



Access Statement

Introduction

We aim to cater, where practical, for all visitors to our (6 bed) bed and breakfast, which is also our home. We will try to answer any specific questions, so feel free to ask.

Pre-Arrival

The bus station is approximately 5 minutes walk away and the train station approximately 8 minutes.

There is also a local taxi service - please see contact information below for details.

A copy of the breakfast menu in large print can be e-mailed if requested.

Arriving & Parking Facilities

We do not have private parking but there is parking at both sides of the street (Brooklands).

There is an entrance gate to the property one metre wide, which is open 24 hours, and a flat paved path leading up to the front door.

We can assist with luggage if required.

Main Entrance & Reception

The front door has one step 10cm high. We have a temporary ramp that can be put in place for your arrival if requested.

The front door is always locked but there is a push bell 1.35m from the floor. The key hole and handle is 1.05m from the floor.

The door opening is 70cm wide with a grab rail.

On entry there is a hallway 4m long by 1.17m wide, which is carpeted.

Public Areas (internal)

All public areas are (short pile) carpeted.

All walls and doors in the public areas have a good colour contrast.

The dining room is on the ground floor.

The entrance from the hallway to room 1 (the only ground floor room) and the staircase is 1.17m wide.

The corridor leading from room 1 and the staircase to the dining room is 3m by 75cm wide.

There are 14 steps leading to the first landing, which is 1.62m by 1m, and a further step leading to the (off-set) landing (1.94m by 1.1m) from which room 2 and the private bathroom (for the sole use of room 2) can be accessed.

There are a further 4 steps, to the right, leading to the first floor landing (3.6m by 75cm) from which rooms 3 and 4 can be accessed.

There are 12 steps leading to the turning landing and a further 6 steps to the second floor landing (3.35m by 80cm) from which rooms 5 and 6 can be accessed.

These steps are 18cm high, 25cm deep and 75cm wide.

WC's

All rooms have their own WC but there is no public WC.

Dining room

Breakfast is served (0830 to 0900) in the dining room on the ground floor - there are no steps.

The entrance door is 70cm wide.

The furniture is flexible and can be moved on request.

Tables have an under space of 70cm high by 66cm wide, with a leg at each corner. the chairs are padded without arms.

Menus can be provided in large print on request.

Background music is played during breakfast.

Laundry

Not available

Shop

Not available

Leisure Facilities

Not available

Outdoor Facilities

Not available

Conference/Meeting Rooms

Not available

Entertainment

Not available

Bedrooms

There are 6 bedrooms, One on the ground floor, one off the first landing, two on the first floor and two on the second floor.

Bedroom 1 Double En-suite

Located on the ground floor, accessed from the entrance hall, with a door opening of 80cm.

There is a minimum 70cm route round the double bed, this can be increased by rearranging or removing some of the furniture.

The bed is 54cm high

There is also a television with remote control and a clock radio.

Fitted short pile carpet.

En-suite: there is a sliding door which is 65cm wide.

The toilet is 40cm high, with a grab rail to the side.

Shower step edge is 25cm high.

The sink is 70cm high with a shaver point above.

Bedroom 2 single room with a private bathroom adjacent

Located on the first (off-set) landing.

The door opening is 66cm wide

There is 1m between the entry side of the bed and the wall and 50cm from the bottom of the bed to the dressing table.

The bed is 50cm high.

There is an easy chair (no arms).

There is also a television with remote control and a clock radio.

Fitted short pile carpet.

Private bathroom : which is located next door and is kept locked with a key supplied to the occupant of room 2 only.

Door opening 72cm wide.

The bath is 1.72m x 73cm x 53cm high, with shower taps.

Toilet 40cm high.

Sink 80cm high.

The side of the bath to the wall is 1m.

Fitted short pile carpet.

A shaver point plug is available.

Bedroom 3 twin e-suite

Located on the first floor.

Door opening 80cm.

Two single beds 55cm high

Space between the beds 60cm, from bed 1 to the dressing table 45cm, from bed 2 to the wardrobe 60cm.

Short pile carpet.

Television with remote control and a clock radio.

Easy chair (no arms).

Separate toilet : outwardly opening door 69cm wide.

Toilet 40cm high.

Short pile carpet.

En-suite : inwardly opening door 66cm wide.

Shower step edge 15cm.

Sink 80cm high with a shaver point above.

Short pile carpet.

Bedroom 4 large en-suite family room

Located on the first floor.

Door opening 84cm.

One double and one single bed, both beds 55cm high.

Minimum route round beds 50cm - 1.4m.

Coffee table and 2 easy chairs (no arms).

Television with remote control and clock radio.

Short pile carpet.

En-suite : Outwardly opening door 63cm wide.

Shower step edge 13cm.

Toilet 40cm high.

Sink 80cm high with a shaver point above.

Short pile carpet.

Bedroom 5 large en-suite family room

Located on the second floor.

Door opening 77cm.

One double and 2 single beds.

Minimum 60-90cm rout round beds with 60cm between single beds. Double bed 50cm high and single beds 55cm high

One easy chair (no arms).

Television with remote control and a clock radio.

Fitted short pile carpet.

En-suite : inward opening door 67cm wide.

Shower step edge 18cm high.

Toilet 42cm high.

Sink 80cm high with a shaver point above.

Short pile carpet.

Bedroom 6 double en-suite

Located on second floor.

Door opening 77cm.

Bed 55cm high.

Route round the bed 57cm - 1.06m

Vanity unit (within the room) 80cm high with a shaver point above.

Television with remote control and a clock radio.

Fitted short pile carpet.

En-suite : outwardly opening door 68cm wide.

Shower step 13cm high.

Toilet 40cm high.

Short pile carpet.

Fire Alarm

Each room has a fire notice instructing guest what to do in case of fire - we strongly suggest you read this.

We have had a new modern fire alarm installed. The public areas and each room have a smoke alarm with its own individual alarm so you do not have to rely on a bell in the public areas

We have a current Fire Risk Assessment approved by the North Yorkshire Fire and Rescue service.

Additional Information

Assistance dogs are welcome.

We are centrally heated and double glazed throughout.

Mobile 'phone reception is usually good.

We have a public telephone.

We are non smoking throughout.

Small drinks and medication can be stored in our fridge/freezer if requested - though not accessible 24 hours.

There is a park approximately 200m away with views over Filey bay.

We are centrally located, but within easy reach of the beach, with many shops near by. There are also a number of good restaurants and cafes near by and pubs serving traditional pub food.

Public Area (externally)

There is a small garden to the front of the house with many colourful flowers and herbs (depending on the season), with a table and chairs for the use of the guest.

Contact Information

Edwardian : 2 Brooklands, Filey, North Yorkshire, YO14 9BA

Tel. 01723 514557

Mobile 07751 017980

Telephones answered between 0800 and 1100

E-mail the.edwardian@btinternet.com

We are closed for Christmas and New Year

Bus information 0870 6082608

Train information 08457 484950

Local taxi 01723 515515

Local disability hire shop 01723 514411