



## Accessibility Guide – Hoggarth House

**Property Name:** Hoggarth House

**Property Address:** Whitby

**Date Assessment Carried Out:** 21 February 2024

**Assessment Completed By:** A K Lister

### INTRODUCTION

#### Description of Property:

A superb four-bedroom, four-bathroom house with parking, close to Whitby's top attractions. Brilliant use of space, immaculately furnished and tastefully decorated. Hoggarth House is the perfect find for families and groups.

**Use:** Self-catering holiday home

**Location Description e.g. city centre, countryside, coast:** coast

**Distance to nearest city, town, village:** The cottage is approximately half a mile from the Old Town area of Whitby

#### How many bedrooms does the property have?

4

#### Are there any ground floor bedrooms – if so how many?

None

#### What internet access is available? Is it charged or free?

Internet access is available and is free

#### Mobile phone reception?

Yes

## PRE-ARRIVAL

**Name of nearest railway station:**

Whitby Town Station

**Distance from nearest railway station:** Whitby Town Train Station is approximately 0.7 miles from the house.

**Details of local bus service – accessibility, frequency, distance of bus stops from property, route numbers etc.**

There are frequent buses available from the main bus station located next to Whitby Station. The bus station is approximately 0.7 miles from the house.

**Do you offer a collection service?**

No

**Describe the streets in the area surrounding the property e.g. paved / cobbled / level / uneven:**

The streets leading to the property are paved and are level

**Information about local services for disabled people e.g. equipment hire, wheelchair repair, Shopmobility, RADAR toilets:****Equipment Hire**

Whitby, Scarborough and Rydale Disability Action Group

Church House Centre, Flowergate, Whitby. Tel: 01947 821001 email: [Whitbydag.org.uk](mailto:Whitbydag.org.uk)

**Wheelchair Repair**

All Care Medical Ltd

Unit B3 St Hilda's business Centre

The Ropery

YO22 4ET

01947 825 555

**Shopmobility**

Scarborough Shopmobility

5, Somerset Terrace, Scarborough YO11 2PA Tel: 01723 369910

**Details of local stores where shopping can be ordered in advance for collection or delivery:**

Tesco, Sainsburys and Asda all deliver to this area.

**What information do you offer in alternative formats, such as large print and audio? E.g. Accessibility Guide, brochure:**

The Accessibility Guide is available to view on line which can be viewed in large print. There is no audio version available.

A 3D model of this property is available to view on our website to help gain a better understanding of the layout.

**KEY COLLECTION, WELCOME & CAR PARKING**

**State where visitors need to go to collect the key i.e. the property, an office, elsewhere or sent by post:**

The key is collected from a key safe located near the entrance door.

**State if someone is available to welcome guests. If so, state whether a familiarisation tour of the property is offered:**

A personal welcome service is not offered nor a familiarisation tour.

**State whether parking is available on site or nearby and give the number of spaces available and distance to the property entrance:**

There is parking available for one car at the rear of the building, just outside the back door.

**Please see our parking guide for further information:**

[Shoreline\\_-Whitby-Parking-guide.pdf \(shoreline-cottages.com\)](Shoreline_-Whitby-Parking-guide.pdf (shoreline-cottages.com))

**Describe the type of surface from the car park to the main entrance e.g. level/stepped, firm/uneven, tarmac/gravel:**

The surface from the car park to the entrance of the building is paving.

**Describe any lighting in the car parking area and en-route from the car park to the property entrance:**

There is an external light at the rear of the building.

## ENTRANCE TO PROPERTY

**How many steps, if any, to the entrance and is there a handrail(s)?**

There is one step up into the doorway.

**Describe any ramp available at the entrance; are there handrails on one or both sides of the ramp? State if no level access is provided:**

There is no ramp, one step up into doorway.

**What is the clear door opening width?**

80cm at the narrowest point.

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The entrance hall is lit with a ceiling spot lights.

**Describe the floor surface e.g. tile, wood, rugs, carpet (thick/short pile):**

The entrance hall (utility room) has grey and white tile effect vinyl flooring.

**Describe the colour contrast of the floor and walls:**

Grey and white floor and white walls.

## HALLS, STAIRS, LANDINGS, PASSAGEWAYS

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The hall, stairs and landing are lit with ceiling lights.

**How wide are the passageways?**

The entrance hall is 96cm at the narrowest point.

The stairs are 85cm at the narrowest point.

The landings are 110cm at the narrowest point.

**Describe the floor surfaces e.g. tile, wood, rugs, carpet (thick/short pile):**

The stairs and landing have a short pile carpet.

**Describe the stairs e.g. Number of steps, landings, handrail(s):**

There are 14 steps to the first and second floor landings. Both sets of stairs have handrails.

**Describe the colour contrast of the floor and walls:**

Grey carpet and white walls.

#### **SITTING ROOM/LOUNGE/DINER**

**Describe where the dining room is situated and how you access it i.e. is there level access, ramp(s) or step(s)? If steps, how many?**

The Sitting Room/Lounge is on the first floor of the building accessed by 14 steps.

**What is the clear door opening width, taking into account any obstacles?**

The door opening is 70cm at the narrowest point.

**Describe the layout within the sitting room/lounge. Is it level or are there steps? Are there large spaces between furniture, what type of seating and table are there e.g. high/low tables, couches, easy chairs?**

The Sitting Room/Lounge is level with space between the furniture. There are 2 three-seater sofas and an armchair. Coffee table and side table.

**Is the furniture moveable?**

Yes

**Where there are TV's are subtitles/audio description available?**

There is a wall mounted television which has a subtitles facility.

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The area is well lit with a ceiling light and a table lamp.

**Describe the floor surface:**

The floor surface is pale coloured wood.

**Describe the colour contrast of the floor and walls:**

Light brown floor and white walls.

#### **KITCHEN/DINER**

**Describe where the Kitchen/Dining is situated and how you access it i.e. is there level access, ramp(s) or step(s)? If steps, how many?**

The dining area is part of the Kitchen / Diner on the ground floor. It has level access.

**What is the clear door opening width, taking into account any obstacles?**

The door opening is 82cm at the narrowest point.

**Is there space around the table for a wheelchair?**

Yes

**State the clear height underneath the dining table:**

The clear height is 72cm

**What type of seating is there? e.g. upright chairs with/without arms:**

The seating consists of 5 chairs without arms and a wooden bench to seat 3 people.

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The Kitchen / Diner is well lit by ceiling lights and under cupboard lighting.

**Describe the floor surface e.g. tile, wood, rugs, carpet (thick/short pile):**

The floor is laminate.

**Describe the colour contrast of the floor and walls:**

Light wooden colour floor and white walls.

**How high is the work surface/food preparation area?**

The work surface / food preparation area is 82cm high

**State the height of the highest shelf and lowest draw of fridge/freezer:**

The highest shelf of the Fridge is 158cm

The lowest shelf of the Fridge is 112cm

**State the height of wall cupboards containing crockery, glasses etc. Can these be moved to lower level cupboards on request?**

90cm.

Yes

**Describe the sink taps e.g. single mixer lever tap:**

The sink has a single mixer tap with a lever.

## BEDROOMS AND SLEEPING AREAS

**Number of Ground-floor bedrooms: 0**

**What is the clear door opening width, taking into account any obstacles?**

The first floor super-king bedroom 74cm at the narrowest point  
The second-floor super-king bedroom 74cm at the narrowest point  
The second-floor double bedroom is 74cm at the narrowest point  
The second-floor master bedroom is 74cm at the narrowest point

**Can furniture be moved around or removed?**

Yes.

**What bed combinations are there e.g. double, twin, zip-link?**

2 x Super king-size bed  
1 x king-side bed  
1 x double bed

**What provision is there for a personal assistant/carer or friend/family member e.g. adjoining room, sofa bed in the room or lounge:**

Zed beds can be hired on request.

**How wide is the space next to the bed(s)? (for wheelchair user to transfer onto bed):**

There is room for a wheelchair in all bedrooms.

**What is the height of the bed(s) to the top of the mattress?**

The first floor super-king bedroom: 65cm  
The second-floor super-king bedroom: 64cm  
The second-floor double bedroom : 64cm  
The second-floor king-size bedroom: 64cm

**Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spot lights:**

The bedrooms are well lit by ceiling lights and table lamps.

**Describe the colour contrast of the floor, walls:**

The First-floor super-king bedroom has light wood coloured flooring and white walls.  
All other bedrooms have pale grey carpet and white walls.

**Describe the floor surface e.g. tile, wood, rugs, carpet (thick/short pile):**

The first-floor Super-king bedroom has pale wood effect laminate flooring.  
All second-floor bedrooms have short pile carpets.

**Give details of any non-allergenic bedding that can be provided:**

For non-allergenic bedding to be made available the request must be made six weeks prior to the date of the visit.

## BATHROOMS, SHOWER-ROOMS AND TOILETS

**Is there a ground floor WC:** Yes

**Is there a ground floor Bath/Shower:** No

**Is there level access to the bathrooms:**

Toilet on ground floor, en-suites on first and second-floor, shared bathroom on second floor.

**Door Opening Width?**

Ground-floor toilet: 75cm at the narrowest point

First-floor en-suite bathroom: 75cm at the narrowest point

Second-floor super-king ensuite bathroom: 75cm at the narrowest point

First-floor main bathroom: 75cm at the narrowest point

**Is there an accessible WC:** Yes

**Is there an accessible Bath/Shower?** Yes

**What is the height of the WC?**

Ground-floor toilet: 42cm.

First Floor en-suite Bathroom: 42cm

Second-floor En-suite Bathroom: 42cm

Second-floor main bathroom: 42cm

**What is the height of the washbasin?**

Ground-floor: 82 cm

First Floor en-suite Bathroom: 82cm

Second-floor En-suite Bathroom: 82cm

Second-floor main bathroom: 82cm



**Is there clear space under the sink i.e. no pedestal? No**

**What type of taps are on the washbasin and bath? e.g. lever:**

All bathrroms have single mixer taps with lever.

**Are there support/grab rails fitted where e.g. bath, shower, WC: No**

**Type of Lighting:**

Ground-floor: ceiling light.

All other bathrooms have ceiling spotlights.

**Describe the floor surface(s) e.g. non-slip, laminate, tile, wood, rugs, carpet (thick/short pile):**

Ground-floor: grey and white vinyl flooring.

All other bathrooms have white tiled floors.

## GARDEN

**Describe the garden area that guests have access to e.g. patio and lawn:**

There is no garden at this property.

**Describe whether these areas are flat/undulating, stepped etc.**

There paved area is flat.

**Give details of what seating is available:**

N/A

## ADDITIONAL INFORMATION

Assistance dogs are welcome in all Shoreline properties. A water bowl can be provided.

**Give details of local attractions and if they have an access statement:**

Whitby Disability Action Group (DAG) have information on local attractions and their access arrangements on their website, their contact details are as follows:

**Telephone:** 01947-821001

**E-mail:** [info@whitbydag.org.uk](mailto:info@whitbydag.org.uk)

**Website** [www.whitbydag.org.uk](http://www.whitbydag.org.uk)

Whitby DAG have information leaflets on Mobility Equipment Hire, Where To Go, Getting Around Whitby and Where To Eat.

**CONTACT INFORMATION****Business address:**

Shoreline Cottages Ltd  
Brook House  
Main Street, Elvington  
YORK, YO41 4AA

**Business telephone number:** Tel: 01947 668888

**Email:** [enq@shoreline-cottages.com](mailto:enq@shoreline-cottages.com)

**Website:** <http://www.shoreline-cottages.com>

**Business Hours:**

The contact arrangements for anyone staying in a Shoreline Cottage are as follows:

Our local Manager, Billy, and his team can be contacted on 01947 668888 (select option 2) between 9am – 7pm every day of the year. Should you encounter any problems he will be happy to help. For any emergencies that you should encounter after 7pm please call 01947 668888 and select option 3 for our out of hours emergency service.

**Local Accessible Taxi – you may need to do some quick research to obtain details of accessible taxi firms e.g. call a selection in the phone book and ask if they have any accessible vehicles or try [www.traintaxi.co.uk](http://www.traintaxi.co.uk) which indicates those firms that have wheelchair accessible vehicles:**

**Accessible Taxis**



Harrisons Tel: 01947 600606

Parc taxis Tel: 07900 213054

Smilers Taxis Tel: 07881 467 725

Streamline Tel: 01947 603306