

# **Access Statement For Beck Allans Guest House**

## **Introduction**

At Beck Allans Guest House we aim to provide comfortable and luxurious Bed & Breakfast accommodation in our 5 double bedroom en-suite home, and to cater for the needs of all our guests. We will always strive to exceed the expectations of all our guests.

Please let us know if you have any particular requirements, or if we can help to improve your stay with us.

The following information is provided in order to help you in deciding if our establishment is suitable for your needs.

We have been awarded 4 Stars with a Silver Award by Visit Britain's Quality in Tourism assessment scheme.

## Pre-Arrival

- Situated in the centre of Grasmere village in the heart of the English Lake District, we do enjoy a quiet and peaceful location, yet within 1-2 minutes walking distance of local pubs, restaurants and shops.
- Approaching by car from the North and North East – exit the M6 motorway at junction 40, head West on the A66 for approximately 10 miles, then South on the B5322 to connect with the A591 to Grasmere for 12 miles. At the Swan Hotel turn right into Broadgate Road and continue down into the village for 0.6 miles, then turn left into our driveway. (Please note our entrance is just 10 yards up College Street)
- Approaching by car from the South – exit the M6 motorway at junction 36, follow the A591 North West passed Windermere and through Ambleside to Grasmere, at the roundabout turn right into Stock Lane for 0.45 miles and turn right up College Street into our driveway.
- The main train station is at Windermere, where either a taxi or public bus can be used to travel onwards to Grasmere. Regular services for both are available, and taxis can be booked in advance.

National Rail Enquiries	08457 484 960
Stagecoach Buses	01900 604 589
- Bus stops are located opposite Barneys Newsagents as well as Heaton Cooper Studio, both stops are approximately 1 minute walk down College Street to the side gate found along Beck Allans property wall, along a level tarred road.
- Local Taxi services are available.

Grasmere Taxis	015394 35506
Ambleside Taxis	015394 33842
Kevins Taxis	015394 32371
Windermere Taxis	015394 42355
- You can contact Beck Allans Guest House by phone, e-mail or post.
- Full information on our facilities including photos can be found on our website at [www.beckallans.com/guesthouse.html](http://www.beckallans.com/guesthouse.html) or by requesting a brochure, which will be sent to you by first class post.

## Arrival & Car Parking Facilities

- We ask all guests to contact us to advise your anticipated arrival time so that we can be here to greet you.
- We are always happy to assist guests with luggage.
- There is a doorbell outside the front door on the left in order to gain initial access.
- Our car park is situated at the front of the property as you drive up the driveway, and we have 4 parking bays labelled for the Guest House at the end of the driveway. Parking is secure and marked out by logs to assist in parking.
- The surface is mostly level until it slopes down towards the slate pavement leading to the Guest House entrance, the surface of the driveway is comprised of Stone Chippings.
- Park your car and then walk around the side of the building towards the riverside, along the pavement till you arrive at the covered porch entrance.
- Since we are in the middle of the village you could leave the property in any direction to find local shops, pubs and restaurants. There are 2 main pay and display car parks at either end of the village, and an hour's on-road parking throughout the village.

## Main Entrance & Reception

- The porch area has 2 archways. The side archway is 100cm wide, and the riverside archway is 143cm wide. Both have one step of 14cm high bringing it level with the hall floor.
- The front door is self-locking and is fixed to a self-closing arm, the bedrooms are also self-closing but do not lock on their own, as recommended for fire safety procedures. Keys are supplied for each room as well as the front door.
- The front door is 80cm wide.
- Our reception area (W185cm x L227cm, or 6 ft by 7.5 ft) leads to the main staircase. The dining room is to the left as you enter. The floor is level throughout this area. The floor covering is Amtico tiles.
- We will greet our guests upon arrival and explain a few instructions, and to help answer any questions you may have. We will also explain how you can get further assistance at other times.
- Visitors book and pen and some information pamphlets can be found on the dresser opposite the entrance to the dining room.
- There are 4 doors leading from the reception area, one to the dining room, another the kitchen, the double doors and the door alongside the staircase is the owners private areas.
- Fire extinguishers are located in the reception area by the front door and on the side of the staircase; further extinguishers can be found on each floor with the relevant signage.
- All rooms have heat and smoke detectors, these can also be found throughout the Guest House as well. Emergency and evacuation procedures signs are posted on the inside of each bedroom door.

- There is also a fire blanket behind the kitchen door.

## **Public Areas – General (Internal)**

- All our bedrooms are located on the first and second floor.
- All the floor areas on stairs, halls and bedrooms are carpeted, with level loop pile carpeting. Bathrooms have laminated wood flooring.
- We do not have a Guest Lounge but all rooms have a chair and colour TV, and tea and coffee making facilities.
- The dining room is located on the ground floor and accessed from the reception area.
- There are 14 steps with a banister leading to the first floor, the steps are 19cm high, 25cm deep and 81cm wide. There are 2 bedrooms on the first floor.
- The first floor landing is 4.78m long and 0.9m wide and is level, with a banister on the left.
- The second floor is accessed by another staircase which has one step of 19cm high, 25cm deep, and 81cm wide, leading to a square step of 89cm by 97cm, followed by another 13 steps with a banister, The steps are 19cm high, 25cm deep and 81cm wide. There are 3 bedrooms on the second floor.
- The landing is 4.85m long and 0.9m wide.
- Each floor has a fire exit with break glass points.
- Our corridors are tastefully decorated and are well lit.
- Emergency procedure signs and instructions are displayed in all bedrooms on the back of each bedroom door.

## **Public Areas – W/C**

- All our bedrooms are en-suite.

## **Dining Room**

- Breakfast is served in the Dining Room on the ground floor. Surface is level and with level loop pile carpeting.
- Furniture is flexible but normally we seat in two's or four's. The chairs are without arms and the table widths are 65cm by 65cm and 115cm by 65cm with the leg height at 73.5cm and also under the table to the floor there is 62.5cm of room.
- Menus are supplied in all the bedrooms and procedures and options are explained at arrival.
- We do our best to cater for all tastes and needs but please let us know if you have any particular requirements.
- We normally play tasteful, relaxing background music in the dining room.

## **Laundry**

- Washing and drying can be done if requested at the owners' discretion, and a small charge is asked for. Please ask the owners for more detail about this service.
- We can supply guests with an iron and ironing board if required.

## **Outdoor Facilities**

- We have an updated collection of brochures for events, activities and places of interest for the guest to either take with them or to peruse at their own leisure.
- Guests are welcome to use the front garden, where there are some chairs and a table that can be used.

## **Restaurants**

- We are happy to advise on local restaurants to suit all tastes and requirements; we encourage guests to leave feedback on their dining experiences for the benefit of other visitors.
- We do have a collection of restaurant menus, ordinance maps to suit all levels of experience, and other information of general interest in a file, situated in the dining room.

## **Bedrooms**

We have a total of 5 bedrooms, 2 on the first floor and 3 on the second floor.

- All rooms have central heating radiators with temperature control.
- All rooms are carpeted.
- Complimentary Tea/coffee making facilities are provided.
- Hairdryers are provided in every room.
- All rooms have bath with fixed showerheads, the second floor bathrooms have power showers.
- All rooms have colour Televisions.
- Door widths are 73cm.

### **First Floor Superior Bedroom**

- One king size bed.
- Bedroom door width is 73cm.
- At least 47cm access between bed and furniture.
- Bedside cabinets have a height of 59cm.
- Furniture cannot be moved as all wardrobes and dressing tables (height 72cm) are built in.
- Bed is approximately 54cm in height.
- One chair with armrests provided.
- Central heating with thermostat controlled by the guests.
- Tea and coffee making facilities.
- The en-suite bathroom has WC, basin and shower with shower curtain. There is also a shaver point and window, with a timer extractor fan.
- Bathroom door is 66cm wide, washbasin is 84cm high, toilet height is 42cm and the bath height is 56cm.
- Television is situated on dressing table, with remote control, and is 37".
- Bathroom has central heating with thermostat controlled by the guests.

### **First Floor 4-Poster Bedroom**

- One king size 4-poster bed.
- Bedroom door width is 73cm.
- Bedside cabinets have a height of 60cm.
- At least 86cm access between bed and furniture.
- Furniture can be moved, as wardrobes and dressing table (height 72cm) are free standing.
- Bed is approximately 66cm in height.
- One chair with armrests provided.
- Central heating with thermostat controlled by the guests.
- Tea and coffee making facilities.
- The en-suite bathroom has WC, basin and shower with shower curtain. There is also a shaver point and a timer extractor fan.
- Bathroom door is 66cm wide, washbasin is 84cm high, toilet height is 42cm and the bath height is 56cm.
- Television is fitted to wall, with remote control, and is 37".

- Luggage stand is provided.
- Bathroom has central heating with thermostat controlled by the guests.

## **Second Floor Superior Bedroom**

- One king size bed.
- Bedroom door width is 73cm.
- Bedside cabinets have a height of 60cm.
- At least 83cm access between bed and furniture.
- Furniture can be moved, as wardrobes and dressing table (height 74cm) are free standing.
- Bed is approximately 60cm in height.
- One chair with armrests provided.
- Central heating with thermostat controlled by the guests.
- Tea and coffee making facilities.
- The en-suite bathroom has WC, basin and shower with shower curtain. There is also a shaver point, velux window and a timer extractor fan.
- Bathroom door is 66cm wide, washbasin is 78cm high, toilet height is 43cm and the bath height is 54cm.
- Television is fitted to wall, with remote control, and is 37".
- Luggage stand is provided.
- Bathroom has central heating with thermostat controlled by the guests.

## **Second Floor Budget Bedroom**

- One standard size bed.
- Bedroom door width is 73cm.
- Bedside cabinets have a height of 61cm.
- At least 33cm access between bed and furniture.
- Furniture cannot be moved, as wardrobes and dressing tables (height 76cm) are built in.
- Bed is approximately 63cm in height.
- One chair with armrests provided, which can be moved out of room into the hallway if more space is required.
- Central heating with thermostat controlled by the guests.
- Tea and coffee making facilities.
- The en-suite bathroom has WC, basin and shower with shower curtain. There is also a shaver point and a timer extractor fan.
- Bathroom door is 66cm wide, washbasin is 78cm high, toilet height is 44cm and the bath height is 54cm.
- Television is fitted to wall, with remote control, and is 14".
- Bathroom has central heating with thermostat controlled by the guests.

## **Second Floor Standard Bedroom**

- One standard size bed.
- Bedroom door width is 73cm.
- Bedside cabinets have a height of 61cm.
- At least 44cm access between bed and furniture.
- Furniture cannot be moved as wardrobes and dressing tables (height 76cm) are built in.
- Bed is approximately 64cm in height.
- One chair with armrests provided.
- Central heating with thermostat controlled by the guests.
- Tea and coffee making facilities.
- The en-suite bathroom has WC, basin and shower with shower screen. There is also a shaver point, velux window and a timer extractor fan.
- Bathroom door is 66cm wide, washbasin is 79cm high, toilet height is 44cm and the bath height is 56cm.
- Television is situated on dresser, and is 14”.
- Bathroom has central heating with thermostat controlled by the guests.

## Additional Information

- All rooms have clear signage explaining in detail what to do and where to go to, in cases of fire such as assembly point location and ways out of the house.
- A fire alarm is fitted with call points, smoke and heat detectors. A bell inside each room sounds if evacuation is needed.
- Emergency lighting is provided to show the ways out.
- The law in the UK from July 1st 2007 bans smoking in all public areas and therefore we operate a full non-smoking policy.
- If any of our guests require using our fridge facilities for storing medications or special dietary requirements, then we will help with their request, however, there is limited space.
- Mobile phone services are generally available throughout the house but this does vary by networks.

## Contact Information

Beck Allans Guest House  
College Street  
Grasmere  
Cumbria  
LA22 9SZ

Tel: +44 (0) 15394 35563

E-mail: [mail@beckallans.com](mailto:mail@beckallans.com)

Website: [www.beckallans.com/guesthouse.html](http://www.beckallans.com/guesthouse.html)

- Emergency number: 999 - Police, Fire, Ambulance.
- Ambleside Health Centre: 015394 32693
- Dentist (Ambleside): 015394 32544
- Grasmere Pharmacy: 015394 35553
- Westmoorland Hospital: 015397 32288
- First Responders: 015394 35546

## Future Plans

- We are currently upgrading our televisions and aerial system in preparation for digital broadcasts. Targeted to be complete by early 2009.

**We welcome your feedback to help us continuously improve if you have any comments please phone 015394 35563 or email us at [mail@beckallans.com](mailto:mail@beckallans.com)**