provided by several track mounted spotlights lights operated from individual switches to the left at the top of the staircase in the kitchen area. There is also a floor lamp and a table lamp switched on the fittings.
- There is a digital LED television with surround sound system, Sky Plus and DVD player, all operated by remote control. The amplifier has sockets for MP3 players and gaming consoles.
- Sliding doors give access to the balcony via an opening maximum 111.5cm wide and threshold 18cm.

Public WCs

- Not applicable.

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- The dining room is accessed via a semi spiral oak staircase from a closed lobby off the hall. There is a handrail on the left hand side ascending.
- Access within the first floor is level.
- The floor is oak floorboards.
- There is a steel framed glass table 67.5cm high with legs set in from the corners and eight dining chairs without arms 44.5cm high, all of which are moveable.
- A sideboard provides storage for crockery and cutlery at low level.
- There is a bookshelf with a payphone, emergency information, appliance instructions and tourist information.
- Lighting is by means of track mounted spotlights operated from a switch located to the left of the stairs on entry. There is excellent natural light from the roof light at ridge level above the dining table and from a window above the kitchen sink.

Laundry

- Linen and towels are provided and beds will be made up on arrival.
- Laundry facilities are available in the cupboard in the lower ground floor corridor. We provide a standard sized, front loading washing machine and a tumble drier, which is placed on the worktop above the washing machine at high level. There is a large Belfast sink in the beach room where there is also a hanging rail over a purpose built trough to provide indoor drip/dry facilities for wetsuits.
- A portable, folding drying rack, outside washing line at the side of the house, pegs, ironing board and iron are also provided.

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 ½ mile away in the village.

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 lower ground floor double bedroom or the beach room there is access to the slate patio at the front of the house facing the sea. The dimensions of the patio are 575cm x 340cm. There is one step down to the patio through double doors from the bedroom or a door hinged on the left from the beach room.
- 10 plastic patio chairs with arms are provided.
- There is a built-in barbeque, 86cm to the grill level with adjacent slate seats on either side.
- Exiting from the sliding sitting room doors there is access to a first floor balcony, 295cm x 338cm with far reaching beach and sea view.
- An extending hardwood table, 63cm to the underside of the frame, capable of seating 10 is provided along with 10 folding hardwood chairs without arms, seat height 47.5cm.

Conference & Meeting Rooms, Banqueting

- Not available

Clubs & Entertainment

- Not applicable

Bedrooms & Sleeping Areas

- Room combinations:
- Lower ground floor: One double room, one twin room, both en-suite.
- Ground floor: One double room, one twin room, one en-suite and the other with a disabled accessible shower room accessed off the hall, the door being adjacent to the bedroom door.

- General:
- All bedrooms have level access from the landing or hall.
- All beds can be made up as either twins or doubles 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.
- All beds will be made up prior to arrival.
- All bedrooms have oak floorboards which provide a good contrast with the walls and other furnishings.
- All bedrooms have bedside chests of drawers with table lamps, which are touch operated.
- All bedrooms have ample storage space in chests of drawers and built-in wardrobes.
- All bedrooms have wall mirrors.

- Three bedrooms have chairs 49cm high without arms and one has two large window seats.
- All bedrooms have digital televisions with remote controls, hairdryers and Cat5 sockets.
- Lighting is provided by dimmable mains voltage ceiling spotlights switched at the door and adjacent to the bed.

- Bedroom 1:

- 6' zip/link Kaymed bed with part pocket sprung and part memory foam mattress 65cm high. Free floor space 16m².
- The bed can be split into two 3' singles on request.
- Digital radio with MP3 dock supplied.
- Level access to en-suite bathroom.

- Bedroom 2:

- 2 x 3' single Kaymed beds with part pocket sprung and part memory foam mattress 65cm high. Free floor space 11m².
- Level access to adjacent shower room.

- Bedroom 3:

- 6' zip/link Kaymed bed with part pocket sprung and part memory foam mattress 65cm high. floor space 14m².
- The bed can be split into two 3' singles on request.
- Level access to en-suite bathroom.

- Bedroom 4:

- 2 x 3' single Kaymed beds with part pocket sprung and part memory foam mattress 65cm high. floor space 16m².
- Level access to en-suite shower room.

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

- Large cream bath towels and hand towels are provided for all guests and bath mats in each bathroom and shower room.

- Lower ground floor en-suite bathroom:

- Level access from bedroom 3.
- Floor covering is travertine marble tiles.
- A lock is provided on the inside of the door.
- White fittings – bath 73cm x 166cm, height 57cm with over bath shower and shower screen, wash basin 70.5cm high and WC 44cm high.
- Mains voltage ceiling spotlights with switch to the right of the door.
- Over basin mirror with inset multiple LED lights, no-touch sensor switch under the mirror, shaver socket on left of frame and switch for heated de-mister on right of frame.
- The shower is controlled by a bar fitting with flow on the left and temperature control on the right.
- Wall mounted heated towel rail.
- Two glass corner shelves height 131cm and 162cm.
- Extractor fan operates when lights switched on and overruns after switching off. Isolator switch to right of the door.
- Free floor space 3.75m².

- Lower ground floor en-suite shower room:

- Level access from bedroom 4.
- Floor covering is travertine marble tiles.
- A lock is provided on the inside of the door.

- White fittings – shower 138cm x 86cm with sliding shower screen, wash basin 70.5cm high and WC 44cm high.
- Mains voltage ceiling spotlights with switch to the left of the door.
- Over basin mirror with inset multiple LED lights, no-touch sensor switch under the mirror, shaver socket on left of frame and switch for heated de-mister on right of frame.
- The shower is controlled by two knobs, the upper being flow and the lower temperature control.
- Wall mounted heated towel rail.
- Two glass corner shelves height 131cm and 162cm.
- Extractor fan operates when lights switched on and overruns after switching off. Isolator switch in bedroom to the right of the door.
- Free floor space 2.5m².

- Ground floor en-suite bathroom:

- Level access from bedroom 1.
- Floor covering is travertine marble tiles.
- A lock is provided on the inside of the door.
- White fittings – bath 73cm X 166cm X 57cm high with over bath shower and shower screen, wash basin 70.5cm high, bidet and WC 44cm high.
- Mains voltage ceiling spotlights with switch to the right of the door.
- Over basin mirror with inset multiple LED lights, no-touch sensor switch under the mirror, shaver socket on left of frame and switch for heated de-mister on right of frame.
- The shower is controlled by a bar fitting with flow on the left and temperature control on the right.
- Wall mounted heated towel rail.
- Two glass corner shelves 131cm and 162cm.
- Extractor fan operates when lights switched on and overruns after switching off. Isolator switch in bedroom to right of the door.
- Free floor space 2.5m².

- Ground floor shower room:

- Level access from hall.
- Floor covering is travertine marble tiles.
- A lock is provided on the inside of the door.
- White fittings – shower 138cm x 86cm with sliding shower screen, wash basin 70.5cm high and WC 44cm high.
- Mains voltage ceiling spotlights with switch to the right of the door.
- Over basin mirror with inset multiple LED lights, no-touch sensor switch under the mirror, shaver socket on left of frame and switch for heated de-mister on right of frame.
- The shower is controlled by two knobs, the upper being flow and the lower temperature control.
- Wall mounted heated towel rail.
- Two glass corner shelves 131cm and 162cm.
- Extractor fan operates when lights switched on and overruns after switching off. Isolator switch in hall to right of the door.
- Free floor space 2.5m².

Self-Catering Kitchen

- The kitchen is on the first floor of the house accessed by a semi spiral staircase, described previously with oak treads from a closed lobby off the hall.
- The kitchen is open plan with the dining area and sitting room.
- It is a large, rectangular shape with units on two sides.
- The floor is oak floorboards.
- All worktops are 91cm high and 60cm deep, black granite. There is good contrast between worktops and other surfaces.
- There is a double bowl sink in front of the side window, 91cm high.
- The free standing electric range oven has a drop down door on top left for the grill, a left hand hinged lower fan oven, a drop down door at top right for conventional oven and a pull out warming drawer at bottom right. The hob is ceramic and has 5 rings and a warming zone.
- A microwave, dishwasher larder fridge and freezer are provided.
- Hotel catering standard crockery, glassware and cutlery is provided, stored in the sideboard in the dining room and in high level kitchen units.
- All saucepans and cooking utensils are in drawers and cupboards below the work surface.
- There is empty space for food storage in a large larder cupboard.
- Lighting is provided by several adjustable spotlights, a mains voltage down light above the sink, under wall unit strip lights and plinth lights, all switched from just inside the kitchen at the top of the stairs or from a switch bank to the left of the dishwasher.
- Water and CO2 extinguishers, a fire blanket and a smoke detector are situated in kitchen.

Caravans, Holiday Homes & Twin Units

Not applicable.

Grounds and Gardens

- In addition to the patio there is a gently sloping area of lawn in front of the house which is shared with the adjacent Atlantic View House.
- There is level access to this lawn from the patio

Additional Information

- Emergency information is clearly displayed on the pin board in the lobby to the stairs and is also available in the instructions file in the kitchen and adjacent to the payphone. 999 calls override the need to use coins in this payphone.
- Information and instruction folders are situated on the bookcase in the dining room, which contain information about the house, contact details and instructions for appliances etc.
- Folders with tourist information are situated on the bookcase in the dining room.
- Mobile phone reception is poor but it may be possible to get reception on the first floor, depending on the network provider.
- No pets allowed except guide dogs.
- This is a no smoking house.
- In emergency there are three exits.
- Smoke alarms and fire fighting equipment are provided.
- A mains charged flashlight is available in the fuse box cupboard in the hall behind the front door.

Contact information

Address:

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

Telephone: 01892 722264

Fax: 01892 724022

Email: enquiries@atlanticview.net

Website: www.atlanticview.net

Grid reference: 935794

Hours of operation: Open all year

Emergency number: Harry Lejnieks: Mobile 07854 698643

Local equipment hire companies: Babes and Bikes: www.babesandbikes.biz 01208 815262
(also rent wheelchairs)

Future Plans

- As this is a brand new house there are no immediate plans for upgrading.
- Apart from the weekly clean following lets a comprehensive program of cleaning takes place annually in February or March.

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.