Accessibility Guide for Rhydd Barn

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Rhydd Barn is a barn conversion holiday cottage ideally suited for two people.



1 Rhydd Barn patio and (main) south door entrance

Ground floor – Large open plan room including attractive kitchen area with fridge, electric induction hob, electric oven, dishwasher, microwave oven and dining and sitting areas with views to the Malvern Hills. Portable DAB digital radio/FM radio plus CD player. Shower room and toilet with small wash-basin. Utility room with washing machine and gas central heating/hot water boiler. Access to freezer and extra refrigerator in converted pigsty 4 metres across patio from Barn south entrance door.

First (middle) floor – Large high ceilinged sitting room with west-facing French windows opening onto balcony/outside steps with outstanding views of the Malvern Hills. Smart television, DVD player, and a hi-fi mini system (record player/audio cassette player/FM radio). Stable-style door leading to bedroom with ensuite main bathroom (bath/shower, basin, toilet).

Second (top) floor – Ladder-style pine steps lead up to a galleried study/extra sleeping area with attractive views to the south. Futon sofa-bed. Safety gate at top of ladder-style steps.

Outside – West-facing patio with adjacent lawn and views across fields to the Malvern Hills. Outdoor table and chairs kept in converted pigsty across the patio. There is parking space for two cars on the north side of Rhydd Barn. Access is usually available to perimeters of fields (10 acres) belonging to Barn.

Note: where measurements of routes are provided, we have measured the narrowest point of the route.

Property address

Rhydd Barn, Hanley Castle, Nr Worcester, WR8 0AG (see location map on page 3 below)

At a glance

Level access

- The main entrance does not have level access with a ramp.
- There is level access from the within the main entrance to the ground floor area.

Access with steps

- There is one low step of 74mm height into the south (main) entrance door and one low step of 65mm at the north door entrance (see page 5).



***2** South (main) entrance door to Rhydd Barn and patio*

Bedroom

- We have non-allergic bedding.
- We do not have a portable hoist.

Hearing

- The TV has a sub-title option.
- We do not have a hearing loop.

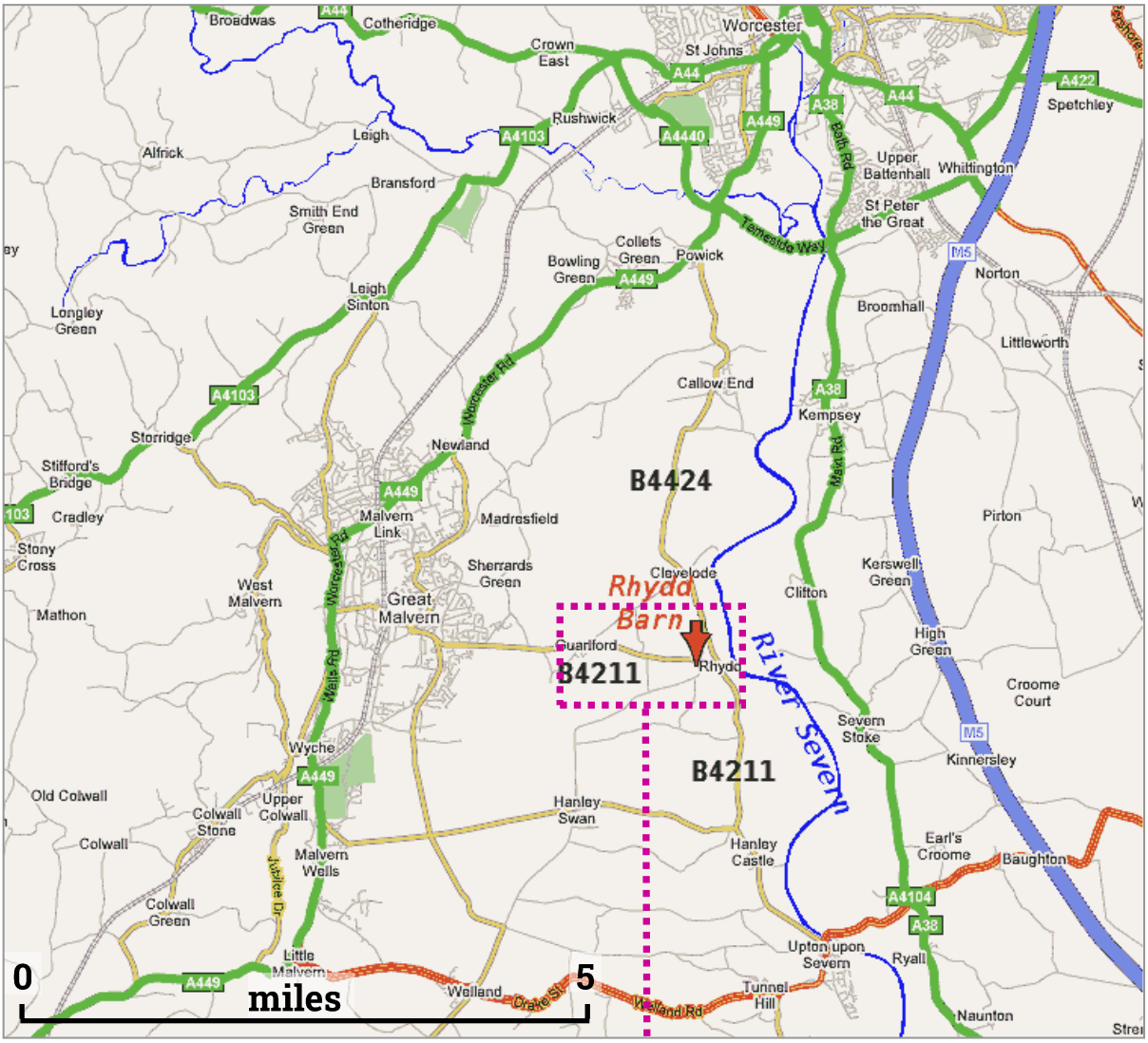
Visual

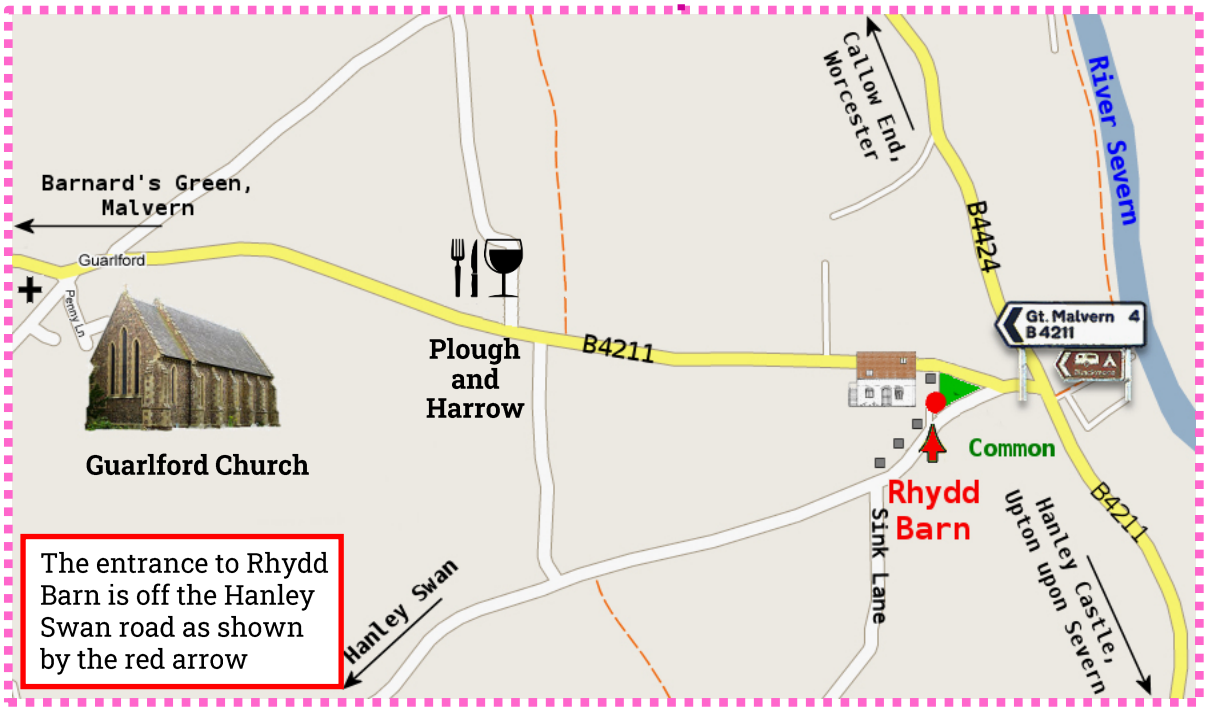
- The walls and the doors have high colour contrast, brown wood doors and white walls.
- We have large print available on request.

Travel

- **Rail:** Nearest train station is Great Malvern, 4 miles away.
  The nearest mainline train station is Worcestershire Parkway, 10 miles away.
- **Bus:** number 363 goes between Worcester to Upton-upon-Severn. It stops at the Rhydd Green, opposite Rhydd Barn. This is the only access by bus. A map showing the bus stop location and the route map is in the Local Information Folder.
- **Taxis:** Smith Taxis 01684 568686, Great Malvern Taxis 01684 561117. Others are listed in the Local Information Folder.
- Timetables for trains and buses serving the area are in the Local Information Folder and available online.

Location of Rhydd Barn





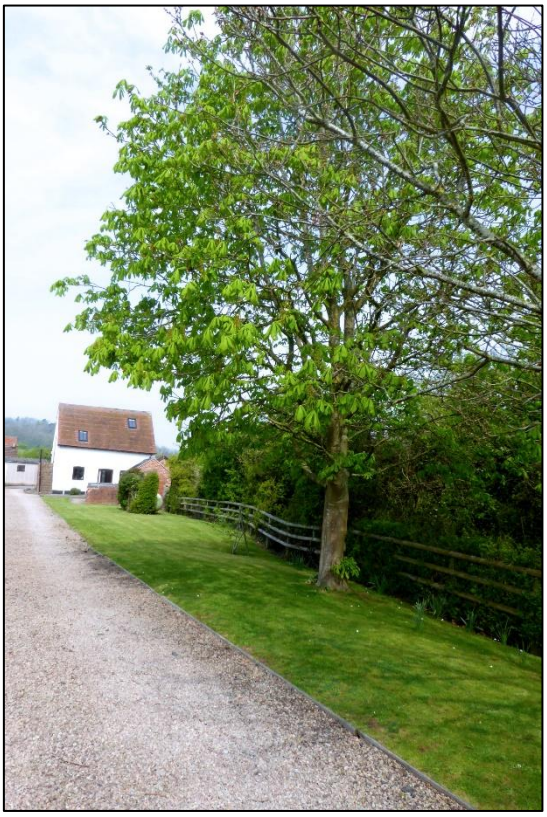
Arrival at Rhydd Barn



3 *Access road to Rhydd Barn entrance is on the Hanley Swan road to the left*



4 *Gated entrance off the Hanley Swan road*



4a *Private drive up to Rhydd Barn*

Parking and drop off

- We have 2 car parking spaces with room for unloading and manoeuvring.
- The parking is next to the north entrance door—drive past the Barn and it is on your right behind the Barn.
- There is a drop-off point at both entrances. The drop-off point is level.
- The path from the car parking area to the south (main) entrance door is level access (see pic 7, page 5).



3 *Park your car by the north door entrance parallel to the Barn*

Path to south (main) door entrance

- From the car parking area to the south (main) entrance door there is level access (pic 7).
- The path is 2700mm wide (minimum).
- **Exterior security lighting is triggered by movement both sides of the barn.**

South (main) door entrance

- The south entrance has a low step 74mm high (see pic 8a below).
- The south door is 740mm wide.
- The south door is side hung and manual.
- There is not a permanent ramp.
- Once inside the Barn the north door entrance next to the parked car can be opened. There is a low step which is 65mm high. The north door is 725mm wide, side hung and manual (see pic 8 below).



4 *Car parked correctly by north door entrance*



7 *Level access path from parking area to main entrance*



8 *North door entrance*



8a *South door entrance (main entrance)*

Getting around inside

General information

- There are three floors (see page 1 for full details).
- The ground floor has ceramic floor tiling, the first and second floors have wood flooring with mats
- We have high colour contrast between walls, white and door frames, brown.
- Internal doors are tongue-and-groove single leaf pine of standard width of 750mm.
- There are washing and toilet facilities on both the ground and first floors.
- Rhydd Barn is strictly no smoking throughout.

Open plan ground floor kitchen, dining and sitting area

- There is level access throughout the ground floor.
- The lighting on the ground floor is a combination of ceiling spotlights, wall lights and natural daylight.

Kitchen area on ground floor

- The Barn has an open plan kitchen area 1500mm x 1400mm (approx. floor space).
- From the main entrance to the kitchen, there is level access.
- The route is 740mm wide (minimum).
- The work surface is not available with clear under-space.
- The work surface is 910mm high.
- The height of the cooker hob is 910mm.
- The sink is not available with clear under-space.
- The height of the sink is 910mm.
- The height of the oven is 890mm.
- There is a larder fridge fitted into one of the kitchen units at floor level.
- There is a microwave oven available.
- The table and plates have high colour contrast.
- The crockery is kept in a high cupboard (base 1300mm above floor level) and floor level cupboard to left of sink.
- The taps are not lever operated.



***9** Kitchen area on ground floor*

Dining area on ground floor

- The round dining table is 760mm high.
- The seats of the chairs are 460mm high.



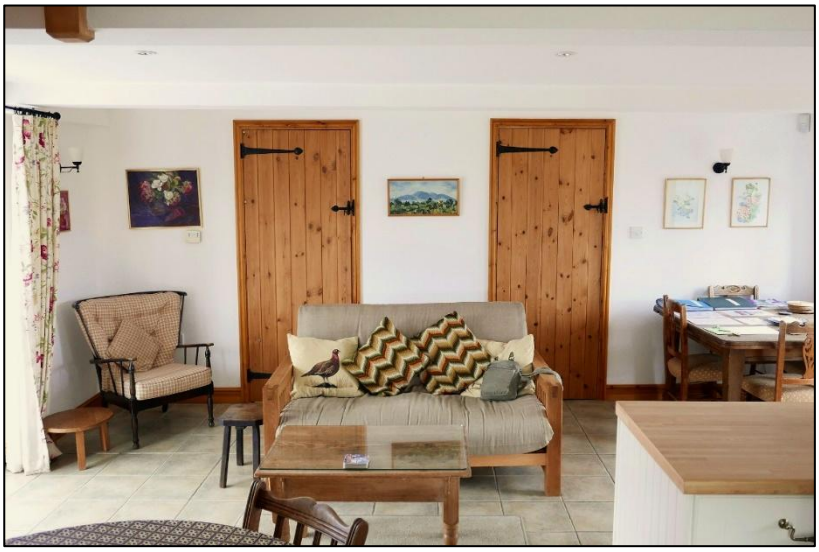
10 *Kitchen and dining area on ground floor*

Sitting area on ground floor

- There is one sofa (seat height 510mm).
- There are two armchair seats: *Lloyd Loom* (woven) chair (seat height 450mm) and wooden armchair with cushion (seat height 440mm, see pic 12 on page 8).
- There is a square table with four chairs.



11 *Sitting area and extra table on ground floor*



***12** Access to utility room (left door) and wash room (right door) on ground floor*

Wash room and separate shower room on ground floor

- The joint entrance door is 740mm wide with level access.
- The walls and the bathroom fittings do not have a high colour contrast.
- The toilet/wash basin door is 740mm wide.
- **The toilet room** is to the right and the toilet faces towards you.
- The toilet has handrails.
- There is 290mm on left, 270mm on the right, space at the sides of the toilet.
- There is 700mm in front of the toilet.
- The toilet seat is 410mm high with seat down.
- The basin is not height adjustable.
- There is space under the basin.
- There is not a pedestal.
- The taps are not lever operated.
- **The shower room** has a level access shower.
- Step into shower 240mm high, entrance into shower 520mm width.



***13** Wash room on ground floor*



***13a** Shower room on ground floor*

- [Shower room continued...] The shower has a handrail.
- The shower head can be lowered to 15mm from the floor if required.
- There is a shower chair available in converted pigsty.

Utility room on ground floor

- The utility room has a washing machine (access space 1200mm), cleaning equipment (vacuum cleaner, washing powder, bucket and mop, dust pan and brush, clothes pegs etc).
- The gas boiler is housed in the utility room.
- Utility room access door width 740mm, access is level.



14 *View into utility room on ground floor*

Stairs to lounge and bedroom on first floor

- There are 12 steps with handrail.
- There is no lift and no ramp
- The route is 770mm wide (minimum) up the stairs which open onto the lounge.



15 *Stairs up to first floor*

Lounge and ensuite bedroom on first floor

Lounge on first floor

- There is no door.
- There is one sofa, seat height 510mm.
- There are two high back armchairs with seat height 420mm.
- Lounge has wall lights, a standard lamp and natural daylight.
- French windows lead onto a small balcony and outside steps down to patio.



16 *View of first floor*



17 *Small balcony outside first-floor lounge area*

Bedroom on first floor

- The bedroom door is 740mm wide, access is level (see picture 20, page 12).
- The bedroom has windows.
- Bedroom has ceiling spotlights, wall lights, bedside lamps and natural daylight.
- No TV in bedroom.
- We have non-allergic bedding.
- We can move the bedroom furniture, to improve accessibility.
- We do not have bed blocks.
- We do not have a portable hoist.
- There is 780mm on the left and 640mm on the right of the bed.
- The bed is 600mm high.



18 *Bedroom on first floor*

[Bedroom continued...]

- There is 300mm under the bed.
- There is not a low clothes rail.
- The bedroom is not flexible (either double or twin).
- The three rugs are not fitted, they lie on a wooden floor.
- There is an ensuite bathroom.

Ensuite bathroom on first floor

- The bathroom door is 740mm wide with level access from the bedroom.
- The bathroom does have a level access shower.
- The walls and the bathroom fittings do not have a high colour contrast.
- Bathroom has ceiling spotlights and light above the mirror.
- On entering the bathroom the toilet is to the right and facing towards you.
- The toilet does not have handrails.
- There is 860mm on left and 110mm on the right at the sides of the toilet.
- There is 2200mm in front of the toilet.
- The toilet seat is 420mm high.
- There is a pedestal basin.
- The taps are not lever operated.
- There is space under the basin.
- The basin is not height adjustable.
- There is a bath.
- Bath height is 560mm.
- The dimensions of the bath are 1500mm long by 550mm wide.
- The bath does not have a door.
- The bath has hand rails.
- The shower head in the bath can be lowered to the floor of the bath if required.



19 *Ensuite bathroom on first floor*



19a *Bath in ensuite bathroom first floor*



20 *Ladder steps to second-floor and door to bedroom*



21 *Galleried/mezzanine level, second floor*

Galleried second floor

- This has a steep safety ladder-like staircase.
- It has a safety gate.
- It has a futon sofa bed which can be used for sitting or a separate bed.
- It has a desk. This area can be used as a study area.

Getting around outside

Garden detail (steps, access etc.)

- The garden consists of a wide level flagstone patio facing south and west (see pic 1, page 1) with adjacent lawn and views over the fields to the Malvern Hills.
- The outside table and chairs, which fold up, are kept in the converted pigsty opposite the south door, distance from barn is 5000mm, width of pigsty door is 700mm. To access the outside table and chairs there is one step of 70mm.
- The table is 800mm high with clear under-space, the chairs have a seat height of 470mm. There is also a garden bench with arms, seat height 420mm.
- There is a small balcony outside the first-floor lounge (1000mm x 1260mm), access door width 1000mm (see pic 17, page10). The balcony can be also accessed by outside steps (see pic 7, page 5).
- The pigsty has a 3-drawer freezer (height 850mm) and extra fridge (height 830mm).



22 *Table and chairs with bench behind*



23 *Step at pigsty entrance*

Customer care support

Accessibility equipment

- Accessibility equipment may be able to be borrowed through Andrea Candlish next door (eg wheelchair).

Evacuation procedures

- Please see property's Fire Risk Assessment in the **Barn Instruction Folder**.
- Read the simple **Evacuation Procedure** on the table as you enter the barn and in the **Barn Instruction Folder**.
- Strictly no smoking in the Barn, outside the Barn or in the converted pigsty.

Mobile phone reception

- Mobile phones work best outside the Barn because of the thick walls.
- Inside the Barn the best mobile phone reception is by the first-floor French windows.

Emergency contacts

- Ross and Andrea Candlish live at Rhydd Farm and can be contacted in an emergency on 01684 311788. If no response try Ross Candlish at the bungalow office on 01684 311771. If they are away another contact will be given.
- Rosemary Boaz, the owner Rhydd Barn, will always help. Contact her on 01643 224766.
- Also see *Emergency Telephone Numbers* sheet in the **Barn Instruction Folder**.

More information

- I have more information about Rhydd Barn in large print on request.
- The **Local Information Folder** provides details of local shops, amenities, transport and emergency procedures.