

## Access Statements for The Denes Guest House Lynton

- 1 The Denes Guest House can be accessed from Longmead Road at the front or from the car park to the rear of the property. There are no parking restrictions for dropping off at The Denes and guests should either use our car park (4 cars) or the layby 30m along the road. The front gate is 900mm wide with a 130mm step on to a 1m wide by 11.5m long gravel path to the front conservatory door.
- 3 The conservatory door is 900mm wide and opens fully and has a threshold step.
- 4 From the car park there is a wicket gate to the rear garden, with two steps down, 180mm & 80mm respectively. The 600 mm by 7.8m paving slab path reaches the rear conservatory door that has a maximum opening of 600mm and is immediately preceded by a shallow gully.
- 5 Access to the house itself is through the main door 850mm wide, all other ground floor doors are not less than 750mm wide.
- 6 There are no ground floor bedrooms.
- 7 Access to the first floor is gained by a straight stairway 840mm wide comprising 13 x 200mm steps to a sub-landing with a further 200mm step at right angles to the main landing.
- 8 The landing has a minimum width of 740mm and doors to rooms 1 and 3 are 730mm wide, room 2 is 630mm wide.
- 9 Access to the second floor is via a staircase 740mm wide comprising 12 x 210mm steps to a sub-landing; the last 4 steps completing a 90° bend. A further 180mm step to the main landing is at right angles to the sub-landing. Room 4's door is 740mm wide and Room 6, 680mm.
- 10 Both staircases are carpeted and have handrails for support.
- 11 John or Susan are available for assistance and either one of us escorts guests to their room on arrival to assist with luggage etc.
- 12 Guests are provided with a mortise key to their bedroom and a Yale key to the main front door.
- 13 Dining room has chairs with firm backs, the guest lounge has two leather sofas but guests requiring firm seating can be provided with, on request.
- 14 Light switches are generally 1400mm from the floor and most power sockets are 100mm (skirting board level)
- 15 The Denes is on the outskirts of Lynton but the centre of the town is less than 600m from us. The Post Office and Bank (+ATM) are within this distance. There is a fairly gentle gradient up from the centre of town to our guest house.
- 16 A regular bus service operates to and from Barnstaple where it connects with National Coach services and the nearest official bus stop is about 200m. If travelling from Barnstaple on the 309 or 310 service drivers will on request, let passengers alight at the junction of Crossmead with Longmead/Lee Road.