

Access Statement for Marston Holiday Flats, Flat 2

Introduction

Our self catering flats are located within a converted Edwardian house, with two flats on the middle floor and one on the top floor. We live on the ground floor hence there is no holiday accommodation on the ground floor and unfortunately the property layout dictates that there is no lift. We have tried to included as much information as possible in this statement, but if you have any queries then please do not hesitate to contact us. We look forward to welcoming you to Marston.

Pre-Arrival

- We have a web site with details listed and colour photographs.
- Bookings/enquiries can be made by phone/fax/email.
- The nearest bus stop for town is 80m away, the nearest bus stop for Poole/Bournemouth is also 80m away.
- The nearest train station is located in Wareham which is 12 miles from Swanage. There is a bus service (no. 142) or taxi service from the station.
- We can arrange for groceries to be delivered or for a newspaper delivery if you wish.

Arrival & Car Parking Facilities

- There is car parking on the forecourt of the property with one allocated space per flat.
- The car park is on a slight slope, is made of uneven Purbeck slabs and has two entrances from Burlington Road.
- There is unrestricted street parking along the length of Burlington Road and the North Beach car park is only 220m away.
- The entrance to the flats is to the right of the property up an external flight of 14 stairs with a hand rail either side. There is a canopy covered porch at the top of the stairs where the key boxes are located.
- The main door has a threshold of 10cm and is hinged on the left.
- There is a system of outside lighting controlled by a timer covering the parking area and a sensory light at the top of the external stairs.

Main Entrance & Reception

- Through the main door the hallway has 7 further steps up to the main landing area and the three flat doors.
- There is a hand rail to the left.

Public Areas - General (Internal)

- The hallway and landing are carpeted with short pile carpet and have good lighting plus emergency lighting should there be a power failure.
- There is good contrast between walls, skirting and floors.

Public Areas - WC

- N/A

Entrance to Flat 2

- There are two further flights of stairs within flat two; with an interval landing. The first flight is of 12 steps and the second has 8 steps. There is a hand rail to the right hand side of both flights.
- There is a removable safety gate at the top of the second flight for child safety.
- The stairs, interval and top landings have short pile carpet floor covering with good contrast between floor, wall and skirting.
- There are four doorways and one cupboard leading off from this landing. The cupboard houses the electric fuse board, cleaning equipment, and spare linen.
- There is a smoke alarm and emergency lighting.

Dining Room

- The lounge / dining room is accessed via the second door on the left, it has a fold down 'butterfly' dining table with central legs and is moveable. Four dining chairs are folded away within the central storage area beneath the table. There are two 'directors' chairs with arms.

The sofa and one chair have arms and are moveable. Two further

chairs are of the 'bucket' type and as such do not have arms, they are moveable.

There is short pile floor covering, there is a colour TV, DVD player and Video recorder with remote controls, plus radio/CD player.

New short pile carpet has been laid (Dec 07), with good contrast in colour to the wall décor and skirting.

Laundry

- There is no public laundry but we do offer an onsite laundry service at an extra cost.

Shop

- N/A

Treatment room/s

- N/A

Leisure Facilities

- N/A

Outdoor Facilities

- N/A

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- N/A

Bedroom 1

- The bed is a double divan and is moveable if required, the mattress height is 55cm.
- Non feather duvets and pillows are provided
- Sheets, duvet covers and pillow cases are all cotton.
- There is limited space either side of the bed.
- There is a vanity unit with cupboards below, the basin height is

80cm.

There is short pile carpet floor covering.

Bedroom 2

- The double bed has space either side and a single bunk bed over the top. Double bed mattress height is 53cm.
- Access for the bunk bed is via steps at the end of the bunk in the centre of the room, the mattress is at the safe height as indicated by the manufacturer and has safety rails all around.
- The second single bed has space to the right hand side, none to the left and has a mattress height of 50cm.
- All duvets and pillows provided are non-feathered.
- All linen provided is cotton.
- There is a vanity unit with cupboards beneath, basin height is 80cm.
- The floor covering is short pile carpet, with good colour contrasts between walls, floor and skirting.

Bathroom & WC

The entrance is from a door on the interval landing with a step of 10cm with a white hi-lighting strip for safety.

- The bath has an electric shower over, and a hand shower unit on the mixer taps, the bath height is 53cm and has a non-slip surface. There are integral bath rails on either side of the bath.
- There is very limited space either side of the toilet.
- There are vinyl tiles on the floor with contrasting colours to the walls.

Self-Catering Kitchen

- All floor units have a work top height of 90cm and the sink unit is also 90cm high.
- The fridge has a top shelf height of 60cm, the free-standing freezer has a highest shelf height of 50cm.
- The oven and hob are electric with drop down door opening.
- The floor has a vinyl covering with good contrast to skirting and wall colours.
- The kitchen is well lit with spot lights and under unit lighting.
- The kitchen is accessed from the hall, first door on the left

Caravans, Holiday Homes & Twin Units

- N/A

Touring Facilities (Holiday Parks)

- N/A

Boats - Narrow Boat, Cruiser & Hotel Boat

- N/A

Attractions (Displays, exhibits, rides etc.)

- N/A

Grounds and Gardens

- N/A

Additional Information

- Actions in case of a fire are listed in the kitchen and in the flat information file.
 - Exit / escape routes are clearly indicated.
 - There is a strict no smoking policy in the whole building.
 - Mobile phone network coverage at Marston is good with O2 and T-Mobile, poor with Orange and Vodaphone
- We have an encrypted Wi-Fi system available in all flats.

Contact Information

- Address: 16 Burlington Road, Swanage, Dorset, BH19 1LS
- Telephone: 01929 422221
- Fax: 01929 422221
- Email: marstonflats@btinternet.com
- Website: www.swanageholidayflats.co.uk

Future Plans

New carpet to dining area. –Completed Dec 2007

Flat re-decorated – Dec 2007 & Jan 2008

New kitchen floor covering March 2008.

We welcome your feedback to help us continuously improve if you have any comments please phone 01929 42221 or email marstonflats@btinternet.com

Updated on: 06/04/2008