

# Access Statement for Uppergate Farm Self Catering Cottages

## Introduction

We offer 4 cottages and self catering in a wing of the farmhouse. Most of the buildings date back to the 17th or 18th centuries but all have been modernized internally, whilst retaining a lot of original features e.g. wooden beams, stone flag floors. The farm is situated in the village of Hepworth and the cottages are surrounded by other similar properties to one side and the fields and gardens of the farm on the other. The nature of the hilly terrain, un-surfaced roads and age (listed buildings in a conservation area) of the properties are factors to be considered when booking Uppergate Farm.

Wheelchair access is difficult at all our properties excepting the Mistal Cottage, but for persons with limited physical mobility, visual or hearing impairment we have introduced a range of aids to using the properties and leisure facilities.

We have considerable experience of providing holidays and support for children and adults with a range of learning and behavioral difficulties. We also have experience of providing for hearing and sight impaired guests.

## Pre-Arrival

- We have an informative website - [www.uppergatefarm.co.uk](http://www.uppergatefarm.co.uk)
- Bookings/enquiries can be made by e-mail, telephone, mobile phone, fax or post
- The nearest bus stop is only 150 metres from the farmhouse but access is up a very steep incline and the road surface is uneven and roughened. We can arrange to pick visitors up at this stop.
- The nearest train station, called Brockholes, is 3 miles from Hepworth. It is on the Huddersfield - Sheffield line. There are no taxis there but we can arrange to pick guests up with prior notice or arrange for a local private hire taxi to meet you. Huddersfield has a mainline station with accessible taxis outside and is 7-8 miles from Hepworth (approx £12). Wakefield Westgate (direct line for London Kings Cross) station is 16 miles away (£20 -£25 by taxi).
- On-line supermarket shopping deliveries can be made to the cottages for the day of arrival but please book a delivery slot to coincide with a time that you will be present in the cottage. We can also pre-arrange for goods to be made available in your cottage on arrival.
- The nearest RADAR toilet is in the town of Holmfirth, about 2-3 miles from Hepworth
- We can provide information in large print on request
- If arriving by car, we provide printed instructions to get you here from all directions
- As it is a working farm which necessitates the owners being outdoors a lot of the time, we ask that guests keep us informed of their expected time of arrival so we can ensure someone is here to welcome them

## Access to the cottages

The two routes leading to the farm off the main road in the village are roughened, un-adopted lanes with some potholes and uneven surfaces. It would be difficult and bumpy to push a wheelchair along them and people with slight mobility impairment who use a walking aid would need to take great care. A motorized disabled scooter could manage one of the routes with care but would need a confident driver. One route is up a short, steep incline (50 metres) and the other comes along a lane parallel to Towngate called Uppergate and is approx 80 metres from the main road to the farm.

We try to describe access issues relating to each cottage in the section below. Cars can be driven to within 15 yards of all the cottages and to right outside the doors of Bray, The Mistal and the swimming pool. The maximum distance between all cottages, the farmhouse and the pool is 50 metres. There is dedicated parking for each cottage.

## **Bray Cottage**

Bray Cottage has 3 bedrooms up a flight of 13 relatively shallow stairs. The stairs have rails on either side. Level access from outside to the large lounge and a car can be driven to within 2 metres of this door. The kitchen door which is where cars are parked is up one step of approx 200mm. There are no downstairs bedrooms or toilets/ bathrooms in this cottage.

## **Grove Farm Cottage**

Grove Farm Cottage has 3 bedrooms up a flight of 12 relatively shallow stairs. The stairs have handrails up either side. Access to the cottage is through the front door which has a step of approximately 150mm. The door is approached down a slightly sloping path, 10 metres long through the garden, from the car park. There is a step up to the path from the car park of 200mm in height. The bedrooms and bathrooms are upstairs.

## **Rosie's Cottage**

Rosie's Cottage has 2 bedrooms up a flight of 10 quite steep stone stairs. There are handrails at side of the stairs. The bathroom is also upstairs. The cottage can be accessed either through the patio gate, a car can be drawn up alongside the gate and there is a step 150mm down to the path that leads to this door and then a step of 150mm into the kitchen of the cottage. The kitchen is at a split level from the lounge and there are 2 steps down into the lounge, 300mm depth in total.

Alternatively the cottage can be entered from the rear door, along a 5 metre path. A car can be drawn up to the end of the path and a 100mm step gains access to the path which then gives level entry through the lounge external door. There are steps from the lounge to the bedroom and bathroom and up to the kitchen/ dining area.

A car can be parked within 5 metres of the kitchen door.

## **The Mistal Cottage**

The Mistal Cottage has 3 bedrooms, one double is on the same level as the kitchen, lounge and toilet, the other two bedrooms (one of which has an en-suite shower) and the family bathroom are down a shallow flight of 4 stairs with handrails.

The cottage can be accessed two ways. Firstly a car can be drawn up to within one metre of the kitchen door which has one step of 150mm to gain access through the door. Alternatively from the same point a path goes around the property to a door into the hall off the garden that is on the same level as the kitchen. The threshold to access through this door is 30mm.

The spacious kitchen and hallways have Yorkshire stone flag floors

A car can be parked right outside the kitchen door but the lane and parking areas are somewhat uneven.

## **Uppergate Farmhouse (self catering)**

Uppergate Farmhouse is a 17th century listed building and has 3 bedrooms, two of which are en-suite and the third (in the eaves of the farmhouse) has a private bathroom.

Due the nature and age of the farmhouse there are many internal stairs and some external. When used as self catering accommodation the farmhouse is accessed via the kitchen door. A car can be drawn up to within 4 metres of this door and there are 2 steps (approx 300mm) down to the path to this door. A step of 100mm then gives access to the kitchen. From the kitchen (which like the lounge and hallways has a Yorkshire stone floor) there are 6 stone steps down to the lounge/ dining area. Also from the kitchen a staircase (13 steps with handrails) leads up to one of the en-suite bedrooms.

From the lounge/ dining room one door leads to the lobby from which 2 flights of carpeted, oak stairs (total 18 steps, with landing and handrails) leads to the large (family) en-suite bedroom. Another 2 flights of stairs (16 in total), leads up to the third bedroom located in the eaves of the farmhouse. This bedroom, though spacious, has height restrictions with it being in the eaves. It has a private bathroom which again has height restrictions and has a bath but not a stand up shower. The other 2 bedrooms both have baths and 'over-showers'.

Back in the lounge another door situated to the right of the room when facing the stone steps up to the kitchen provides a secondary means of exit in the case of emergency should the kitchen external door be inaccessible. This door opens to another door which when opened (towards the lounge) gives access via 150mm step to another (store) room which in turn leads to a 150mm step down to a kitchen and then access to an outside door and level path on the northern aspect of the building. All guests are guided through this emergency route as a condition of staying in the farmhouse.

#### Uppergate Farmhouse (Bed and Breakfast)

Uppergate Farmhouse is often used as bed and breakfast accommodation rather than as a self catering house.

In addition to accessing the bed and breakfast accommodation, as described above, the main access is through the door to number 14, Uppergate. A car can be drawn up to within 2 metres of the 'green' door which has a 300mm step down to the path. There is a 200mm threshold leading to the hallway from this door which then gives a level access to the lobby at the bottom of the oak stairs and a level access to the lounge/ dining room detailed above.

The bedrooms have baths with over-showers (see above) which involves climbing into a conventional sized bath. The bedroom in the eaves is not used for bed and breakfast purposes.

### **Swimming pool, Sauna and Steam Room**

Guests can drive to within 2 metres of the pool hall building. All the cottages and the bed and breakfast accommodation is within 40 metres of the pool, up the (somewhat uneven in places) farm track.

Access into the pool hall foyer is over a 30mm threshold and then it is level access into the changing rooms (which include a disabled toilet). The pool itself is accessed by 5 shallow, wide, 100mm steps with a handrail. At the shallow end of the pool the depth is 1 metre deep and then gently slopes (1:10) to 1.45m at the deep end. Grade 2, non slip tiles are on the floors of the pool changing rooms and pool hall.

The sauna has a threshold of 120mm and 2 levels of seating (Each 400mm high). The steam room has a 100mm threshold with one level of seating which is 400mm off the tiled floor.

There are no lifeguards present in the pool and guests use it at their own risk. Detailed instructions of how to use the pool safely are provided to all guests. Also each party of guests is introduced to the pool by either the owners or competent staff and shown how to use it safely. Buoyancy aids can be provided as can training for persons with a range of disabilities in 'getting the best' out of the facilities.

### **Additional Information**

Each cottage and each bed and breakfast room has an information file covering all aspects of the properties, facilities, contacts (including for emergencies); things to do, where to eat etc. These are printed in size 14 font, in black ink on white paper and can be enlarged if required.

Magnifying glasses are available on request.

Light switches and power points are at a sensible height to reach from sitting and standing positions.

Land line telephones can be provided in each cottage (at the cost of the calls made only) on request. O2 provides the best mobile signal and the owners can help with signals. Help can be provided for visual and hearing impaired guests.

WiFi is available in the farmhouse and it is intended that it is routed to all cottages during 2009.

Detailed directions to the properties are sent to all guests prior to arrival and these can also be downloaded from the website.

The self catering and bed and breakfast have both been awarded 4 stars by the English Tourism Council, plus a Silver Award for customer service.

Floor plans for each property are sent out with the enquiry/booking information and these can be accessed on the website as well.

Local taxis are readily available and can be pre-arranged; buses stop within 100 metres of the farm and the nearest train station is at Brockholes, 3 miles away. A pick up and drop off service can be arranged.

The nearest pub/ restaurant is only 100 metres way and has relatively good access for guest with a range of disabilities.

We provide breakfasts for guests with a wide range of food allergies.

## **Contact Information:**

Address: **Uppergate Farm, Hepworth, Holmfirth HD9 1TG**

Telephone: **01484681369**

Fax: **01484687343**

Email: **info@uppergatefarm.co.uk**

Website: **www.uppergatefram.co.uk**

Mobile: **07936099155 - 24 hours.**

## **Fire Safety Risk Assessment**

### **Uppergate Farm**

#### **Fire Risk Assessment under Regulatory Reform, (Fire Safety) Order 2005**

For the purposes of this risk assessment Uppergate Farm consists of the following properties (all post code area HD9 1TG):

No 12, Uppergate, Hepworth	Bray Cottage – holiday cottage
No 14, Uppergate, Hepworth	Owners home – Breakfast cooking
No 15, Uppergate, Hepworth	Uppergate Farmhouse – holiday cottage & B&B rooms. Adjoins No 14.
No 19 Uppergate, Hepworth	Rosie's Cottage – holiday cottage
No 20 Uppergate, Hepworth	Grove Farm Cottage – holiday cottage
No 21 Uppergate, Hepworth	The Mistal Cottage – holiday cottage
The Stone Barn, Uppergate, Hepworth	Barn in process of conversion to holiday Cottage.
The laundry, Uppergate, Hepworth	Laundry and drying room
The Pool, Uppergate, Hepworth	Swimming pool, plant room, sauna and steam room
The Timber Barn, Uppergate, Hepworth	Barn includes egg grading, storage, hay and straw, tools and cattle.

## **Responsible Persons**

The persons responsible for carrying out the fire risk assessment and for ensuring that the risk of fire in any of the above properties is minimised, are the owners: Steven and Alison Booth. The risk assessment will be brought to the attention of all employees of Uppergate Farm and all will be trained in reducing the risk of fire.

All holiday visitors will have written, simple, easy to understand fire precautions and what they should do in case of fire, presented and explained to them. They will be advised that a full risk assessment is in place and if they wish they may have access to this document.

Guests are advised on arrival of the fire precautions and quickest exits and these are detailed in the black folder in each cottage/ bed and breakfast room; guest are requested to read this information. Each property has fire extinguishers and fire blankets that are regularly checked and renewed. Fire alarms are also fitted and checked weekly.

Guests are advised that in the event of fire they account for their party and call 999 and to explain to the emergency services that they are at Uppergate Farm and the number/ name of their cottage and the post code HD9 1TG. Guests are also given our emergency number.

## **Aim**

The aim of this risk assessment is to identify all fire risks, in all properties and through the assessment to introduce ways of erasing or eradicating these risks and to ensure that people can safely escape if there is a fire. All employees will be requested, each quarter, to check that the risk assessment is valid and up to date.