

Access Statement For
THE LOBSTER POT

24 Chesil House, West Bay, Bridport, Dorset DT6 4EW

Introduction

Our self-catering apartment is on the second floor of an apartment block approximately 150m (165 yards) from the sea. We have tried to provide as much information as we can in this statement. We look forward to welcoming you in our apartment.

Pre-Arrival

- We have a simple website which gives details both of the apartment and the surrounding area. It also gives details of which weeks are still available, and their cost. We update this every time we confirm a booking.
- Enquiries can be made by e-mail or telephone, but bookings can only be made by post.
- The nearest bus stop is 160m (175 yards) from the entrance to the block.
- The most convenient railway station is at Weymouth (18 miles - 29 km), which is close to the route of a two-hourly bus service direct to West Bay. There are nearer railway stations at Maiden Newton (10 miles - 16 km) and Crewkerne (14 miles - 22 km), but these have less good onward connections.
- The nearest RADAR toilet is on Fisherman's Green, adjoining The Salt House, 320m (350 yards) away. There is also a disabled toilet on East Beach (at the side of the Bridport Arms Hotel) 230m (250 yards) away.

Arrival & Car Parking Facilities

- There is a private car park at the rear of the block with an allocated space (marked "24"). Parking is limited to one car.
- The car park is surfaced with tarmac and even.

- The car park is approached under an archway 2.25m (7ft 5in) high.
- Limited street parking is available on the opposite side of the road outside. Parking is not permitted on the same side as the block.
- There is a (paying) public car park immediately opposite the block, approximately 30m (33 yds) from the entrance.
- The front entrance to the block leads directly to a paved forecourt area at the same level as the adjoining footway.
- There is also a rear entrance to the parking area with a 4cm (1.6in) step. This is sometimes partially obstructed by parked cars, reducing the available width to 61cm (24in)
- The entrance from the car park is not signed, but is clearly visible from it.

Main Entrance & Reception

Flat Block:

- The front entrance has a sliding door 70cm (27.5in) wide and has a 10cm (3.9in) threshold. This door is not locked at any time.
- The lift door is 78cm (30.7in) wide, and the interior is 112cm x 108 cm (44in x 42.5in). The floor indicator is visual. The buttons have Braille as well as visual markings. There is an audible alarm in case of emergency.
- Each staircase has two flights of seven steps with two half-landings separated by one step. The steps are 110cm (43in) wide, 17cm (6.7in) high and 24cm (9.4in) deep. There is a continuous handrail on the inside all the way up, and handrails both sides on the longer flights. There are white edging strips along the nosings. The flat being on the second floor, there are two such flights of stairs (30 steps in all).

The Apartment:

- The entrance door is 77cm (30in) wide, and has a 18cm (7.1in) step up from the walkway. The keyhole is 115cm (45in) above the walkway level.

- The entrance hallway has a width of between 81cm (32in) and 121cm (47in), and leads to the living room, bedrooms, bathroom and kitchen.

Public Areas - General (Internal)

Flat block:

- The front and rear entrance doors open onto a large open area leading to the lift and staircase.

The Apartment:

- The entrance hallway has a width of between 81cm (32in) and 121cm (47in), and leads to the living room, bedrooms, bathroom and kitchen.
- Flooring throughout is wood laminate.
- There is a smoke alarm in the entrance hallway

Public Areas - WC

- Not available

Dining Room and Lounge

- Door width 70cm (27.5in)
- Rectangular Table (moveable) – legs on each corner, 62cm (24in) floor to lowest point of table (under-space), 120cm (47in) long extending to 198cm (78in), 80cm (31.5in) wide and 75cm (29.5in) high
- Free space between table and walls is at least 52cm (29.5in) all around.
- Chairs (moveable) – 4 chairs with wooden seats and no arms.
- There is free space of 4.68m (15ft 4in) by 1.50m (4ft 11in) clear of doors and furniture
- Furniture is moveable and all is non feather.
- Two double sofas provided both with arms, one of which is a sofa-bed
- Sofa-bed when deployed: 138cm (4ft 6½in) wide by 185cm (6ft 1in) long by 53cm (21in) high

- Largest transfer space with sofa-bed deployed 270cm (21.2in)
- Largest free space with sofa-bed deployed 250cm (8ft 2in) × 282cm (9ft 3in)
- Integrated Digital Teletext Television provided with remote control (also available is DVD player)

Restaurant, Bar & Lounges, Take Away & Cafe

- Not available. (There are numerous such facilities available in West Bay within 10 to 400m - 11 to 440 yards)

Laundry

- There is no laundry on site, but there is a public launderette in George Street, approximately 200m (220yards) away.

Shop

- There is no shop on site, but there is a General Store, Newsagent, Fishmonger and Butcher between 70m and 100m (80 - 100 yards) away.

Treatment room/s

- Not available

Leisure Facilities

- Not available

Outdoor Facilities

- Not available

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not available

Bedroom

- Door width 74cm (29in)
- Two single beds provided 91cm (3ft) wide, 59cm (23in) high.
- Non-feather duvet (1) and pillows (2 per bed) are provided. Polycotton sheets and pillowcases are available at extra cost.

- Largest transfer space 121cm (47in)
- Largest free space 2.10m (6ft 10in) x 1.21m (3ft 11in)

Bathroom, Shower-room & WC

- Door width 70cm (27.5in)
- Bath with flexible shower over. Bath height 57cm (22.5in). Two grab handles.
- Toilet seat height 42cm (16.5in). Space available to right 76cm (30in), to left 16cm (6in)
- Largest free space 1.30m (4ft 3in) x 80cm (2ft 7in)

Self-Catering Kitchen

- Door width 69cm (27in)
- Worktop, hob and sink height 91cm (35.8in)
- Largest free space 1.51m (4ft 11in) x 1.47m (4ft 10in)
- Cooker has two ovens. Main oven (bottom opening) has lowest shelf at 15cm (6in). Top oven/grill (bottom opening) has shelf at 67cm (26in)
- Highest shelf in fridge 50cm (19.7in)

Caravans, Holiday Homes & Twin Units

- Not applicable

Grounds and Gardens

- There is a small paved forecourt area with one bench in front of the block.

Additional Information

- Our information book is produced in 12 point font, and is updated annually.
- Reasonable mobile phone reception.
- BT phone is provided for incoming and emergency calls only (01308 427520).

- There are additional fire escapes at each end of the block, consisting of metal spiral staircases with 28 steps to ground level.
- We do not permit smoking inside the flat. (Please note that the common parts of the block are non-smoking by order of the Management Company).
- We do not accept small children or pets.

Contact Information

- Address: Spices, Stoney Lane, Curry Rivel, Langport, Somerset TA10 0HY
- Telephone: 01458 251203
- Fax: Not available
- Minicom: Not available
- Email: frances@holsindorset.co.uk
- Website: www.holsindorset.co.uk
- Grid reference: SY 464904
- Hours of operation: Any reasonable time
- Emergency number: 999 or 112
- Local carers: Not known
- Local public transport numbers:
First Bus: 01305 783645
Train: 0845 748 4950
- Local accessible taxi numbers: Bill's Taxis (01308 422806) has a specially adapted, wheelchair-friendly vehicle (please specify when ordering)

Future Plans

- No works are planned at the present time

We welcome your feedback to help us continuously improve if you have any comments please phone 01458 251203 or email frances@holsindorset.co.uk

Created on: 17 March 2008