

# **Access Statement for Aylsham Windmill**

## **Introduction**

The Old Windmill holiday home is a converted cornmill. It is essentially an 80 ft brick tower, so access is inevitably limited! With the exception of the utility and cloakrooms all the rooms are accessed by stairs.

The stairs have standard step sizes of 8 - 9 inches, as the stairs ascend they taper slightly due to the shape of the building.

Maximum stair width is 41 inches, minimum is 36 inches.

The top two floors have fire escapes, with vertical steel ladders to the ground.

Light switches are all about 4 ft 6 high, and most plug sockets are low, about 15 inches high.

## **Pre-Arrival**

- There is a bus stop in Aylsham town centre which is 15 mins walk away.

There are buses from Norwich bus station. The nearest railway station is Bure Valley Railway, nearest main station is Norwich.

[www.traveline.info](http://www.traveline.info) are useful.

Local public transport [www.norfolk.gov.uk](http://www.norfolk.gov.uk).

- We send a map with our location to all our guests.
- Public convenience locations and facilities can be found at [Broadland.gov.uk](http://Broadland.gov.uk) 01603 430534. All disabled and nappy changing facilities use RADAR keys.

Aylsham public conveniences have full disabled facilities. Aylsham Town Council's web address is [www.aylsham-tc.gov.uk](http://www.aylsham-tc.gov.uk) phone 01263 733354.

## **Arrival & Car Parking Facilities**

- The Mill has a private concrete driveway, with room for three cars.
- The owners live on-site and will arrange to show you in on arrival.

## **Main Entrance & Reception**

- A 3 inch high stone step leads to a large 45 inch wide front door. The key hole is 35 inches high. This leads to a small entrance hall

with utility room and cloakroom immediately off. Freezer, tumble dryer and washing machine are standard domestic appliances.

- The cloakroom is only 38 inches wide.
- There is a flight of 11 steps to the first floor landing.

### Dining Room, Lounge

- Off the first floor landing is a 30 inch wide, half hour fire door to the lounge/kitchen/dining area.
- The gateleg type folding dining table has 31 inches underspace and wooden cottage style dining chairs with cushions.
- There is one 2 seater and two 3 seater settees, and a couple of beanbags.
- DVD/video, Freeview TV and CD/radio all have remote controls.

### Bedrooms

- A flight of 11 steps leads to the second floor landing. Off this are 2 bedrooms, each accessed via another half hour fire door. The double room has minimal access either side of the bed and very limited free space. The twin room is more spacious with scope to move the beds if necessary.
- 17 steps lead up to the third floor landing. The same type of door takes you into a bedroom with a king sized bed and much more free space.
- double mattresses are 21 inches high, single 10 inches.

### **Ensuite Bathroom~ Shower-room & WC**

- On the second floor, both rooms lead to a small ensuite shower room. The shower has a 12 inch step. All the toilets are a standard 16 inches high. There is only 13 and 16 inches of space either side. The wash basin has space under it.
- The ensuite to the king sized room is about 7 ft x 10ft 6. It has a bath with integral handrails and a shower which has a 13 inch step.

### **Kitchen**

- Kitchen is open plan. Approx 52 inches of free space. Hob, sink and worktops are all 36 inches high. There is a standard size fridge with freezer box. The oven door is side hinged and the drop down grill is 25 inches high. The flooring is vinyl. The work surface is pale green. Lighting is good.

### **Grounds and Gardens**

- There is a concrete step up from the driveway to a paved patio area about 14 x 14ft, with gravel surround.

### **Additional Information**

- No animals have stayed in the Mill.
- It has always been a no smoking premises.

### **Contact Information**

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**We welcome your feedback to help us continuously improve if you have any comments please phone or email.**