

**GATEHOUSE COTTAGE, THE GARRISON, ST MARY'S
ISLES OF SCILLY**

ACCESS STATEMENT

Introduction

Gatehouse Cottage has been sensitively refurbished to create a stylish holiday cottage retaining the original historic fabric of the structure with contemporary furnishings and all the equipment we think you will need for an enjoyable and comfortable holiday.

Due to its historic nature and the many changes in level including staircase to all bedroom accommodation, Gatehouse Cottage is unsuitable for wheelchair access. **Gatehouse Cottage may not be suitable for the elderly and is not suitable for the infirm.**

We hope that this Access Statement will provide all necessary information relating to Gatehouse Cottage but if you have any queries or specific needs, we will be very happy to help.

Pre Arrival

Our web site includes detailed information on Gatehouse Cottage including photographs and floor plans.

Bookings and enquiries can be made via e mail, fax or phone with all details published on our web site.

Access to the Isles of Scilly is via boat from Penzance or by aeroplane from various UK regional airports including Lands End, Newquay and Exeter.

We recommend guests book travel well in advance of your stay and full details of travel options can be obtained from the Isles of Scilly Tourist Office. Due to the potential for flight disruption we recommend to purchase travel insurance for your ferry journey or flight.

Contact the Isles of Scilly Tourism Office on 01720 424031 or send an email to tic@scilly.gov.uk

<http://www.simplyscilly.co.uk/site/travel-to-scilly>

Arrival, Reception and Car parking

Upon arrival at St Mary's airport, or St Mary's harbour the local taxi firms provide a shuttle service to all parts of the island. Ask for Gatehouse Cottage and the taxi driver will drop you off at the door. The taxi firm will arrange a pick up time for your departure.

Approach to Gatehouse Cottage

Guests travelling to Gatehouse Cottage can access the property via taxi on arrival and departure. There is a steep incline rising through Hugh Town onto the Garrison walk on a single lane metalled road. Gatehouse Cottage sits directly adjacent to the Garrison walls through the main gateway.

Entrance to Gatehouse Cottage

The gateway to Gatehouse Cottage is on the left once you have passed through the Garrison archway and the property is accessed via a gateway. The gateway has a clear opening width of 800 mm and has a granite slabbed path leading to the rear of the property and 3 steps down all approximately 220mm high. Below the steps, there is a granite paved courtyard area with metal spiral staircase leading to a higher level garden area which is laid out to lawns and flower beds with a set of garden furniture and partial sea views.

There is a separate pedestrian access from Garrison Lane through the higher level garden to double access doors to the first floor double bedroom opening width 1000 x 1600 mm high with 2 steps down into the bedroom each 75 mm high.

Due to the historic nature of the property and its unique location, there are some high walls on the higher level which although protected by railings, it is essential that young children are supervised at all times.

There is also direct access via the front door onto Garrison Lane which can be unlocked and used if required. 100 mm step up onto granite plat. Door opening 700 mm clear width 1800 mm high. 100 mm step down into vestibule.

Ground Floor Accommodation

Rear entrance door to kitchen / dining room 610 mm clear width, height 1790 mm with 160 mm step up. Coir mat well and waxed oak floor throughout.

Ceiling height to underside of beams is 1980 mm

Kitchen

The kitchen has a full range of equipment:-

Cooker with ceramic hob 900 mm high, double oven, top oven / grill with drop down door. Grill height 700 mm lowest shelf to bottom oven 180 mm left side hinged.

Washer dryer and dishwasher.

Microwave on slate worktop 900 mm high.

Free standing fridge freezer 1500 mm tall. The top section is the fridge with lowest shelf height 1000 mm. the bottom section is a freezer with drawers, lowest shelf height 150 mm.

The kitchen has wall lights and pelmet lights under the kitchen units to provide varying lighting levels as required.

Sitting Room Area

There is a 100 mm step down from the kitchen area to sitting room and no handrail. There is a doorway leading directly from the sitting room to rear courtyard, opening width 540 x 1520 mm

There is a sofa and 2 armchairs with a seat height of approximately 400mm. The floor is waxed oak with a scatter rug.

Lighting is via a variety of sources of lamps and wall lights.

A 32 inch television, DVD player and mini hi fi are provided all with remote control. There is a wood burning stove with children's fire guard available on request. A log basket and logs are provided and this can be refilled by guests if required from the log store in the external lean to shed.

All windows have curtains or blinds.

Due to the nature of the property some blinds can only be closed by reaching over furniture or kitchen units to release the draw string to open or close the blinds.

Wireless broad band access is provided.

Access to bedrooms and bathroom

Access to the bedrooms and only bathroom is via a staircase off the sitting room. There is 500 mm clear width at the bottom of the stairs between furniture and the stair.

The staircase has a clear width of 700mm and a handrail to the right hand side of the staircase which cannot be fully grasped near the top of the flight. The stair has a single winder and straight flight with 11 risers of 190 mm and tread width 240 mm.

Near the top of the stair and along the first floor landing, there are low points with roof truss feet reducing clear head room to 1700 mm at the lowest points. There is a 100 mm step up halfway along the landing to the bathroom and twin bedroom. The hallway is illuminated via wall light fittings.

The staircase and bedrooms are carpeted with a Berber twist wool carpet and clear space at doorways is a minimum of 680 mm.

Bedrooms generally.

All beds have throws or covers over Egyptian Cotton bedding. Our quilts and pillows are hypoallergenic although feather pillows and quilts are available on request.

Double bedroom

King size bed, 560 mm high, 1500 mm wide and 2000 mm long. The bed base is sprung with firm edges. The bed has a panelled timber headboard. The bedside tables are approximately 600 mm high either side of the bed. There is a built in wardrobe with hanging rail and hangers and a chest of drawers approximately 820 mm high.

Lighting is via table lamps, mainly switched from the door on a 5 amp ring mains.

There are double double access doors to the first floor double bedroom opening width 1000 x 1600 mm high with 2 steps up from the bedroom to exterior each 75 mm high. There is a higher level garden area with sea views and garden furniture on grass.

Bathroom

Level access with vinyl floor covering. Minimum door width 600 mm.

Bath with flexible shower over and half glazed shower screen.

Bath height is 360 mm above floor level as the bath is recessed partially into the floor due to limited headroom, length 1700mm The bottom of the bath is level with the floor.

Elderly or infirm guests may find this bath difficult to access and space within the bathroom is generally limited.

WC height 400 mm. Minimum distance to wall 900 mm

Wash basin height 825 mm. Minimum distance to wall 1100 mm

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

Twin bedroom.

The twin bedroom is accessed off the hallway. There is a built in wardrobe with hangers and hanging rail. The twin beds have padded headboards. The beds are 560 mm high 900 mm wide and 2000 mm long. The bed bases are sprung with firm edges.

There are bedside tables approximately 550 mm high, small stools and a chest of drawers approximately 1200 mm high.

The twin room has a fitted Berber twist wool carpet.

Lighting is via table lamps, mainly switched from the door on a 5 amp ring mains.

Services

The water supply is mains fed.

The electricity is supplied from a green Energy supplier.

All heating and hot water is electric.