

**Access Statement for Horseshoe Lodge, 33 Chewton Common Road,
Highcliffe, BH23 5LX**

Introduction

An Access Statement is now required by law to assist individuals with disability to ensure the accommodation they book is suitable for their purposes.

Horseshoe Lodge is a luxury Grade II listed detached self catering cottage with 17th Century origins. The cottage was completely renovated and refurbished at the end of 2008 and is set in a quiet semi rural location close to the New Forest and within walking distance of Highcliffe's spectacular cliff top and beach.

Our aim is to provide top quality, clean accommodation so that visitors can unwind and enjoy their stay on the South Coast/New Forest.

Pre-Arrival

- We have a professionally designed web site which fully describes Horseshoe Lodge with both comprehensive text and photographs.
- The web site incorporates a Google mapping system which clearly directs visitors to our location whilst additionally displaying the proximity of other New Forest attractions and buildings.
- Our tariff page displays our up to date availability calendar, tariff, booking process, method of payment, full terms and conditions and how to contact us by mail, e-mail, fax or telephone.
- Horseshoe Lodge is accessible by public transport. Take South West Trains to New Milton railway station. There is a taxi rank here for onward travel. Alternatively, a short walk to Whitefield Road bus terminal and take the Wilts & Dorset X12 bus to Lymington Road, Highcliffe. A short level 3 minutes walk down Gore Road or Chewton Common Road to reach Horseshoe Lodge.
- Take train to Hinton Admiral Station and then walk to Horseshoe Lodge (10 minutes): Turn left out of station. After 100 yds turn right into Hinton Wood Avenue. Turn left after 600 yds into Holmhurst Avenue. After 25yds turn right into Lakewood Avenue. Turn right after 300 yds into Thursby Road and then left into Braemar Drive. Turn right after 400 yds into Chewton Common Road. Horseshoe Lodge will then be found on the left hand side.
- All the above and other local information is available in large print if required.

Arrival & Car Parking Facilities

- There is a reserved off road parking space on a gravel base outside the entrance to Horseshoe Lodge.
- This space is 600 cms from the garden entrance gate (100 cms wide). There is a detached garage next to the entrance gate which has a 210 cm wide up and over entrance door. All of this area is level ground.
- A 19 meters long level gravel path leads up to the front door.
- From the side garden, 2 steps measuring 10 cms and 24 cms lead into the rear of the garage. Entrance door measures 77 cms wide.
- Two security lights operate from dusk until dawn to light the entrance walk way. The porch also has a light which can be left on.

Main Entrance

- The single leaf timber entrance door opens inwards and is 74 cms wide. It has two key holes at 128 cms and 136 cms high. This door leads directly into the lounge/dining room areas. The flooring is slate and a solid step separates these two rooms which measures 14 cms high.

Public Areas - Hall, Stairs, Landing, Corridors etc

- There are 12 stair steps leading up to the first floor. These are 20 cms high, 24 cms deep and 84 cms wide. There is a sturdy handrail on the left hand side. The door ways leading from the dining room into the kitchen area are 76 cms and 75cms wide. The rear kitchen back door leading outside measures 76 cms wide and has a step drop of 12 cms.
- Light switches are set between 128 cms and 142 cms high. Electrical sockets are approximately 10 cms high.

Public Areas - Sitting room, lounges, lobbies etc

- The dining room has a table which measures 152 cms x 91 cms with a 65 cm under clearance. The TV is set up on a wall bracket 143 cms from the floor. This can be operated by remote control.
- There is a wall mounted fire extinguisher set at 113 cms high.

Bedrooms & Sleeping Areas

- The double ground floor bedroom is reached from the lounge area through a timber door opening inwards which measures 75 cms wide.
- The bed mattress is 58cms from the floor and is 24 cms deep.
- A TV/DVD is secured to the wall 152 cms from the floor. It can be operated by remote control.
- Bedside cabinets are either side of the bed with lamps, clock and radio/iPod docking station.
- Vanity shelf with mirror is fixed to the wall and has 91 cms clearance from floor to shelf.
- All flooring is slate and level.
- All bedding provided is 600 TC Egyptian cotton; pillows and duvets are feather filled. Non-allergenic are available upon request with prior notice.
- The single ground floor bedroom is reached from the dining room through a timber door which opens inwards measuring 69 cms wide. Floor slate and level.
- First floor bedroom can be made up as a twin (2 x 2' 6 beds) or a 5 ft double. The bed is a zip and link divan.
- There is a TV/DVD placed on a low level chest which can be operated with a remote control.
- There is a fire extinguisher in this bedroom which is wall mounted at 168 cms.
- The access doorway is 74 cms wide and opens inwards.

Bathroom, Shower-room & WC [Ensuite or Shared]

- The ground floor family bathroom has a walk in shower, toilet and pedestal sink. The shower tray measures 118 cms x 74 cms with an access step of 22 cms. The toilet seat is 42 cms high from the slate flooring. The entrance into the bathroom is via a timber door which is 68cms wide, opening inwards.

Self-Catering Kitchen

- All work surfaces are 90 cms high; built in sink unit at this height with lever arm mixer taps. Integrated into the base units are a washer/dryer machine, fridge and dishwasher. The toaster, microwave and kettle are placed on top of the work surface as is the integrated hob. The integrated oven is 74 cms and the combination oven/grill is 120 cms from the floor.
- The base unit level freezer is in the garage.
- Entrance door leading into kitchen is glazed and opens inwards, measuring 75 cms wide. The flooring is slate.
- The combination boiler is wall mounted and provides instant hot water and heating.

Garden

- Pretty well stocked garden which has a gravel access path.
- Timber patio table with seating for 5 people. Under clearance is 68 cms.

Additional Information

- The cottage operates a strictly no smoking/pet policy.
- Children over the age of 6 welcome.
- An information folder can be provided in large font on request.
- Good mobile phone reception.
- Free wireless broadband connection using BT homehub.
- Payment by cash or cheque.

Address:

'Swallowfields'
Wootton Road
TIPTOE
Lymington
Hants
SO41 6FT

Telephone: (01590) 681375

Fax: (01425) 623068

Email: info@horseshoelodge.co.uk

Website: www.horseshoelodge.co.uk

Hours of operation: 24 hours, 7 days a week.

Emergency number: 07879 411 369

Local equipment hire companies: Go Easy, 411 Lymington Road, Highcliffe. (01425) 280044
New Forest Disability Information Service, 6 Osborne Road, New Milton (01425) 628750

Local public transport numbers:

You can travel by bus, coach or train. We have detailed all the relevant companies and contact details for each type of travel:

Bus Travel: There are 3 bus companies. Please contact them for further information on timetables, access and fares.

Solent Blue Line at Southampton	02380 618233	www.solentblueline.com
Wilts&Dorset at Salisbury	01722 366855	www.wdbus.co.uk
or at Poole	01202 673555	
Yellow Bus at Bournemouth	01202 636060	www.yellowbuses.co.uk

Car Travel: Listed below are car parks which have disabled toilets.

Barton Court Avenue
Beaulieu car park
Blackwater Forestry Commission car park
Bolderwood Forestry Commission car park
Bransgore car park (open 7 am – 7 pm)
Brockenhurst car park (open 7 am – 7 pm)
Burley car park
Calshot Spit
Fawley, School Road (open 7am – 4 pm)
Fordingbridge, Roundhill car park (open summer 7 am – 7 pm / winter 7 am – 5 pm)
Hythe, Prospect Place (open summer 6.30 am – 9 pm / winter 6.30 am – 7 pm)
Keyhaven car park
Lymington, Bath Road, The Quay, rear of Waitrose, New Street.
Lyndhurst car park (open 7.30 am – 5 pm in winter)
Lyndhurst car park (old block)
Milford, Camden Hurst car park
Milford, Sea Road car park
New Milton, Old Milton Road (open 7 am – 7 pm)
New Milton, Station Road
Ringwood, Furlong car park
Totton, Eling cemetery car park (open 8 am – 8 pm)
Totton, Library Road
Totton, Salisbury Road Recreation Centre
Totton, Winsor Road
Wilverley Plain Forestry Commission car park
Highcliffe, Crows Nest car park/Recreation Ground Pavilion, Wharnccliffe Road/Sea Corner, Waterford Road.
Christchurch, Bridge Street/Christchurch Quay/ Saxon Square

In most instances you will need a radar key to open the disabled toilets. You can apply for a key from:

RADAR

12 City Forum, 250 City Road, London, EC1V 8AF

Tel: 020 7250 3222 E-mail: radar@radar.org.uk Web: www.radar.org.uk

Alternatively, you may be able to borrow a key from Visitor information centres around the New Forest areas during opening hours.

Coach Travel: National Express coaches call at Lyndhurst, Lymington, Ringwood, Southampton and Bournemouth.

Timetables, fares and access can be sought from:

National Express: 08705 808080 between 8 am – 8 pm

Travel Helpline: 0121 423 8479 www.nationalexpress.com

Ferry Travel: 3 Ferry companies operate.

Red Funnel – Southampton to Cowes, Isle of Wight. 0870 4448 898 www.redfunnel.co.uk

Wightlink – Lymington to Yarmouth, Isle of Wight. 0870 5827 744 www.wightlink.co.uk

White Horse Ferries – Hythe to Southampton. 02380 840722 www.hytheferry.co.uk

Train Travel: Main train services are operated by South West Trains. Please contact South West Trains if you require assisted travel.

Tel: 0800 5282100 or 0845 6000650 www.nationalrail.co.uk

For further additional information on travel please contact:

Getting about guide New Forest

Passenger Transport Group

Environmental Department

Hampshire County Council

The Castle

Winchester

SO23 8UD

(01962) 874042

www.hants.gov.uk/passengertransport

Disabled Persons Transport Advisory Committee (DPTAC)

020 7944 8011

www.dptac.gov.uk/door-to-door

Travelline

0870 6082608

www.traveline.org.uk

Future Plans/Contact Number/E-mail Address

• We welcome feed back to help us continually improve our service. If you have any comments, please contact us direct on (01590) 681375 or e-mail us at info@horseshoelodge.co.uk