

Access Guide for West Acre, Wistow

Background and general information

West Acre is a holiday let property operated by Celebration Holiday Homes that sleeps up to 16 people in the village of Wistow North Yorkshire. It has 7 bedrooms, 7 bathrooms and a number of recreational facilities. The owners built the house around the needs of their own son who is a wheelchair user, one of their key ambitions when they decided to convert West Acre into a Holiday Let was to make the property as accessible as they could reasonably do, as they themselves had experienced difficulties booking accommodation that was suitable for groups and/or families where one or more of the group had specific accessibility requirements.

Celebration Holiday Homes do not believe that there is a 'one size fits all' solution as all accessibility needs are individual and personal. Whenever someone says they have an accessibility requirement the team at Celebration Holiday Homes try to discuss the specific needs of any potential guest before their booking is confirmed and offer (where suitable for the guest) the opportunity to come and look at West Acre before the booking to ensure their needs are satisfied.

The owners have reviewed the accommodation categorisations from the national accessibility scheme, we have focussed our attention on the following types of guests with accessibility requirements.

- The property should be suitable for older and less mobile guests.
- The property should be suitable for part-time wheelchair users where the user can transfer.
- The property should suit most assisted wheelchair users where they travel with a friend or family member to help with everyday needs.

However the property may not suit everyone on all these sectors, so we always suggest that a member of the group contact Celebration Holiday Homes to ensure that their specific needs are adequately covered. The team at Celebration Holiday Homes are available to discuss any group or individual's accessibility needs before a booking is made and would always prefer to do this to ensure that the needs of our guests are fully met before a booking is confirmed.



Access and Entrance to the Property

The property is found down private a tarmac drive off Station Road in Wistow.

West Acre
Station Road
Wistow
YO8 3UZ

The three word address for the bottom of the drive is: dupe.caressed.roadways
The three word address for the back door (access point) is snuggle.faces.roadways

The property can park up to 8 vehicles, the parking areas are to the side and rear of the property, all the outside parking areas are tarmac. The parking area is reasonably flat and there are no steps across the whole parking area or on the way to the house. There are motion controlled lights at the side and rear of the property to assist when it is dark.

The rear of the property is fully ramped with permanent ramping from the parking area to the back door. There are two ramps rising a total of 220 mm, with a total ramp length that is 3.2M long and 1.3M wide. At the top of the ramp is a level, covered rear porch area (4.0M by 3.3M).

There is also a step down to the tarmac area, this step 180 mm high and is marked with a hazard strip

There is a key safe box at the back door, this is 1.35M from floor level. The Celebration Holiday Staff always come on the day of arrival to conduct a welcome meeting. If required they can be available on arrival to assist any guest who requires assistance and show them around the property when they arrive.

The front door has two steps rising to a front porch, the steps are 250mm and 150mm, there is no ramp to the front door.

The rear of the property is north facing so in the winter months when the weather falls below zero, the stone ramp and tarmac area can be a slip hazard. Grit and salt are provided in these months and are kept in the grit store which is by the rear porch on the tarmac area.



The ground floor (communal shared areas)

The rear door is 780mm wide. It opens up onto a rear lobby that leads to the kitchen, the den, a downstairs bathroom and the utility area. The entrance to the rear lobby is 1.21 M wide, this leads to the kitchen and utility area. There is a narrower section of the lobby that leads to the other rooms, this is 1.09M wide. There is normally a console table in this area that reduces the width to 0.86M. If required the console table can easily be removed out of the house before guests arrive. The utility room is opposite the back door and has a generous open space that is 2.0M by 3.15M, this is a useful space to leave any mobility equipment that is not required inside the house.

There are no steps across the whole ground floor, there is a small change of level 10 mm between the dining area and the kitchen area which is ramped. There is hard flooring (wood floor or vinyl tiling) across most of the ground floor shared areas (the rear entrance, kitchen area, dining area and main living room and the downstairs toilet and bathroom), the den (second living room) is carpeted.

The downstairs layout has been designed to offer free flowing space wherever possible, the space in all the downstairs rooms is generous. All internal doors are 800mm wide and there are wider openings connecting the main three reception rooms. There is an open double door space between the kitchen and dining area (122mm) with a wide library corridor (corridor 146mm wide with a double width entrance (122mm wide) from the dining area, the corridor leads to the main living area (double doors to enter 118mm wide).

All of the shared spaces have a nightlight to help people see when it is dark.

Things to note downstairs:

- **The Kitchen**
 - All ovens are located at the side and are 1.4M to the top of the oven (1.25M to the door handle) from ground level.
 - The induction hob is on the central island which is 0.9M high
 - There is a double sink which is 0.9M high, the main tap is to the rear of the sink (0.5M back), as is the boiling water tap. There is no space under the counter below the sink.
 - The route around the island is 1.2M (minimum 1.15M) on one side and 1.09M (minimum 1.0M) on the other side.
 - There is a wheelchair accessible section of kitchen worktop with a clear space underneath, it is 0.78M high and 2.3M long the space underneath is 290mm. If requested we have a microwave and kettle that we can put on this area and we can arrange for some standard kitchen equipment and crockery which can be placed in the low level drawers at the side of this area.
 - There is a dining area in the kitchen with a table that seats 8, The table is 0.76M high and can easily accommodate a wheelchair, it is supported from the centre with no legs and there plenty space underneath all around the table.



- **The Dining Area**

- The main dining area has a table that converts to a pool table, when set up as a dining table it is a bit taller than some dining tables (0.79M high). The legs are right at the corners so there is plenty of room to get a wheelchair under the table.
- The dining table seats 12, it can be extended to 16 (for formal sit down dining experiences using a temporary put up table at each end), the put up tables would however not be suitable places for a wheelchair user.



- **The Main Living area**

- The sofa's are quite low (seat 380mm from the floor), we have provided a high backed arm chair (seat 480mm high, depth 580mm and back 550mm) that can be moved around the room and used as an alternative seating option if some guests find this more comfortable.



- **The Den**

- The den is our smaller second living room, it is carpeted.
- The den has two sofa's both 0.45M high and two swivel gaming chairs, seat being 0.41M high, they are bucket shaped with straight backs.



- **Downstairs Toilet and bathroom**

- There is an accessible separate downstairs toilet in the library corridor in the centre of the house, this is the most accessible downstairs toilet. The toilet transfer is to the front only, it has a pull down support rail on both sides of the toilet, the toilet seat is 0.5M high and the sink is 0.8M high (there are no cupboards beneath the sink). The toilet room (inc toilet and sink) is 1.3M wide and 1.3M long. There is space outside the toilet to leave a wheelchair if the user is able to transfer themselves into the toilet.



Getting Upstairs

The stair case is 1M wide and has 14 Stairs (each 190 mm high and 230mm deep, the bottom step is slightly higher 210mm and slightly deeper 260mm), there is a rail which is 0.88M high, the stairway is carpeted.

There is a through floor lift at the property. The lift can accommodate most wheelchairs and has a removable chair available for none wheelchair users that require the lift. The lift has a permitted maximum weight allowance of 250 kg, the lift is for use by one person only. The internal space of the lift is 0.76M by 1.16M (there is a small section 90mm high at the end that reduces the length at floor level to 1.02) There are controls in the lift and at the ground floor and first floor level, the controls DO NOT have to be held in to go up and down.

The lift is serviced annually and tested before any user who requires the lift comes to stay. We do ask that the lift is only used by users who require/need to use the lift. The lift is only made available where someone in the party requires use of the lift. The lift is situated in the library corridor and comes out at the top of the main stairs.

There is a nightlight on the main landing and a permanent fitted stairgate at the top of the stairs that can be closed if required.

If the lift is requested a fire evacuation sledge will be provided and sited on the top corridor, if there was fire the lift should not be used and this sledge can be used to escape a person who cannot use the stairs. Assistance will however need to be provided by someone else in the group.



The Bedrooms

There are 7 bedrooms at West Acre

- **Our main accessible bedroom** is on the first floor. This is an en-suite bedroom with a bit more room than most of the other bedrooms, it is also at the end of the corridor which is generally a quieter end of the house.
 - The en-suite bathroom is 2.35M by 2.55M, it can be accessed in a wheelchair the door is 0.8M wide.
 - The toilet seat is 0.5M high, there is a fixed rail on one side and a pull down rail on the other side. The direction of transfer to the toilet is front only. A toilet seat riser is available if requested.
 - The sink is 0.86M high, with a low mirror above (height from floor 1.04M to 1.75M). Taps are lever operated and there are no units under the sink
 - The shower is a walk in one, it is 1.48M long by 0.87M wide, there is an overhead shower and a hand shower option, the controls are to the side and are 1.0M high. There are three support rails, two horizontal rails along one side set at 0.83M high, with a small vertical rail on the control side which is 0.87M to the base and is 0.33M tall. to the other side. The shower is open to the rear end (0.87M) and part of the side (0.57M), There is a small lip to the shower tray (25mm, ramp can be provided to give level access) to enter the shower, guests would be required to be assisted or able to transfer to use the shower
 - A shower chair is available if required (generally provided if the lift is required). The shower chair is 0.48M high to seat, seat is 0.35M deep and 0.44M wide and the back is 0.38M high.
 - There is a bath, it can be used but the only accessible equipment we have available is a grab rail on the side and a transfer board which will be supplied if requested. The bath is 0.52M high
 - The bed is a king sized bed, it is 0.55M high, there is a 140mm gap under the bed.
 - There is 0.7M of free space on either side of the bed, if required the small dressing table can be removed so the space on one side (next to the en-suite) can be increased to 1.0 M.
 - There is a switch to the main light at the door and beside the bed
 - The fitted wardrobes have sliding doors with a clothes rail set at 1M and 2M high and shelves at the side.





- **A further option may be the master bedroom** as this has the most available space, however it must be noted this can sometimes be used as a throughway for the other group members to get to the outside terrace (this is not the only route, there are other external stairs available)
 - The bed is a super king bed it is 0.6M high and it has no room underneath the bed.
 - There is lots of space in the room with a minimum of 2.25M to the front of the bed and 1.8M to the sides of the bed.
 - There is a stand alone clothes rail which is 1.4M high, there is a light switch by the bed for the main lights.
 - The en-suite bathroom is larger than the other rooms, the shower is 1.15M by 0.85M, it has an overhead and hand shower, it has a hinged door which is a bit heavy (0.65M wide) and the lip to the shower is 60mm. The toilet is 0.46M high, the sinks are 0.86M high with cupboards underneath. The bath is 0.54M high.
- **Other 3 upstairs bedrooms**
 - All are similar sizes with king side beds and en-suites, but all have slightly different layouts:
 - Bedroom 2 has 0.6M to the en-suite side of the bed and 0.38M to the other side, there is 2.03M to the front of the bed, the en-suite space (not inc shower) is 1.45M by 1.18M. It has a fitted sliding wardrobe with rails at 1M and 2M and shelves at the side.
 - Bedroom 3 has 2.06M to the en-suite side of the bed and 0.5M to the other side, there is 0.6M to the front of the bed, the en-suite space (not inc shower) is 1.26M by 1.20M. It has a fitted sliding wardrobe with rails at 1M and 2M and shelves at the side
 - Bedroom 4 has 0.87M to the en-suite side of the bed and 0.7M to the other side, there is 1.17M to the front of the bed, the en-suite space (not inc shower) is 1.26M by 1.20M. It has a fitted single hinged wardrobe with rails at 1.8M and shelves below.
 - All three en-suites all have limited space, all have a shower with sliding door (opens to 0.47M) and a shower tray that is 1.17M by 0.47M with a lip 100mm high. All toilets are 0.47M high and all have a sink 0.8M high, all have under sink vanity units.

- **Downstairs bedrooms** (1 family room sleeps 4 one double room)
 - The downstairs bedrooms share the downstairs bathroom.
 - The family room can be set up as doubles, 4 singles or a double and 2 singles (all 0.7M high), whilst a large room, as it sleeps up to 4 there is limited room around the beds (0.4M between beds if singles and 0.6M between beds if doubles)
 - The other downstairs bedroom has a king size bed (0.48M high). It has 1.45M to one side and 0.45M to the other side of the bed with 1.4M in front of the bed There is a separate wardrobe with rails set at 1.45M high.

Other Amenities

- **The Sauna**
 - Door is 580mm wide, there is a lip to enter the sauna 150mm high and 90mm wide.
 - The lower seats are 390mm high and 420mm deep.
 - Guests can only use if they can transfer into the sauna



- **Outside terrace and hot tub**
 - Access to the terrace is by two routes the outside rear steps, 13 steps which are 20.5 mm high and 26.5mm deep OR it can be accessed through the master bedroom and out the terrace glass door. The door is 82mm wide BUT it has a lip that stands up 110mm and is 80mm wide. It is not traversable in a wheelchair and to get outside via the terrace door a wheelchair user would have to be able to transfer across the lip. The door opens inwards to an inside space that is 1.5M by 1.8M.
 - The hot tub is on the outside terrace. The hot tub is 0.9M high, there are moveable steps, two steps that rise 0.4M in total. The remaining height to get over 0.5M into the hot tub, there is an initial drop (to the first stage of) 0.5M to a seated area then a further drop to the bottom of 0.35M.
 - The outside seating on the terrace is 40mm high.
 - Salt is provided for the top terrace in a salt bin during the winter months, there is outside lighting on the top terrace.



- **The Cinema room**

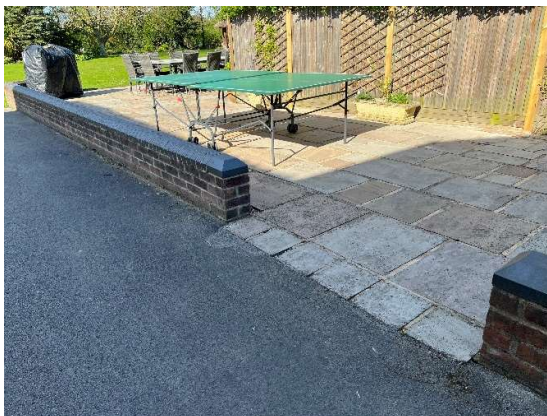
- The cinema room is in a separate room accessed from the top terrace.
- There is one step down from the top terrace to the cinema room level. This step is highlighted with a hazard strip. The step is 140mm high. A wooden ramp is available on request if required for this step.
- The cinema room has a toilet, the toilet is 0.44M high in a space that is 2.55M long and 1.16M wide. The sink is 0.82M high with a vanity unit underneath. The room has a sloping roof to one side, there are no support rails for the toilet. The door to the toilet is 0.8M wide.
- The sofas in the cinema room are 0.42M high but then go back 0.6M and slightly down. There is also a separate firm backed chair that is 0.42M high, it goes back 0.58M and has a back of 0.42M, it has sides and a level seat that some guests may find easier to get in and out of.





- **Garden Patio and Barbeque area**

- This area is a large area with seating for 16, the patio area is fully accessible from the tarmac parking area and is at the same level, the patio area has a solid stone base so is fully wheelchair accessible.
- The table is 0.75M high
- The covered Indian hut is on the patio and seats up to 12 people, there is a step up of 40mm. To gain access to the hut guests would have to be able to transfer there is one bench at the front with access from both sides, the bench is 0.54M high and the exit and entrance areas are 0.76M wide.



- **Main Gardens**

Website :

Email:

www.celebrationholidayhomes.com

info@celebrationholidayhomes.com



- The main gardens are all laid to grass with borders around the edges, they are quite flat, there are no steps down to the garden from the tarmac drive or the patio area.

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