

# ACCESS STATEMENT FOR THE BAY TREES, MILFORD ON SEA

## INTRODUCTION

The Bay Trees is a Grade II listed building dating from 1680 and situated in the centre of the village of Milford on Sea. This is primarily a family home and few changes have been made to the fabric as it is a listed building. The house has a front door opening directly on to the High Street. The pavement is quite uneven here and there is a step over the threshold at the front door the hallway is laid with slate tiles with rugs over. There are two chairs in the hall.

You can park on the road directly outside The Bay Trees, but there is a limit of two hours between 9.00 am and 6.00 pm Monday to Friday and 9.00 am to 1.00 pm Saturday. You can also park in the car park opposite which has no time limitations and is free. There is a parking space for Blue Badge holders opposite the house. Buses stop directly outside the house, with frequent services to Lymington and Bournemouth. The nearest stations are New Milton (3 miles), Lymington Town (4 miles) and Brockenhurst (8 miles) which are all a taxi ride away.

The Bay Trees has 3 bed rooms, all with en suite bathrooms. One of the rooms is on the ground floor with level access from the hallway. It has to be said that none of the rooms are really suitable for wheelchair users as doors in this listed building are narrow and access can be round awkward corners and there is no level step free access to or within the property.

The centre of the village is about 200 yards from the house along a pavement with dropped kerbs at crossing places. Parking in the village centre is available with restricted hours. There is a small number of spaces reserved for those with 'blue badges'.

## PUBLIC AREAS

All public areas are on the ground floor which are mainly covered in dark slate tiles with rugs. There are a number of steps up and down on this floor, none of which have handrails and the corridors are of restricted width in places

**The Conservatory** is accessed directly from the hallway down a 9" (230mm) step with no handrail. This floor is tiled with ceramic tiles. Breakfast is served in this room at tables 27½" (700mm) high, There is a wooden buffet sideboard for guests to serve themselves with cereal, fruits, yoghurts, juices etc. Assistance can be provided on request. This room is also available for guest to use at other times.

**The Garden Terrace** is accessed through double doors from the Conservatory over a 7" (700mm) sill. Two steps 4" and 5" (100 and 130mm) lead down to the Garden which has a gravel path and is flat. There are tables and chairs on the lawn and on the terrace for guests to use. As the Garden Room windows look out on to the terrace guests need to vacate this area by 9.30 pm.

**The Public Toilet.** There is a small unisex downstairs toilet situated off the corridor leading to the Conservatory. This is available to guests at all times. It accessed via a 2'6½" (770mm) door with level entry but it is not accessible for a wheelchair.

## BEDROOMS

### Ground Floor

**Bedroom 1 - The Garden Room.** There is level access from the hallway through a 2'9½" (850mm) door and the floor is carpeted throughout. There is good access to one side of the

double bed, but narrow access on the other. The bed measures 5'0" x 6'6" x 2'5" (1525 x 2000 x 755 mm). There are 3 built in wardrobes in this room. There is a 7" (180mm) step down through French doors to the terrace. A 7" (180mm) step leads down to the en suite bathroom which is fully tiled. There is a 6" (160mm) step up to a 4" (100mm) sill into a large shower suitable for a seat (to be provided by the guest). There is also a separate bath in this bathroom.

## **First Floor**

The staircase to the first floor consists of twelve 8" (200mm) steps. This is carpeted in a blue grey colour, is straight and has a handrail on one side. No lift or stair lift is available.

**Bedroom 2 - The Four Poster Room.** The 7" (180mm) steps lead up to the doorway to this fully carpeted bedroom. There are no handrails for these steps. There is good access to both sides of the 5'0" x 6'6" x 2'5" (1525 x 1930 x 755 mm) four poster bed. There is a freestanding wardrobe offering adequate hanging space for clothes. Three 8" (200mm) steps lead down to the tiled en suite bathroom with over bath shower. There are no handrails for these steps.

**Bedroom 3 – The Blue Room.** Level access from carpeted landing through 2'6" (750mm) door to the carpeted room. There is a 5'0" x 6'6" x 2'5" (1525 x 2000 x 755 mm) bed accessible from both sides and a 3'0" x 6'6" x 2'5" (900 x 2000 x 750 mm) bed accessible from one side only. There is a freestanding wardrobe offering adequate hanging space for clothes. There is level access via a 2'6½" (770mm) door with level entry to the en suite bathroom. This has a large walk-in shower cubicle 3'11" max x 2'11" max (1200 x 900mm) and a separate roll top bath

## **GENERAL**

The Bay Trees is owned and operated by Mark & Sarah Clayson who are always in residence. For all contact with The Bay Trees, whether by telephone, e mail or in person you will always be dealing directly with them. They will endeavour to deal with all your needs regarding access, dietary requirements etc, all you have to do is ask.

Although we have a 'no pets' policy, Assistance Dogs are welcome.

The Bay Trees is a strictly no smoking establishment. This includes all rooms, the terrace and the garden.

Low energy light bulbs are used throughout the property - traditional incandescent bulbs have been all but eradicated from the property. All bedrooms are provided with bedside lights and either centre, wall or table lights.

The Bay Trees is fitted with a fire alarm and emergency lighting system. Evacuation is into the High Street via the front door or alternatively into the garden via the Conservatory or Garden Room doors.

Broadband Wireless Networking (WiFi) is available to guests free of charge. Mobile phone coverage in this area is not considered good, some operators have better coverage than others.

### **The Bay Trees**

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