

## **ACCESS STATEMENT:**

### **THE GAMES BARN, CRANESDEN FARM, PICCADILLY LANE, MAYFIELD**



An Access Statement is a detailed and concise description of facilities and the situation so that guests/visitors may have full information, particularly in the case of the elderly, infirm or those with disabilities.

#### **Introduction.**

The Games Barn is a self catering holiday home situated in the farmyard of Cranesden Farm, which is a thirty acre smallholding to the southwest of Mayfield occupying the fields on the corner of Piccadilly Lane and Newick Lane towards Mayfield. It is a converted single storey farm building, now clad in wood, and is self-contained with a kitchen/dining room, lounge, two bathrooms and four bedrooms. It sleeps eight comfortably, particularly if some are children. Access to the Barn is via a wooden ramp with a 1:8 incline with a handrail.

Since the Barn is intended for multiple occupants, it is envisaged that guests with mobility or other difficulties will be accompanied by fully able carers/relatives, and the Barn is entirely suitable when occupied in this way. Conversely, we do not think it suitable if occupied solely by persons with mobility or other difficulties/disabilities. We think that guests will get the most from their stay in East Sussex if they have use of a car.

The Games Barn was converted into a self catering holiday home in 2008. We have a rolling programme of maintenance which we commenced in 2010 which ensures all rooms are redecorated at least once every 4 years.

#### **Pre-arrival**

- For directions and other guidance, please refer to our website at [www.thegamesbarn.co.uk](http://www.thegamesbarn.co.uk) and view step 4 under the “booking” tab.
- Travellers by rail should best go to Crowborough or Buxted on the rail line from East Croydon to Uckfield. However, Crowborough is not a suitable station to disembark if you have a wheelchair or other mobility difficulties since it is necessary to cross over the railway line on a bridge to exit the station. At Buxted, there are no such problems. A taxi would be necessary from either station (about £15 per journey) and for large parties we can come to the station to help bring you to the Barn.
- Bus services do run from Tunbridge Wells to the centre of Mayfield, but that is about a 20 minute walk from the Barn and is not advisable if you have luggage.

#### **Parking**

From the farm entrance on Piccadilly Lane we have laid at least 150 yards of concrete leading into the farmyard and to the Games Barn. Drivers can therefore park adjacent to the holiday home. Other cars can park nearby or behind the first car. If you are bringing more than three cars, please let us know.

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#### **Farmyard area**

There are floodlights around the Games Barn on heat or movement sensors and another at the farm entrance and others within the farmyard. The concrete areas within the farmyard are perfectly suitable for walking children or pushing prams or wheelchairs around the farmyard, within which there are usually pigs (perhaps including piglets), chickens, ducks, sheep (perhaps including lambs), cows (maybe with calves) and a horse. Outside the farmyard, the farm is (of course) often muddy and therefore unsuitable for wheelchairs etc.

E. Coli infections at places like Godstone Farm in Surrey have shown us that children should not be left unsupervised in farm areas. Also, petting or touching animals is not allowed and children should always wash their hands anyway. Farmyards also contain tools, equipment etc and fields are uneven and often a trip hazard. There is also a stream running through the property, a small wildlife lake and a duck pond. Holidaymakers will be asked on the day of arrival to acknowledge that they are responsible for the health and safety of themselves and their party given these dangers.

#### **Entrance to the Games Barn.**

From the concreted area, there is a ramp leading to the doorway. The ramp is about 65 feet (19.8 metres) long and about 4 feet (1.2 metres) wide at the narrowest point and is a 1:8 incline. It is built from decking wood, and in freezing weather we will normally salt and grit the ramp to ensure that it is not frozen. There is a handrail throughout. There are photographs on the website showing the ramp. It leads to a double door of width 1.6 metres. The door has a threshold that protrudes approx 6cm over which a wheelchair or pram would need to be manoeuvred. This door opens into the lounge. At the rear of the property there is a similar door opening into the kitchen/dining room from a level decking area upon which there is a white plastic patio table and chairs. There is a single step down from this decking area back onto the ramp but this is not necessary to use if you have a wheelchair as you simply pass back through the house and down the ramp.

#### **General Description of Internal Room Layout**

There is a floor plan available on the website. The kitchen/dining room is at the rear of the property and occupies the full width of the property, i.e. 6.5 metres, and is 3.3 metres deep. There is a corridor off this room running down the centre of the property for about 3 metres at the end of which there is a lockable door leading to the lounge area and on either side of this corridor are the first bedroom and the first bathroom. Leading off the lounge area are four other doors to the three other bedrooms and the second bathroom. All bedrooms are approximately 3 metres x 3 metres and the two bathrooms are slightly smaller. The doorways are all 0.8 metres wide. The flooring throughout is tiled with flush fitted wooden thresholds in the doorways. There are rugs and carpets at various places for warmth and comfort. They can be moved if necessary. Throughout the Barn, plugs and other switches are generally installed on the walls not lower than 45 cm from the floor and are within reach of a wheelchair user. Each room contains an electric wall mounted Dimplex

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heater equipped with a timer and the main living area has an excellent woodburner (we will supply the wood).

#### **Bedrooms**

The first and third bedrooms have double beds (kingsize) . Both double beds have a clearance to the floor of at least 8” and thus are suitable for a hoist if required. These can be hired from <http://www.southernmobility.com> in Eastbourne. The second and fourth bedrooms may be double (kingsize) , twin or a single bed. Please note that the single bed arrangement provides a slightly higher bed than a standard bed and the twin and double beds are slightly lower than a standard bed . We can provide risers to increase the height of these twin and double beds if necessary. The single and twin beds are 2’6” wide and the double is 5’. In all cases the space between the beds and the wall may be less than 65cm at the narrowest, but the beds may be moved to easily accommodate a wheelchair or indeed a cot. In the same way the table in the dining area and the soft chairs in the lounge may be moved to allow for wider access. All bedrooms have some form of hanging space for clothes, plus drawer space and in most cases bedside cabinets with lamps and alarm clocks.

#### **Kitchen/Dining Room**

A standard domestic kitchen is fitted at one end of this room with an underworktop electric oven, freezer and fridge plus a ceramic hob, extractor fan and dishwasher. The worktop height is 91cm. The walls are tiled and the area is easy to clean. There is a wide range of kitchen utensils, glassware, plates etc., and there is a kettle, microwave and toaster. There is no worktop space under which a wheelchair could be positioned, but there is a pine table (height 74cm) in the dining area and a wheelchair user could pull themselves close to that table to prepare food. The dining table and the eight pine chairs are sturdy and may of course be moved around to suit the occupants. There is a pine dresser at one end of the room and it contains many family board games (hence the “Games Barn”).

#### **Bathrooms**

Both bathrooms are wet rooms. Both bathrooms have switches outside the rooms to control the electricity to the showers, the wall-mounted bathroom heaters and the extractor fans.

The second bathroom (off the lounge, sited between bedrooms three and four) has been installed with disabled visitors in mind. The WC is a disabled style unit placed in the corner of the room with a wall to the left side of the unit (the right side when looking at the WC) and supporting bars on both sides. The washbasin has a disabled style mixer tap with a single lever controlling both water flow and temperature. The shower is a standard unit, but mounted slightly lower and with a sturdy shower seat fixed to the wall and supporting bars on the walls. The room is at least 3 metres by 2.5 metres which should allow for plenty of space to manipulate wheelchairs.

The first bathroom (off the corridor, opposite bedroom one) has a standard domestic bath, without grab rails. The WC, basin and the walk-under shower are also

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standard domestic units without any supporting bars. However, again the room measurements are similar as above and this should allow for plenty of space.

#### **Lounge**

The lounge is about 3.3 metres wide by 6 metres deep containing a soft upholstered 3-seater sofa, 2-seater sofa two armchairs all of which have seats at a height of about 40cm. In the event that these seats are too low for some to use, there are two carver-style sturdy cane chairs with cushions (these may be put in the bedrooms) and there is a further armchair with cushions which can be moved from the dining area if necessary. The TV is connected to a freeview tv channel unit with remote controls. There is also a DVD and a Video cassette player, also with remote controls, but all with manual scart connections. Full instructions for their use are available in the Barn. There is a bookcase containing many books and videos. These should not be removed from the Games Barn.

There is a modern fm stereo radio/CD player, although of course certain radio channels can also be obtained through the freeview box on the television.

There is no loop system. There is no telephone connection, although mobile network reception always seems to be adequate. We understand that some people have obtained wireless internet connection from our house network some forty yards away, but this may not be reliable.

The room is equipped with a wood burner in front of which there is a fender fixed to the floor and a movable guard screen. The wood burner should not be used by anybody other than an adult, and it does necessitate crouching down to do so.

#### **Garden area**

There is a fenced off area of garden immediately beside the decking area which guests are welcome to use. We supply a small selection of outdoor games as well. Please note, however, that access to this area cannot be achieved from the decking area; guests need to go down the ramp from the barn and approach the garden from the farmyard. In addition, there is no fence or gate between the garden and the farmyard so young children will need to be supervised at all times.

#### **Laundry facilities**

At the other end of the Games Barn (opposite the end with the kitchen/dining room) there is a domestic washing machine, a tumble dryer, ceiling airer and floor standing airer together with ironing board and iron. There is also an outdoor rotating washing line with pegs. There is also another wet room style walk in shower with WC and basin. This can be used as necessary, particularly for walkers, dog owners or cyclists who are unfortunate enough to encounter wet and muddy weather.

#### **Other facilities**

There is plenty of other barn space where cyclists (for example) can store equipment safely by arrangement with the owners. Other equipment is also available such as a

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Weber barbecue, large sunshade and if required a standard sized wheelchair. At any time, extra blankets are available. We can also supply a cot and a high chair as necessary.