

Access Statement for Mabel Cottage in Sheringham

For Accessibility enquiries please contact Paul on 07973 756691



Welcome

At Mabel Cottage we want to make everyone's stay as enjoyable as possible. We are committed to describing Mabel Cottage's facilities and services in sufficient detail to provide confidence to book knowing the cottage will meet your access needs.

Introduction

Mabel Cottage is situated on a residential street around 370 metres from the centre of Sheringham, the beaches and the seafront.

The cottage was built around 1930 and is semidetached. There are no significant inclines in the immediate area around the property and there is relatively level

access to the town centre and seafront via minor roads and roadside pavements with lowered kerbing where appropriate.

Key Access Considerations

For those with any form of limited mobility the key access considerations are.

- The only bathroom is on the first floor, the shower is situated over the bath and therefore there is a need to be able to step into the bath for a bath or shower, the bath has a side height of 57cm. A non-slip shower mat is provided.
- All the bedrooms are on the first floor access via stairs
- The front gate is 96cm wide
- The stairs to the 1st floor are judged to be at a 40 to 45 degree angle (a typically standard incline)
- The stairs have 12 steps and a banister on the right hand side (when going up stairs). The stairs steps have a step height of 20cm and a 25cm tread depth. The typical width of the stairs is 66cm with a minimum of 60cm at the banister poles.
- There is a single small step (10cm tall at the front outside porch door) with a further doorframe threshold height of 10cm to gain access to the porch. The porch door is 70 cm wide, the door from the porch to the hallway is 80 cm wide.
- There is a small threshold 2.5cm high and 12 cm depth from the porch to the hall.
- There are small wooden internal doorway thresholds (1cm to 2 cm high and 12cm in depth):
 - Between the hall and the lounge
 - Between the hall and the dining room
- There is a small change of level (3.5 cm) from the dining room to the kitchen.

- There is a small step and threshold totaling 7.5cm from the kitchen into the conservatory.
- Access to the rear garden is via the conservatory where there is a drop from inside the conservatory door to ground level of approximately 31cm, which is bridged via two steps (60cm wide) with step heights of 11 cm and 12cm, the remaining 8cm is the doorway threshold.

The doorways, hallways, stairway and landing have the following width dimensions

- Front porch doorway 70cm
- Front doorway 80cm
- Hallway width: minimum 69cm, widest 150cm
- Stairway width: typically 66cm, 60cm at banister ends
- Landing width: 70cm minimum, 146cm widest
- Lounge doorway 74cm
- Hall to Dining room doorway 74cm
- Dining room to kitchen doorway 74cm
- Kitchen to Conservatory doorway 70cm
- Kitchen to pantry doorway 70cm
- Conservatory to Rear Garden doorway 70cm
- Please note the entranceway between the kitchen and dining room has a minimum width of 61.5 cm (this constraint is at kitchen worktop level i.e. 88 to 92cm high)
- Ceiling light switches are at standard heights, the double bedroom and twin bedroom also have ceiling light pull cords at the bedside. All bedrooms have bedside table lights
- The bathroom ceiling lights are operated via a pull cord.
- The kitchen and lounge ceiling lights have circular dimmer controls

First Floor

The property features 3 first floor bedrooms, a double, a twin and a single. All share a bathroom featuring a standard sized bath with overhead electric shower and glass shower screen. The WC is a standard height (41cm seating height), it can be fitted with a raised toilet seat (not provided). The crosshead bathroom taps have easy to use ¼ turn ceramic discs fitted, requiring very little effort to turn on or off.

There is a good sized landing area, the top and bottom of the stairs are fitted with permanent stairgates suitable for toddlers up to 2 years old.

Ground floor

There is a small entrance porch, leading to a hallway and stairs. Off the hallway a door leads to the lounge. A second door off the hallway leads to the dining room. The kitchen is accessed via the dining room. Off the kitchen there is a conservatory with an external door leading to rear garden and patio area. [Click here to see the floorplans for Mabel Cottage.](#)

The kitchen taps are easy to use lever taps, with quarter turn ceramic disc valves.

The modern kitchen cooker is fully electric with easy to use control dials. The built in under counter fridge has a large door handle. The microwave has basic easy to understand manual dial controls. The kitchen worktop surface is 92cm from the floor.

Flooring Material

With the exception of the kitchen, pantry, conservatory and bathroom, Mabel Cottage is fitted with good quality short pile carpets with separate underlay.

The kitchen and conservatory have large format ceramic tiled floors, the pantry has vinyl flooring, and the bathroom has Amtico vinyl plank flooring.

The Garden

The front and rear gardens are level. The enclosed rear garden has a small lawned area and a slabbed patio with a hardwood patio table and chairs. In addition to this there is a children's picnic table with integrated seating. The front garden has a paved path and a small step to the front door, the remainder of the front garden is graveled with planted side borders.

Travel Arrangements

By Car

If arriving by car an arrival parking space (with unrestricted on road parking) will be reserved for you as close to the cottage as possible, usually right outside or within 25 meters. Please note this parking space is only reserved for arrival, there is unrestricted on street parking on both sides of the street for the remainder of the stay.

By Train

The trains from Norwich to Sheringham have modern carriages designed to meet the latest accessibility requirements (new in 2021). Anglia Taxis (are based at Sheringham Train station. If needed, we advise booking a taxi in advance on 01263 822 222.

Mabel Cottage is a 5 minute taxi ride from Sheringham train station and bus station. You can also walk to the cottage in about 10 minutes as it is approximately a 400m walk from Sheringham's train and bus station.

Arrival Arrangements

We aim to personally welcome all guests on arrival at the cottage and quickly guide them through the cottages key features, whilst answering any questions our guests may have.

Pets

Sorry no pets allowed

Mobile Phone Reception

Mobile phone reception is good at Mabel Cottage and around most of Sheringham (more limited on the seaward side of the seafront walls and close to the cliffs). Many of the power sockets at the cottage have USB ports suitable for charging portable rechargeable devices.

Internet Access

The cottage has free high speed internet access via WIFI.

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