

Access Statement for Far View 2, Blackmill Rd., Southwold, Suffolk IP18 6AQ

Introduction

Far View 2 is a recently refurbished first floor apartment attached to the side of Langford Lodge, overlooking Southwold Common, yet only a 2minute level walk from Southwold High Street. It is the perfect base from which to explore the delights of Southwold and Suffolk Heritage coast.

It has one bedroom and sleeps 2 adults.

We look forward to welcoming you. If you have any queries or require assistance please phone Sharon Block, the Housekeeper, on 07588 517024, or email fvholidayhomes@aol.co.uk



Pre- Arrival

The nearest bus stop is in the High St., outside the Kings Head pub, approx 400yds (366 m) from Far View 2. There is a shelter with seating.

There are bus services to Bungay (601A), Norwich via Wrentham (561), Halesworth via Blythburgh and Wenhaston (520), Beccles via Brampton (524), and Gt Yarmouth via Kessingland, Lowestoft and Gorleston (601/602). There are connecting services from Halesworth to Aldeburgh via Saxmundham and Leiston (521), and from Aldeburgh to Ipswich via Rendlesham and Woodbridge (165).

Full information on Suffolk bus services can be accessed from www.suffolkonboard or phone 0845 606 6171

The nearest rail stations are Darsham (9 miles) and Halesworth (8 miles) on the East Suffolk line from Ipswich to Lowestoft. There is also a line from Lowestoft to Norwich. The main inter-city rail network can be accessed at both Ipswich and Norwich.

For National Rail enquiries phone 0845 748 49 50 or go to www.nationalrail.co.uk

The streets in the area surrounding Far View 2 are all well paved and level, with dropped kerbs at significant crossing points. There is one short gravelled track, a few yards from the garden gate of Far view 2, which directly accesses Southwold Common. This track exits via a turnstile, which is not suitable for wheelchairs, though there are many other paved access routes to the Common.

Key Collection, and Car Parking

The entrance to Far View 2 is through the garden gate on Blackmill Rd. The accessible width is 33 inches (840mm).

The key is in a key safe attached to the wall to the right of the front door. Guests will be given the key code during the booking process by the Housekeeper, Sharon Block. The key safe is operated by mechanical keys, not electronic ones.

Unrestricted on-street parking is available in Blackmill Rd within yards of the entrance gate to Far View 2, though at very busy times it may be necessary to park further away. When loading and unloading cars, they may be parked for a short time over the driveways of the 2 garages to the right of the entrance gate (the Far View garage and the Langford Lodge garage). Please talk to the Housekeeper about this. She can also give advice on alternative parking places.



Garden from Entrance Gate



Front door with key safe to right

Entrance to the Property

There is one step up to the front door which is 8 inches (200mm) high.

The front door is 32 inches (810mm) wide, and opens inwards. The clear door opening width is 28 inches (710mm).

The entrance is well lit with a motion sensor light outside.

The floor covering inside the entrance is fitted coconut matting, with a short pile carpet on the stairs.

Hall and stairs.

Far View 2 is a first floor apartment.

The staircase has 17 steps with one right angled bend to the left. There are handrails on both sides of the staircase from top to bottom. The minimum staircase width is 27 inches (685mm).

There is a ceiling light which is turned on immediately to the right of the front door.

The entrance hall is 31 inches (790mm) wide.

Heating is by means of an electric night storage heater.

Walls and doorways are of a light colour. The floor covering is light brown coconut matting with a short pile dark brown carpet on the stairs.



Stairs from entrance hall



Stairs from top down

Upstairs landing

From the upstairs landing there is level access to the sitting room and toilet, but one step of 6 inches (150mm) to an inner landing, which then provides level access to the bedroom, kitchen and bathroom.

Walls and doors are of a light colour. The floor covering is a dark brown short pile carpet.

The minimum width between the outer and inner landing is 30.5 inches (765mm).

Both the outer and inner landings have a ceiling light, and the hall and landing lights are both switchable from the top and the bottom of the stairs.

The inner landing ceiling has a professionally fitted smoke detector/fire alarm.

Sitting Room/Dining Room

This is accessed directly off the outer landing with no steps. The accessible door width is 30 inches (760mm). The door opens inwards.

The floor is level with large spaces between furniture. Furniture includes one double seat leather sofa, a leather armchair, and a wood dining table with four chairs. The clear height underneath the dining table is 25.5 inches (650mm). The dining table seating is four upright chairs without arms. There is a wood dresser with a digital flat screen TV (with access to subtitles) and a dvd player. There is a further smaller wood dresser, and an occasional table. All furniture is movable.

The room is well lit by both natural and artificial lighting. Artificial lighting comprises a central ceiling light with three table lamps.

The floor is covered by a short pile fitted dark brown carpet. Walls are of a predominantly light colour.

Heating is by means of an electric night storage heater with a day time convector override.



Entrance to sitting room from landing



Sitting room with dining area



Sitting Room

Kitchen

There is level access to the kitchen from the inner landing. The door, which opens inwards, has a clear opening width of 27 inches (685mm). The height of hob above the floor is 36 inches (920mm), height to the base of the oven is 11 inches (280mm), and the microwave oven stands on the worktop which is 36 inches (915mm) high. The oven has a drop down door.

The work surface food preparation area is 36 inches (915mm) high. The height of the highest shelf in the fridge freezer is 17 inches (430mm), and the height of the lowest drawer of the fridge freezer is 3 inches (75mm).

There is a small dining table and 2 chairs in the kitchen. The table is 30 inches (760mm) high.

The height of the wall cupboards containing crockery, glasses etc is 52 inches (1320mm). Crockery and glasses could be moved to lower level cupboards on request.

The sink has a single mixer tap. There is a cordless electric kettle revolving 360 degrees.

The kitchen has four ceiling spotlights and under cupboard worktop lighting. There is also a light in the cooker hood. The floor surface is laminate.

A washer dryer and a dishwasher are fitted underneath the worktops.

Heating is provided by an electric night storage heater.

The floor and walls are light in colour, with light coloured maple wood cabinets, and a dark grey work top. There is a professionally fitted, mains connected, smoke detector/ fire alarm on the ceiling. A fire extinguisher and fire blanket are provided and are to be found on the kitchen worktop.



Entrance to Kitchen with dining



Kitchen

Bedroom

There is level access to the bedroom from the inner landing. The accessible door width is 28 inches (710mm), and the door opens inwards.

Furniture can be moved. There is a double bed. There are no facilities that can be used by a carer. The space next to the bed is 60 inches (1525mm) on the door side, and 41 inches (1040mm) on the window side.

The height of the bed to the top of the mattress is 23 inches (585mm). There is no clear space under the bed.

The room is well lit with one central ceiling light, two bedside table lamps, and two other table lamps.

There is a single wardrobe with one drawer, and a chest of drawers, with 3 drawers.

The floor is covered with a short pile carpet. The walls and doors are light in colour, with a dark brown carpet.

Heating is by means of an electric night storage heater with a day time convector override.



Bedroom



Bedroom

Bathroom

This is located off the inner hall with level access. The door opens inwards, with accessible door width of 28 inches (710mm).

The electric power shower is over the bath. There are 2 support/grab handles fitted to the sides of the bath.

The height of the hand basin is 33 inches (840mm). The hand basin is a pedestal type. The bath and the hand basin have mixer taps.

The room is well lit with a central ceiling light which is pull cord operated, together with a shaving light/socket.

Heating is by electric night storage heater, with an additional professionally fitted wall mounted fan heater, operated by a pull cord.

All floors, walls, and doorways are of light colour.

The floor surface is laminate.



Toilet

There is level access from the outer landing to the toilet via an outward opening door, with an accessible width of 30 inches (760mm).

The height of the WC from the floor to the seat is 16 Inches (405mm).



Garden

The garden is on one level. There is an even paved path from the entrance gate to the front door of Far View 2. This path is 29 inches (735mm) wide. There are two paved sitting areas shared with Far View 1. There are two sets of tables, chairs, umbrellas, and deck chairs. The garden is entirely laid to grass.



Garden from front door

Additional information

FIRE EMERGENCY/EVACUATION

In the event of fire, evacuate the property by the front door into the garden.

Dial 999 and report the fire. The address of the property is:

FAR VIEW 2, BLACKMILL RD., SOUTHWOLD IP18 6AQ

Contact the Housekeeper (see below)

EMERGENCY AT FAR VIEW

In the event of an emergency at Far View 2, Sharon Block the housekeeper can be contacted on 07588 517 024 and 07877 901 186

The owners, Stuart and Melanie Tucker who live in Langford Lodge, the attached property, can be contacted in the event of a serious emergency on 01502 723652

EMERGENCY LIGHTING

A torch for emergency use will be found under the sink in the kitchen.

DOCTOR

The nearest medical practice is the Southwold Surgery, York Rd., Southwold IP18 6AN.

Phone 01502 722326

Out of hours phone 08447 369 530

To reach the surgery from Far View 2: turn left out of the gate at the end of the garden into Blackmill Rd. At the end of Blackmill Rd (200 yds) turn left into a very short one way street, and then left again at a small green into York Rd. Southwold surgery is 50 yds along on the other side of the road.

The nearest Accident and Emergency unit is at the James Paget University Hospital, Gorleston, Norfolk NR31 6LA. It is 18 miles from Southwold.

DENTIST

The nearest dental practice to Far View 2 is Southwold Dental Practice, Portland House 43 High St., Southwold IP18 6AB.

Phone 01502 723379

To reach the surgery from Far View 2: turn left out of the gate at the end of the garden into Blackmill Rd. At the end of Blackmill Rd (200 yds) turn right into the High St. Portland House is 25yds along on the right hand side, next to the Post Office

INTERNET ACCESS

Wireless broadband is currently available by sharing the Langford Lodge home hub. The key code is to be found at the front of the Far View 2 House Book (on the small sitting room dresser). The best reception is in the kitchen and bedroom, with quite reasonable reception in the sitting room.

MOBILE PHONE RECEPTION

Mobile phone reception is generally very good in this part of Southwold

FAR VIEW A to Z

There is an A to Z section in the Far View 2 House Book which contains useful information relating to Far View 2.

WHATS ON IN THE AREA

Further useful information relating to Far View 2, Southwold, and the surrounding area, can be found on the Far View websites www.southwoldholidayhomes.com and www.southwoldluxuryholidayhomes.co.uk

Southwold Tourist Information Centre, 69, High St., Southwold IP18 6DS

Phone 01502 724729

Email southwold.tic@waveney.gov.uk

Website www.visit-southwold.co.uk

TAXI SERVICES WITH WHEELCHAIR FACILITIES

Atlas Private Hire, 2, Pier Rd., Lowestoft: 01502 500000

Derek Potter Taxi Service, Lowestoft: 07960 011080

Goldline Taxi's, Moor Business Park, College Lane, Beccles: 01502 711611

OTHER USEFUL CONTACTS FOR PEOPLE WITH DISABILITIES

Public Toilets in Southwold are to be found on Church Green, The Harbour Car park and at the Pier. Radar keys are required which can be purchased from Southwold Tourist Information Centre, 69 High St., Southwold (01502 724729) and also Tourist Information Centres in Lowestoft, Halesworth, Beccles and Bungay and also the D.I.A.L. and Shopmobility offices.

For scooters/power chairs and wheelchairs for hire for holidays or short term.

Be-Active Mobility: 01502 568848 or 0800 2118810

www.be-activemobility.co.uk and dave@be-activemobility.co.uk

Beccles Mobility Centre: 01502 470802

For general information on disability matters. Wheelchairs are also available for hire.

D.I.A.L. (Disability Information Line): 01502 511333

margaretoldham@dialnet.f2s.com

Information on disabled access to buildings and businesses throughout Suffolk

Disabled Go: 0845 270 4627

www.disabledgo.com

East Coast Mobility: 01502 514500

Services for Blind and Partially Sighted People 01502 405000 (Suffolk County Council)

Social Services offer a variety of services to disabled people

Shopmobility: 01502 588857 and lowestoftshopmob@tiscali.co.uk

Electric and manual wheelchairs and scooters are available for hire. Charge for delivery. Open Saturdays

THE Red Cross, Southwold: 01502 722383 or 01502 724526

Future plans and 'work in progress

We are planning on providing dedicated off street parking for our guests.

We have only recently made our internet Home Hub available to guests and are grateful for feedback. We will alter the internet access arrangements in the light of experience.

Contact information

The address and postcode of the property is:

2 Far View

Blackmill Road

Southwold

Suffolk

IP18 6AQ

House keeper: Sharon Block

Address: 71, Adamson Rd., Reydon, Southwold, Suffolk IP18 6PH

Phone: 07588 517 024

Email: fvholidayhomes@aol.co.uk

Grid reference: TM 50484 76231

Eastings (X): 650484

Northings (Y): 276231

Latitude: 52.326950

Longitude: 1.6746290