

Access Statement for Uppergate Farm Self Catering Cottages and Yurts

Introduction

We offer 2 cottages, a large barn conversion, 2 luxury yurts (for couples) and a self catering apartment in a wing of Uppergate 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, woodland 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 at Uppergate Farm.

Wheelchair access is difficult at all our properties excepting Uppergate Barn and Bray 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.uppergatemfarm.co.uk
- Bookings/enquiries can be made by e-mail, telephone, mobile phone, fax or post
- The nearest bus stop is only 150 meters 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 £13). 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, but not the yurts, 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 from our farm shop 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 and ensure that any queries can be dealt with quickly.

Access to the cottages and the yurt

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 meters) and the other comes along a lane parallel to Towngate called Uppergate and it is approx 80 meters 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 meters of all the cottages and to right outside the doors of Bray, Uppergate Barn, the Yurts, the swimming pool and our office/farm shop/laundry. The maximum distance between all cottages, the farmhouse and the pool is 50 meters. There is dedicated parking for each cottage and the yurts.

Bray Cottage

Bray Cottage has 4 bedrooms; 3 are up a flight of 13 relatively shallow stairs. The stairs have rails on either side. A new extension has been built and this includes a 4th bedroom with an en suite, shower and toilet. The extension can be accessed by a new door entrance, up 3 wide, relatively shallow steps.

There is a level access from outside the large lounge and a car can be driven to within 2 meters of this door. This means that the lounge, kitchen, downstairs shower/toilet and new bedroom have level access.

Upstairs there is a family bathroom with a bath, toilet and walk-in shower and an upstairs bedroom with a walk-in shower.

Orchard Cottage

Orchard Cottage has 2 bedrooms and a bathroom up a flight of 13 stone stairs. The stairs have handrails up either side. The cottage has the advantage of a downstairs toilet and shower. Access to the cottage is through the front door which has a threshold of approximately 30mm. The door is approached by a path, with 7 relatively shallow steps, leading from the dedicated parking area. The distance from car to front door is approximately 20 meters. At the bottom of the steps outside the front door is a patio and outdoor seating area. The bath has an over bath shower.

Uppergate Barn

Uppergate Barn has 4 bedrooms up a dog-leg flight of 13 stairs. There is a handrail at the right hand side of the stairs. The 3 bathrooms are also upstairs; however there is a downstairs toilet. Each bathroom has a walk in shower with a 75mm step to access. The house can be accessed either through the main gate leading from the parking area which is down a 15 meter crushed stone path and then 3 x 150mm deep steps to the main door.

However a car can be drawn up alongside the kitchen door, to within 2 meters of the door and access is down a shallow stone flag ramp into the kitchen. This is suitable for wheelchairs, with only a low threshold to cross into the kitchen /dining area.

The kitchen/ dining area, garden room, hall, lounge and dining room are all on one level. The patio is also accessible by wheelchair via the kitchen and exiting through the main door.

Uppergate Farmhouse Apartment

Uppergate Farmhouse Apartment is in a wing of a 17th century listed building and has one bedroom with en-suite bathroom and over bath shower.

Due the nature and age of the farmhouse there are internal and external stairs. The Farmhouse Apartment is accessed via the kitchen door. A car can be drawn up to within 4 meters of this door and there are 2 steps (each

approx 300mm deep) down to the path to this door. A step of 100mm then gives access to the kitchen. From the kitchen (which like the lounge 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 the en-suite bedroom.

Swimming pool, Sauna and Steam Room

Guests can drive to within 2 meters of the pool hall building. All the cottages, other than the Yurts, are within 40 meters 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 meter 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.

The Rowan and Maythorn Yurts

The Yurts are situated up a woodland track through the farm's woodland. The track is approximately 400 meters long and is accessible by car. A well balanced (medium terrain) mobility scooter/ vehicle should also be able to access the track.

Vehicles can be parked within 5 meters of yurt's entrance door. However the Yurts sit on their own timber decking and there are 2 steps (both approx 200mm deep) onto the deck. There are no steps once in the Yurts and the kitchen/ shower rooms, lounges/ bedrooms are all on one level.

It should be noted that the Yurts are situated in woodland. The decks can get slippery so care must be taken.

The Rowan yurt hot-tub involves a step of 400mm to get into the tub; the Maythorn yurt has steps of 900mm to access the tub

The Office/ Farm shop

Vehicles/ wheelchairs/ mobility scooters etc can be drawn up to right outside the farm shop and office. There is a 25mm threshold into the shop/ office. The access is hard standing (concrete) and is level.

Additional Information

Each cottage and the yurts have 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. 3G and 4G networks are good.

Wi-Fi is available in all cottages (other than the Yurts) and office.

In case of emergencies, including out of office hours there is always a responsible person on duty. Out of office hours, guests can contact the responsible person at the owner's farmhouse and by phone.

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 facilities have been awarded 4 and 5 stars with gold awards by Visit England.

Floor plans for each property can be accessed on the website.

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

Contact Information:

Address: Uppergate Farm, Hepworth, Holmfirth HD9 1TG

Telephone: 01484681369

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
No 14a Annex, Uppergate, Hepworth	Farmhouse Apartment -Adjoins No 14.
No 15 Uppergate, Hepworth	Orchard Cottage - holiday cottage
No 16 Uppergate, Hepworth	Uppergate Barn – holiday cottage
The Laundry, Office and Farm Shop Uppergate Farm, Hepworth	Laundries and drying room, office and shop
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.
The Play Shed, Uppergate Farm, Hepworth	Shed containing: Table tennis table, mini snooker table, table football and soft play area.
The Rowan Yurt in Dean Wood.	Luxury Yurt on decking in the farm's woodland.
The Maythorn Yurt in Dean Wood	Luxury Yurt on decking in the farm's woodland

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 minimized are the owners: Steven and Alison Booth. The risk assessment is brought to the attention of all employees of Uppergate Farm and all are 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/ property; guests 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. Carbon monoxide alarms are also fitted.

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.