This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Birnam (Feb. 2023)



Introduction

Birnam lies at the top of Hammill Road, just on the outskirts of Woodnesborough, and 5 min drive from Sandwich town one of the best-preserved medieval towns in the UK with a population of just under 5000 citizens.

Birnam is a detached cult bungalow built in the 1960's. The bungalow comprises of 5 luxury bedrooms on ground floor level. The house sleeps 12 adults.

2 adults in bedroom one (super king bed) 4 adults in bedroom 2 (2 super king beds) 2 adults in bedroom 3 (1 king size bed) and 2 adults in bedroom 4 (1 adult bunk bed) and finally 2 adults in bedroom 5 (1 king size bed)

Attention has been given to making the entire bungalow and garden fully accessible to wheelchair users and mobility impaired visitors. All the doorways are wide and the tiled floors are all level and unobstructed.

We look forward to welcoming you. If you have any queries or require any assistance, please phone Beth on +44 (0)7938627171 or email on beth@royaleretreat.co.uk

Pre-Arrival

- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey by car or public transport using a journey planning website; simply enter your postcode and ours, which is CT13 0PR to get directions. The property is clearly sign posted with Birnam signs that light up at night.
- If you come from the direction of Sandwich we are on the right side of Hammill Road just after the mushroom farm the last property on the road. If you come from the direction of Dover and / or the A2 motorway we are the first property on the left side of Hammill Road (just before The Olive Grove & The Mushroom farm)
- The nearest railway stations are Sandwich (2.7miles) and Dover Priory (12.1 miles) Taxis are available at both these stations. If you require an accessible taxi this can be booked in advance, see contact information for details.
- The nearest bus stop is on Foxborough Close (about 1300 meters). From here buses go hourly to Deal and Sandwich.
- Local taxis from Ash (Tel: 01304812187) or Sandwich (Tel: 01304917424) can take you to Sandwich for shopping in town, where you will find a good range of local shops, eateries, a pharmacy, a hardware shop, and local medical services.

Key Collection, Welcome and Car Parking

- The driveway gates are opened manually from inside and your access to the driveway will be via the pedestrian gate on the left side. There is a key box with code next to the main bungalow entrance with keys to enter the bungalow.
- If requested visitors will be welcomed and shown around the house on arrival.

- Ample private parking is available for up to 6 cars 15 meters from the front door of the house.
- The parking area has a concrete surface, with a paved wide pathway leading to the bungalow.
- This area is well lit at night.





Entrance to Property

- The front entrance has a ramp. The door is 950mm wide, opening inwards onto the foyer with a shallow threshold.
- The entrance is well lit.





Foyer

The front door leads on to the foyer.

- The foyer has access to Master bedroom 1 through a door that is 800 mm wide and has shallow oak threshold.
- The foyer has access to the living room through a door opening that is 850mm wide and has a no threshold.
- The entrance is well lit.
- The floor is level and tiled.



Sitting Room/Lounge

Birnam benefits from a modern open plan design.

The sitting room/lounge (part of open-plan sitting/lounge/dining /kitchen) is situated on the left side of the foyer.

- There is a 1000mm wide sliding door leading onto the conservatory- gym area with a 75mm wide gap by the threshold.
- There is a large non-slip rug underneath the couch
- The room has a large, leather corner sofa (seat height 340mm) & a blue daybed- armchair (seat height 400mm)
- Furniture can be moved.
- There is a widescreen digital television with remote control, subtitles, FreeSat recorder and a DVD player.
- The TV has a subtitle facility & a hearing loop is available upon request.
- Lighting is natural daylight and by night light can be controlled using different switches illuminating preferred areas.
- The floor is level and tiled.

Dining Room

- The dining area (part of open-plan sitting/lounge/dining room & kitchen) is situated on the ground floor with level entry from the hallway, foyer,conservatory and kitchen areas.
- The door opening to the dining room from the foyer is 850mm wide.
- The dining table is rectangular with a central support. There is free space around the table, the table height is 750mm
- There are 10 chairs (all moveable), 4 extra dining chairs are stacked in the conservatory-gym area.
- Lighting is natural daylight with numerous spotlights and 2 large chandeliers.
- The floor is tiled





Conservatory – Gym

- There is a 1000mm wide sliding door leading onto the dining/ living room with a 75mm wide gap by the threshold.
- There is a 850mm wide door leading on to the garden patio that has a 170mm step.
- The room is well lit.
- The floor is level and tiled





Kitchen

- The kitchen (part of the open-plan lounge/dining room) is on the ground floor with step free, level access from foyer,living & dining room areas.
- There is a back door 700mm wide leading to the side garden patio with a step of 200mm.
- There is a door 800mm wide with step free access to the utility room.
- The door of the oven drops down and the handle is 780mm above the floor, the hob is 900mm above the floor.
- Worktop and sink are 900mm above the floor.
- Both bar eating areas are 900mm above the floor.
- There is an American style fridge/freezer. The highest shelf in the fridge & freezer is 1700mm and the lowest is 400mm.
- The wall cupboards run along the periphery of the kitchen units and contain mugs and glassware, which could be moved lower upon request. The lowest shelf is 1500mm above the floor. All other cutlery and kitchen appliances are in the lower cupboards and drawers in the base units
- The sink tap has 1 lever
- There is a cordless kettle, a toaster and other kitchen appliances
- The area is well lit.
- The floor is tiled





Bedroom 1: (incl en-suite bathroom)

- Bedroom 1 has a super king-sized bed, with a step free oak ramp threshold from the the foyer. The height to the top of the mattress is 450mm.
- There is an olive green day bed with a seat height of 400mm
- The en-suite bathroom has a walk in shower, toilet and wash basin with a 1 lever tap. Access to the shower is with a small step (150mm). The toilet is 450mm high & the wash basin 800mm high.
- The shower has modern shower controls and two massaging inset body jets.
- The floor is tiled
- The door to the en-suite bathroom is 800mm wide
- There is a dressing table unit with a stool, the dressing unit height is 750mm
- The bedroom is well lit with bright LED spot lights and bedside pendant chandeliers. There are 2 spots over the bed that have multi color changing options.
- The floor is laid with a luxury vinyl tile (LVT).
- The bedroom has a hanging rail & a chest of drawers
- The bed is covered with good quality Egyptian cotton sheets, with microfiber pillows and duvet.





Bedroom 2: (incl en-suite Jack & Jill bathroom)

- Bedroom 2 has 2 super-king sized beds, with a step free oak ramp threshold from the hallway. The height to the top of the mattress is 450mm.
- The door from hallway to the bedroom2 is 800mm wide
- The Jack & Jill bath bathroom has a mammoth bath-shower a toilet and 2 wash basins with a 1 lever tap each. The bath heights is 600mm.
- The toilet is 450mm high & the wash basins are 900mm high.
- The shower has modern shower controls and two massaging inset body jets.
- The Mammoth 2 person bath measures 120cm wide and 180cm long
- The floor is tiled





The following options can be added in this bathroom to make your stay more accessible:

- Suction grasp handrails and grasp bars (we have 4 available to be placed at the position you prefer).
- a toilet frame with incorporated armrests designed with comfort and stability in mind

- The door to Jack & Jill bathroom is 800mm wide.
- There is a rug at the end of each bed.
- There is a dressing table unit with and accent chair, the dressing unit height is 770mm.

- The bedroom is well lit with bright LED spotlights. The bedside table lamps have multi color changing options.
- The floor is laid with a luxury vinyl tile (LVT).
- The bedroom has a 3-door wardrobe including shelves
- The beds are covered with good quality Egyptian cotton sheets, with microfiber pillows and duvets.

Bedroom3: (incl en-suite Jack & Jill bathroom)

- Bedroom 3 has a king-sized bed. The height to the top of the mattresses is 620mm
- Bedroom 3 has a step free oak ramp threshold from the hallway.
- The door from the hallway to the bedroom3 is 850mm wide
- The Jack & Jill bath bathroom has a mammoth bath-shower a toilet and 2 wash basins with a 1 lever tap each. The bath height is 600mm.
- The toilet is 450mm high & the wash basins are 900mm high.
- The shower has modern shower controls and two massaging inset body jets.
- The Mammoth 2 person bath measures 120cm wide and 180cm long
- The floor is tiled





- The door to the en-suite bathroom is 750mm wide
- There is a dressing unit with 2 chairs, the dressing unit height is 770mm and the chair heights are 450mm
- The bedroom is well lit with bright LED spot lights and floor lamp.

- The floor is laid with a luxury vinyl tile (LVT).
- The bedroom has a built-in wardrobe with hanging space and shelves.
- The beds are covered with good quality Egyptian cotton sheets, with microfiber pillows and duvet.

Bedroom4:

- Bedroom 4 has an adult size bunk bed with a lower mattress height of 520mm and the top bunk mattress height of 1450mm.
- Bedroom 4 has a step free oak ramp threshold from the hallway.
- The door from the hallway to bedroom 4 is 750mm wide
- There is a dressing unit with 1 stool. The dressing unit height is 770mm and the stool is 200mm
- The bedroom is well lit with bright LED spot lights and a bedside table lamp.
- The floor is laid with a luxury vinyl tile (LVT).
- The bedroom has a wardrobe with hanging space and shelves.
- The beds are covered with good quality Egyptian cotton sheets, with microfiber pillows and duvets.





Bedroom 5:

- Bedroom 5 has a king-sized bed. The height to the top of the mattresses is 560mm
- Bedroom 5 has a step free oak ramp threshold from the hallway.
- The door from the hallway to the bedroom 5 is 780mm wide
- There is a dressing unit with 1 stool. The dressing unit height is 780mm and the stool height is 550mm
- The bedroom is well lit with bright LED spotlights. The bedside table lamps have multi color changing options.

- The floor is laid with a luxury vinyl tile (LVT).
- The bedroom has a hanging rail & a chest of drawers
- There are 2 accent chairs (420mm) and a low coffee table (400mm)
- The beds are covered with good quality Egyptian cotton sheets, with microfiber pillows and duvet.





Main Bathroom

- The door from the hallway to the main bathroom is 750mm wide and has step free access.
- The master bathroom has a walk in shower, toilet and wash basin with a 1 lever tap. Access to the shower is with a small step (30mm). The toilet is 450mm high & the wash basin 800mm high.
- The shower has modern shower controls and two massaging inset body jets.
- The floor is tiled

The following options can be added in this bathroom to make your stay more accessible:

- Suction grasp handrails and grasp bars (we have 4 available to be placed at position you prefer),
- a toilet frame with incorporated armrests designed with comfort and stability in mind
- a sturdy shower chair that is height adjustable to meet your individual requirements.

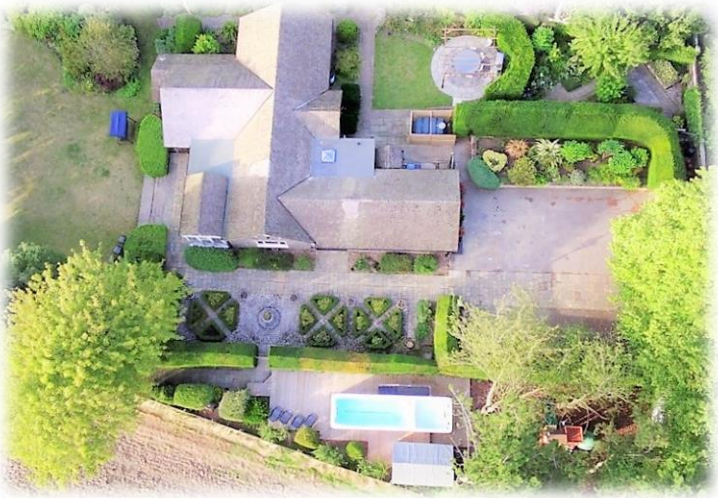


Garden

- The 1-acre gardens have loads of different areas that are all accessible via concrete surface walkways, paved wide ramps and pathways.
- The decking around the pool is accessible via a wooden ramp.
- The pentagon shaped decking area for outdoor eating & barbeques has a step of 150mm
- The large decking eating patio has a table with 12 chairs (with arms) the table height is 82mm













Additional Information

- Trained assistance dogs are welcome.
- All areas in the house have good colour contrast between the floor, doors and walls. Doors are polished oak, and walls are painted in soft neutral colours.
- The mobile phone reception is good.
- The nearest General Hospital with an A&E unit and walk in NHS is 12.5 miles away and the nearest Doctor's surgery is 2.4 mile away.
- Further information can be found in the welcome folder.
- There is a list of nearby attractions and details of their Access Statements for information, where available.

Future Plans

- No plans at present, although feedback, advice and suggestions from visitors are welcome.

Contact Information

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Minicom: -

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