

# Dairy Guest House Access Statement

## **Introduction**

We aim to cater for the needs of all who visit the Dairy Guest House. We have six guest bedrooms, two of which are on the ground floor. One of these ground floor rooms is a twin/Superking ziplink arrangement; the other is a double room. The other 4 bedrooms are all at first floor level. The following statement is a summary of our provision.

## **Bedrooms**

There is central heating throughout the guest house. The temperature of each guest bedroom is controlled by thermostatic controls on the radiators. The beds are made up with cotton sheets and pillowcases together with microfibre anti-allergy duvets and pillows. All mattresses, duvets and pillows have protectors. Each bedroom has a hospitality tray with tea, coffee, hot chocolate and a bottle of freshly filtered water. In each room there is a hair dryer, an alarm clock and either a smart TV or TV/DVD with remote control. Each room has storage space which consists of a wardrobe or hanging space, chest of drawers, bedside cabinets and under-bed storage. Average bed-height is 58cm; average width of room and en-suite doorways is 75cm, average WC height is 40cm; average height of wash-basins is 80cm.

## **Pre-Arrival**

We are 1 km from the city centre - a walk of approximately 10 to 15 mins, there is no bus service into the city centre. There is a bus stop 50m from the guest house with a half-hourly service to and from the station. The train station is less than 5 minutes away by car or 10 to 15 minutes by foot. There are a number of local taxi services that have accessible taxis if required. We can make a booking on request. Our website, [www.dairyguesthouse.co.uk](http://www.dairyguesthouse.co.uk) provides pictures of our guest rooms and further information about the services we provide. You can contact us by telephone: 01904 639367 or e-mail: [stay@dairyguesthouse.co.uk](mailto:stay@dairyguesthouse.co.uk)

## **Arrival & Car Parking Facilities**

We have 2 hosted check-in times; either between 10am and 12noon for a bag drop and key collection or between 4pm and 8pm. Self check-in between these times is by prior arrangement and last check in is 8pm. On arrival we ask all guests to call at the front entrance, this entrance has 24hr lighting. There is roadside car parking with a parking permit provided in a designated bay approximately 60m from the guest house. We will assist guests with luggage if this is required. On arrival, guests are provided with keys, a breakfast menu, and city maps and are then shown to their rooms and our facilities are explained.

## **Main Entrance**

The front entrance has an initial step from the outside pavement of 19cm leading into an inner vestibule of approximately 1.2m square. An inner door leads into the hallway by way of a second step of 17cm height. The front door is left open during the day but locked at night (guests are provided with a key). The inner door has a bell push at a height of 1m and a key pad controlled lock. Both doors are 97cm wide. Entrance is into the hallway.

### **Hallway**

The tiled Hallway is 1.2m wide narrowing to 0.7m and 7m long, has a door into the Breakfast Room, a door to the rear courtyard which in turn leads to the 2 ground floor guest rooms, Rooms 5 and 6 and stairs leading to the first floor and the remaining 4 guest rooms, Rooms 1 to 4.

### **Breakfast Room**

Breakfast is served in the Breakfast Room between 8.15am and 9.15am and is accessed from the hallway. The entry is level and the door width is 80cm. The floor surface is oak boards. There are 6 tables (90cm long x 70cm wide x 75cm high) each seating 2 people. Chairs are without arms. Vegetarian and vegan diets are catered for and other dietary needs will, wherever possible, be catered for by prior notification. Please note, due to excessive wastage we no longer offer an alternative to cow's milk.

### **Rear Courtyard**

The door to the courtyard is from the rear of the hallway and is 80cm wide. Two steps of 16cm and 14cm, lead down to the courtyard. The courtyard is flat and of concrete construction, it is enclosed and has some shelter but is generally open to the elements. Two doors off the courtyard lead to Rooms 5 and 6.

### **Room 5**

Two steps of 14cm lead into the bedroom through a door of 88cm width and another of 70cm leading into the en-suite wet room. The bedroom is 3.8m x 4m in size and contains 2 UK standard single beds that can be zipped together to form a UK standard superking together with 2 bedside tables, a dressing table with chair, a built-in full height wardrobe and an armchair. The en-suite room contains an electric shower, wash basin and toilet. The shower is a level entry 'wet room' type. The floor coverings are short pile carpet in the bedroom and ceramic tiles in the en-suite room.

### **Room 6**

A step of 14cm height leads into the bedroom which is 3m x 4m and contains a UK standard double bed, walk-in wardrobe, a chest of drawers, two bedside tables, a desk/dressing table and an easy chair. The wet room is 2.3m x 2.5m and has a roll in shower, wash basin and toilet. The floor covering is short pile carpet in the bedroom and ceramic tiles in the en-suite room.

### **Stairs**

The stairs lead to the first floor and the 4 remaining guest rooms. The first section of the staircase has 10 steps it then turns left up another 2 steps, then left again up a further 6 steps. Each stair is 18cm high and deep and 75cm wide. The landing is 2.3m x 1.5m and has doors leading off to Rooms 1, 2 and 3 and an alcove (width 65cm) through which bedroom 4 is reached. The doors to the bedrooms are an average width of 80cm. The stairs and the landing are covered in the same short pile carpet.

### **Room 1**

The bedroom measures 3.6m x 2.7m and has a four foot 'small' double bed. The en-suite containing an electric shower, wash basin and toilet, measures 2.3m x 1.2m.

The room has a built in wardrobe, a dressing table, chair and a bedside table. The floor covering is short pile carpet in the bedroom and ceramic tile in the en-suite.

### **Room 2**

The bedroom measures 4.5m x 3.9m and has a UK standard king size 4 poster bed. The en-suite room, containing an electric shower, wash basin and toilet, measures 1.4m x 1.6m. The room has a shallow built in wardrobe, a dressing table and chair, two bedside tables, a pine corner cupboard and an upholstered window seat built into the oriel window. The floor covering is short pile carpet in the bedroom and ceramic tile in the en-suite.

### **Room 3**

The bedroom measures 3.6m x 3.1m and has 2 UK standard single beds. The en-suite room, containing an electric shower, wash basin and toilet, measures 2m x 1.5m. The room has a shallow built in wardrobe, a dressing table and upholstered chair and a bedside table. The floor covering is short pile carpet in the bedroom and ceramic tile in the en-suite room.

### **Room 4**

The bedroom measures 4.1m x 2.4m and has 1 UK standard double bed. The room has a built in wardrobe, a dressing table, an upholstered easy chair and two bedside tables. The floor covering is short pile carpet. The en-suite bathroom measures 2.4m x 2.2m and contains a walk-in shower, wash basin and toilet. The floor covering is ceramic tile.

### **Additional Information**

Wi-Fi is available throughout the building and is included in the room rate.

We do not cater for children and the minimum age for check-in is 18.

All internal and external areas of the guest house are non-smoking. Fire evacuation procedures are clearly displayed in each of the rooms. The fire alarm rings continuously if evacuation is needed. If you need assistance in this kind of emergency (e.g. hearing impairment) please let us know on arrival and we will ensure that you are evacuated safely. Each room is fitted with a smoke detector and an alarm bell. There is a fire extinguisher in the hallway and on the upstairs landing.

There are folders in each guest bedroom which give tourist information about York and the surrounding area together with information about the guest house and other facilities. A selection of local information is also available in our displays in the entrance hallway

Our address: Dairy Guest House, 3 Scarcroft Road, York. YO23 1ND

**If you require further details or have any comments about the services we provide, please do not hesitate to contact us.**