

Springfields Guest House Access Statement

Comments and suggestions for information to include in our access statement are welcome.

Approach

- Springfields Guest House is set within the town of Cwmbran, it is in close proximity to the M4
- Springfields Guest House is located 30 minutes drive from Cardiff and is in close proximity to all of the areas local attractions.
- The roads leading up to Springfields Guest House are winding and uneven in places.
- There is a medium sign available from the front of the property, which is slightly apparent from the road.

Parking

- There is an area available for dropping off directly outside the main entrance.
- At the rear of the guest house, there is a large private tarmac car parking area situated on a sloped access.
- From the main entrance gate, there are nine steps down to the main entrance to the guest house.
- From the parking area, there are twelve steps leading up towards the guest house situated on a sloped path.
- Steps range between 90mm/120mm high, 470mm deep and 1130mm wide.
- Step nosing is highlighted.
- There are 21 steps in total.
- There are no handrails available.
- External lighting is available from both the main entrance gate and car park facility.

Outdoor area

- Garden maintenance is good.
- Seating with firm back support and arms are available.
- External lighting is available.

Approach to Main Entrance

- From the main entrance drop off point, you will come to an entry gate set at 850mm wide.
- There are two small steps at the main entrance gate, with a wide opening.
- There are nine steps in total to reach the main entrance to the guest house.
- Step nosing is highlighted.
- There are no handrails available.

Main Entrance

- The door has a sloped entry with a clear opening of 800mm wide, with good colour contrast.
- The entrance into the guest house has a push door with a twist key lock, and there is a full-glass viewing panel.
- The entrance door internally has a twist bolt lock set at a low height, with poor colour contrast.
- There is a slight threshold over the door of approximately 10mm high, which has a sunken depth of 50mm.
- There is a door bell set at 1660mm high.
- There is an unfixed thick anti-slip mat on the external of the door and a fixed internal mat at the entrance.
- There is signage on the internal door which is reflective but is apparent.
- There is an emergency night bell set at 1010mm high, with good colour contrast.
- There are no handrails available.

Hallway / Corridor

- From the main entrance it leads into the hallway, which then leads you on towards the bedrooms and cloakroom.
- Lighting is good with additional reading lamps available.
- Light switches are set at 1440mm, with no colour contrast.
- Flooring consists of carpet throughout.
- There are two seats with arms and backrests available within the hallway.
- There are audible fire alarms situated throughout the building.
- Fire equipment is set at a low height.

Lounge

- The door has a clear opening of 690mm wide, which is kept open when in use.
- Colour contrasting in the room is good.
- Flooring is level throughout and consists of carpet and one unfixed rug.
- Manoeuvrability is limited and all furniture is unfixed and moveable if required.
- Lighting is poor.
- Light switches are set at 1480mm high, with no colour contrast.
- Chairs with firm back supports and arms are available.
- The TV is remote controlled operated and has teletext/subtitle facilities.
- There is an electric fire place with a threshold of 35mm high.

Dining Room

- The entrance into the dining room has a push door with a clear opening of 770mm wide.
- Colour contrast in the room is good.

- Manoeuvrability is good and all furniture is unfixed.
- Flooring is level throughout and consists of carpet.
- The dining room has a good source of lighting.
- Light switches are set at 1480mm high, with no colour contrast.
- Chairs with firm back support are available.
- The dining tables legs are corner positioned.
- The dining room provides table service.
- The menu is available from a large black board.
- A microwave available at table height in the evenings.

Springfields Guest House offers a range of letting rooms, below is an example. For more information or details on other rooms please contact us directly and we will be happy to assist.

Bedroom (Double Room)

- The bedroom door has good tactile signage and contrast well to the door.
- The door swings inwards with a clear opening of 690mm wide.
- The door handle is a lever action and with a twist key lock, set at 1000mm high.
- Flooring is level throughout and consists of carpet.
- Light switches are set at 1340mm high.
- Colour contrasting in the room is good.
- Lighting is good with two additional bedside lamps.
- There are added sockets at the bedside set at 290mm high, with no colour contrast.
- The light switch is set at 1450mm high, with no colour contrast.
- There is an additional socket near the light switch set at 300mm high.
- The bed is 600mm high.
- Storage is available at a range of heights.
- Furniture handles are not ideal in terms of their grip and visibility.
- Chairs with firm back support are available.
- The TV has a remote control and has teletext/subtitle facilities.
- The kettle is cordless and has a power point within easy reach.
- The hand basin is set within a built unit set at 860mm high with twist taps.
- A large sliding mirror is provided.
- A small bin is provided.
- Disposal bags are available.
- Cloths hooks are set at a high height.

Ground Floor cloakroom (Hallway)

- The door swings inwards with a clear opening of 740mm wide.
- The handle is a lever set at 1030mm high, with good colour contrast.
- Flooring is level throughout consists of carpet.
- Lighting is good and pull cord operated, set at 1590mm high.

- The toilet is 395mm high and has a push button flush.
- The toilet roll and bin are situated in reach of the toilet.
- The hand basin is 785mm high and consists of a floating basin, with twist action taps.
- Colour contrasting between the suite and walls is reasonable.
- There are no grab rails in this cloakroom.

Stairs

- There are 16 steps in total leading up to the first floor shower room.
- Steps consist of carpet and there is a wooden handrail situated on the right hand side (ascending). The handrail contrasts well to its background.
- Steps are consistent in measurement.
- Step nosing is not highlighted.
- Lighting is reasonable.

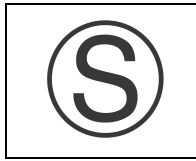
First Floor Bathroom / Shower room

- Transition into the bathroom/shower room is via the stairs. From the stairs there is one step leading up to the door measuring 160mm high.
- The door swings inwards with a clear opening of 710mm wide.
- The handle is a lever action set at 1020mm high, with a twist lock set at 960mm high.
- Colour contrasting between the handle and lock is slight.
- Flooring is non-slip unless wet and consists of lino.
- Lighting is good and pull cord operated, set at 1750mm, with good colour contrast.
- The toilet is 400mm high and has a push button flush.
- The toilet roll and bin are situated within reach of the toilet.
- The shower door has a wide opening with a full-glass panel.
- There is a step into the shower set at 200mm with a threshold over the shower door of 150mm high.
- The shower head is available for hand held use, and the controls are twist taps set at 1150mm high.
- There is a grab rail available within the shower facility.
- There is a built in anti-slip shower mat.
- The hand basin is set within a built unit, measuring 820mm high with twist taps.
- A mirror is provided.
- Colour contrasting between the suite and walls is reasonable.

Other Information

- Assistance dogs are welcome.
- Assistance with luggage can be provided.
- Checking in/out times can be flexible with prior notice. Please discuss at booking process.

- Mobile phone networks available are... Most although parts of the building have problems with “ Orange”
- Fire alarms are audible only, however owners do recognise that some people may have specific requirements and advise guests to discuss this at the earliest convenience to ensure that mutually satisfactory procedures are put in place in the event of an emergency.
- Any reasonable request for any additional equipment etc can be discussed / arranged at booking.



Springfields Guest House Apartment Block (Double Room En-suite) Access Statement

Comments and suggestions for information to include in our access statement are welcome.

Approach to the Apartment Block

- From the main entrance gate, there are six steps down to the main entrance of the apartment.
- From the Guest House, there are three steps up to the main entrance of the apartment.
- From the car park, there are fifteen steps up to the main entrance of the apartment.
- There are 21 steps in total.
- Steps range between 90mm/120mm high, 470mm deep and 1130mm wide.
- Step nosing is highlighted.
- From the steps, the apartment has a level access situated on an uneven tiled surface, which is on a slight incline.
- Seating with firm back support and arms are available.
- There are no handrails available.
- External lighting is available from the main entrance gate and car park.

Main Entrance

- The entrance door has a tiled sloped entry, which is slightly uneven in places.
- The door has a clear opening of 780mm wide, with a threshold over the door measuring 40mm high.
- The entrance into the apartment has a push door with a twist key lock, set at 1150mm high.
- There is an unfixed anti-slip mat on the external of the door.
- External lighting is available above the main entrance door.

Bedroom – Double Room

- The bedroom is via a large opening from the main entrance.
- Flooring is level throughout and consists of carpet.
- Colour contrasting in the room is limited; the room is predominantly light in colour.
- Lighting is good with two additional spot lamps over the bedside, with push button switches.
- Light switches are set at 1380mm high, with no colour contrast.
- The bed is 580mm high.
- Storage is available at a range of heights.

- Furniture handles are not ideal in terms of their grip and visibility.
- A small seating stool is available.
- The TV has a remote control and has teletext/subtitle facilities.
- Clothes hooks are set at a high height.
- There is a small and long mirror provided.
- The kettle is cordless and has a power point within easy reach.
- There is an audible fire alarm situated within this room.
- There are no handrails available.

En-suite Bathroom

- The door swings outwards with a clear opening of 630mm wide, with a threshold over the door measuring 210mm high.
- The handle is a latch set at 1310mm high, with good colour contrast.
- Colour contrasting in the bathroom is good.
- Flooring consists of carpet.
- Lighting is good.
- Light switches are set at 1400mm high, with no colour contrast.
- A large mirror is provided.
- The toilet is 430mm high and has a pull cord flush set at 1030 high.
- The toilet seat has a good colour contrast.
- The toilet roll holder and bin are situated in reach of the toilet.
- Disposal bin and bags are available.
- Anti-slip bathmats are available.
- The shower head is available for hand held use, and the controls are twist taps set at 1290mm high.
- There is a built in anti-slip shower mat.
- The shower tray is 190mm high.
- The hand basin is 810mm high and consists of a basin and pedestal, with twist action taps.
- The shaving socket is set at 1500mm high, with no colour contrast.
- Clothes hooks are set at 1550mm high.
- There are no grab rails available.

Other Information

- Assistance dogs are welcome.
- Assistance with luggage can be provided.
- Checking in/out times can be flexible with prior notice. Please discuss at booking process.
- Mobile phone networks available are... Most networks are good in this room but “ Orange “ can be sporadic.
- Fire alarms are audible only, however owners do recognise that some people may have specific requirements and advise guests to discuss this at the earliest convenience to ensure that mutually satisfactory procedures are put in place in the event of an emergency.

- Any reasonable request for any additional equipment etc can be discussed / arranged at booking.