

# HAROLDSTON HOUSE

*Art and Accommodation*

## Access Statement

### **Access and Parking:**

The property is situated on the main A487 road. There is one parking space on the property, for Blue Room guests. Additional parking, for Stable Studio guests, is available in a public car park – without defined spaces – approximately 50 metres further up the hill, across the road. Please note that there is no footpath between the public car park and our property.

The approach to the front door of the property is via a slightly sloping, smooth slate path. The rear of the property may be accessed by pedestrians only through another, adjoining garden; therefore, only the front of the property is suitable for emergency-vehicle usage.

### **Entrance and Internal Circulation (Ground-floor and Garden Level) – ALL GUESTS:**

The ground-floor level is accessed via a front door, whose clear opening width is 920mm and which has a level-access threshold into the hall. Ground-level floor surfaces are smooth timber boarding.

The washing machine, tumble dryer and washing/towel supplies are in cupboards accessed down a flight of traditional narrow, winding stone steps from the ground-floor hall. The 12 steps have a riser height of between 145 and 190mm and a minimum tread depth of 225mm. The handrail switches sides partway down, but serves all treads.

### **Internal Circulation (Ground-floor Level) – BLUE ROOM GUESTS:**

The Blue Room is accessed off the hall; its entrance door has a clear opening of 780mm, with a slight step up (35mm).

The Blue Room suite has a walk-in 'wetroom', with wall-mounted shower and standard sanitary fittings. The wetroom door is double-swing and has a clear opening of 840mm width; it is fitted with accessible ironmongery. The WC can be used by wheelchair users, with assistance.

Floor surfaces are smooth timber boarding, coir matting (lobby) and tiling (wetroom).

### **General Circulation (Ground-floor to Garden Level) – STABLE STUDIO GUESTS:**

The Stable Studio is accessed down the aforementioned flight of stone steps from the ground-floor hall. A painted, concrete-floored lobby leads to the rear garden via an outward-opening back door. A gravelled area (automatically lit on approach at night) leads to the Stable Studio.

Please note that the Stable Studio is a conversion of a small donkey stable; it has one relatively low lintel (at 1.84m high), a narrow mini-kitchenette (580mm at the narrowest point) and a compact wetroom with standard sanitary fittings.

Floor surfaces are riven slate and coir matting.

### **Other:**

All pillows, duvets and mattresses are made from non-natural materials. Bedlinen and towels are 100% cotton.

We own 2 short-haired indoor cats, who live with us in our quarters. They occasionally come into the common spaces, but not when we have Blue Room or Stable Studio guests staying. As a result, we cannot guarantee that the house is entirely cat-hair free. However, the cats have never been in the Blue Room or Stable Studio.

The garden is designed to be as friendly as possible to Stable Studio guests with hay-fever allergies. Most plants are non-flowering.