

## Brathay Lodge (Ambleside) - Access Statement

Brathay Lodge, Ambleside, is a traditional English Lake District B & B which was originally built as two semi detached properties around 1890.

Situated towards central Ambleside, Lake District, Brathay Lodge is within a few minutes' walk of over 30 eateries offering a wide range of cuisine. There are also numerous gourmet restaurants and inns within a short drive of Ambleside - something for all tastes and all budgets. Most of our guests visiting Ambleside on a short break or as part of an even longer Lake District vacation tend to leave their cars on our large private off-road car park for the duration of their stay, preferring to take advantage of our proximity and enjoy the many local walks during the day and the restaurants and bars of the evening. Walkers / mountain bikers / golfers etc, both casual and serious, like Brathay Lodge's informality and enjoy the facilities on offer.

### PRE - ARRIVAL

- We are  $\frac{3}{4}$  mile from Windermere Lake
- The main bus stop is a 3-minute walk away. Buses to various locations run frequently, service stops in the evening and there is limited service on Sundays.
- The nearest train station is 4 miles away in Windermere. Both taxis and buses can be located right outside the exit to the station. We can pre-book a taxi for you if required.
- There are a number of local taxi firms for guests to use. We suggest you book in advance where possible and are happy to do this for you.
- We have a number of mountain and road bike hire shops in walking distance.
- We can supply you with local maps and walking routes.
- We can offer you advice, information and leaflets on many of our local attractions and restaurants. If you would like to book a restaurant before your arrival, we can advise you on this and book it for you.
- We can arrange for flowers, chocolates, wine and champagne to be in your room on your arrival if requested in advance.
- We can provide a cot and a high chair if requested in advance.
- We have a lock up for your bikes.
- We put up a daily weather forecast.
- We can fill your flasks for you for a days walking.
- Our web site provides pictures of our accommodation and further information about the services we provide.

### ARRIVAL AND CAR PARKING

- Reception is open from 8:00am until 6pm approx. We advise guests that their room will be available from 2:00pm onwards, although early check-in is sometimes available on request.
- Our car park is situated to the side of the main building. It is a tarmac surface with 19 spaces on a flat level with additional parking behind the rear of the guest accommodation (subject to availability).
- If guests arrive early we are happy for them to use the car park but ask that they let reception know.
- We will happily assist you with your luggage.
- Once you have arrived please come to the front of the building where the main entrance is to the guest house.

### MAIN ENTRANCE

- There is 1 step up to the main door that measures 18cm in height. The main door is 87cm wide. It is well lit when dark. **The main door is unlocked during reception hours.** All guests have a key to access the main door.
- The breakfast area is to the left of the main entrance and it has wooden flooring.
- Registration is completed at the reception desk.
- Express check-in is available and one of our team will offer assistance on filling in your registration card, if required.
- On check in reception staff is required to note down the information and room number of any disabled guests who require assistance in case of evacuation.
- Room 1 and room 2 are situated on the right between the main door and reception.
- Room 2 can be accessed from outside the car park as well.
- Rooms 3, 4, 5 and 6 can only be accessed from the car park. All have a 14cm high step up into the room.
- Rooms 7, 8 & 9 are accessible through the main entrance and via the car park.
- Rooms 11 to 23 are all situated in the main building over 3 floors. Carpeted throughout with the exceptions of bathrooms.
- Due to the age and layout of the building an elevator installation has not been possible.
- There is a wooden stair banister on the staircase which runs along all steps.
- Please ask for assistance at check-in if required.
- The building is centrally heated throughout but room temperatures can be adjusted via the radiators in each room.

## BREAKFAST AREA

The breakfast area is to the left of the main entrance (1 step up), straight round from reception and room 2 and to the right from the staircase leading down from the upstairs bedrooms.

The breakfast area is approx. 48 sq. metres. It is well lit 24/7 and has wooden flooring.

Guest are welcome to take their breakfast to their bedroom (trays are provided)

## BEDROOMS

All bedrooms are En-suite.

Rooms 1-6 are all with wooden flooring on the ground floor.

Rooms 7, 8 & 9 are located in the annex of the building with internal & external access.

Rooms 11 to 23 are all situated in the main building over 3 floors. Carpeted throughout with the exceptions of bathrooms.

**Room 1** (Twin/Double) is approx. 23.00 sq. meters incl. a spare bathroom.

- The first to the right of the main door.
- The door to the room is 85cm wide and there is a small step down (4cm) into the room.
- The bathroom door is 76cm wide.

**Room 2** (Twin/Double) is approx. 26.00 sq. meters incl. bathroom (Shower only).

- The second to the right of the main door.
- The door to the room is 81cm wide.
- The bathroom door is 75cm wide.
- There is 85cm wide gap with a step down (12cm) to the back door (84cm) that leads to the car park.

Rooms 3, 4, 5 and 6 can only be accessed from the car park. All have a 14cm high step up into the room.

**Room 3** (Twin/Double) is approx. 23.5 sq. meters incl. bathroom (Shower only).

- The door to the room is 84cm wide.
- The bathroom door is 76cm wide.

**Room 4** (Twin/Double) is approx. 19.00 sq. meters incl. bathroom (Shower only).

- The door to the room is 85.5cm wide.
- The bathroom door is 83.5cm wide.

**Room 5** (Twin/Double) is approx. 23.00 sq. meters incl. bathroom (Shower only).

- The door to the room is 84cm wide.
- The bathroom door is 80cm wide.

**Room 6** (Family/Quadruple) is approx. 32.5 sq meters incl. bathroom (Shower only).

- The door to the room is 86cm wide.
- The bathroom door is 81cm wide.

The door from the ground floor (near the breakfast room) to the staircase leading up to the rooms upstairs, is 83cm wide.

**Room 7 is on the 1<sup>st</sup> floor.** All together there are 16 steps to the room from reception divided by a door. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps (15cm high, 81cm wide, 27cm deep) up, the 2<sup>nd</sup> door to the right is 77cm wide then a turn to the left onto the corridor where there are a further 3 steps (15cm high, 84cm wide, 33cm deep) to the 3<sup>rd</sup> door (66cm wide). Room 7 is straight ahead at the end of the corridor.

From the car park a staircase with 15 steps leads up to the balcony. Room 7 is the 1<sup>st</sup> on the right.

**Room 7** (Family) is approx. 25.5 sq. meters incl. bathroom (Shower only).

- The main door to the room is 81cm wide.
- From the door a 2.67m long and 66cm wide corridor leads into the bedroom.
- The bathroom door is 66cm wide.
- The balcony door is 72cm wide with a raised threshold.

**Room 8 is on the 1<sup>st</sup> floor.** All together there are 16 steps to the room from reception divided by a door. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps (15cm high, 81cm wide, 27cm deep) up, the 2<sup>nd</sup> door to the right is 77cm wide then a turn to the left onto the corridor where there are a further 3 steps (15cm high, 84cm wide, 33cm deep) to the 3<sup>rd</sup> door (66cm wide). Room 8 is the 2<sup>nd</sup> door on the corridor on the right.

From the car park a staircase with 15 steps leads up to the balcony. Room 8 is the 2<sup>nd</sup> on the right.

**Room 8** (Family/Quadruple) is approx. 34.5 sq. meters incl. bathroom (Bath with Shower over).

- The main door to the room is 66cm wide.
- The bathroom door is 72cm wide.
- There is a  $\frac{3}{4}$  partition wall dividing the room with a 138.5cm wide gap that can be curtained off.
- The balcony door is 72cm wide with a raised threshold.

**Room 9 is on the 1<sup>st</sup> floor.** All together there are 16 steps to the room from reception divided by a door. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps (15cm high, 81cm wide, 27cm deep) up, the 2<sup>nd</sup> door to the right is 77cm wide then a turn to the left onto the corridor where there are a further 3 steps (15cm high, 84cm wide, 33cm deep) to the 3<sup>rd</sup> door (66cm wide). Room 9 is the 1<sup>st</sup> to the right.

From the car park a staircase with 15 steps leads up to the balcony. Room 9 is the 3<sup>rd</sup> on the right.

**Room 9** (Family) is approx. 32.00 sq. meters incl. bathroom (Bath with Shower over).

- The main door to the room is 67cm wide.
- The bathroom door is 72 cm wide.
- There is a  $\frac{3}{4}$  partition wall dividing the room with a 133.5cm wide gap that can be curtained off.
- The balcony door is 72cm wide with a raised threshold.

**Room 11 is on the 1<sup>st</sup> floor.** All together there are 19 steps (15cm high, 81cm wide and 27cm deep) to the room from reception divided by a door. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up, the door to the right is 77cm wide then a turn to the right where there are a further 6 steps up measuring the same. Room 11 is the 1<sup>st</sup> on the left.

**Room 11** (Twin/Double) is approx. 26.00 sq. meters incl. bathroom (Bath with Shower over).

- The door to the room is 85cm wide.
- The bathroom door is 73cm wide.
- There are 3 steps down from the room into the bathroom.

**Room 12 is on the 1<sup>st</sup> floor.** All together there are 19 steps (15cm high, 81cm wide and 27cm deep) to the room from reception divided by a door. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up, the door to the right is 77cm wide then a turn to the right where there are a further 6 steps up measuring the same. Room 12 is the 2<sup>nd</sup> on the left.

**Room 12** (Superior Deluxe Double/Twin) is approx. 38.5 sq. meters incl. bathroom (Bath with Shower over).

- The door to the room is 85cm wide.
- The bathroom door is 74cm wide.

**Room 14 is on the 1<sup>st</sup> floor.** All together there are 19 steps (15cm high, 81cm wide, 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up to a small landing turn left to a further 6 steps up. On top of the stairs, a door (75cm wide) opens to the landing. Turn right, Room 14 is on the left.

**Room 14** (Superior Deluxe Double/Twin) is approx. 39 sq. meters incl. bathroom (Bath with Shower over).

- The door to the room is 82cm wide.
- The bathroom door is 74cm wide.

The corridor between room 12 and 14 is divided by a 72cm wide door.

**Room 15 is on the 1<sup>st</sup> floor.** All together there are 19 steps (15cm high, 81cm wide, 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up to a small landing turn left to a further 6 steps up. On top of the stairs, a door (75cm wide) opens to the landing. Turn right, Room 15 is on the right.

**Room 15** (Small Double) is approx. 19.5 sq. meters incl. bathroom (Shower only).

- The door to the room is 80cm wide.
- The bathroom door is 73cm wide.

The corridor between room 12 and 14 is divided by a 72cm wide door.

**Room 16 is on the 2<sup>nd</sup> floor.** All together there are 38 steps (15cm high, 81cm wide, 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up to a small landing then turn left to a further 6 steps up. On top of the stairs, a door (75cm wide) opens to the landing. Immediately on the left a door (75cm wide) opens to the next staircase where there are 11 steps up onto a small landing then turn left to a further 8 steps. On top of the stairs, a door (80cm wide) opens to the landing. Turn right Room 16 is the first door on the right.

**Room 16** (Small Double) is approx. 15.5 sq. meters incl. bathroom (Shower only).

- The door to the room is 80cm wide.
- The bathroom door is 63cm wide.

**Room 17 is on the 2<sup>nd</sup> floor.** All together there are 38 steps (15cm high, 81cm wide and 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up to a small landing turn left to a further 6 steps up. On top of the stairs, a door (75cm wide) opens to the landing. Immediately on the left a door (75cm wide) opens to the next staircase where there are 11 steps up onto a small landing then turn left to a further 8 steps up. On top of the stairs, a door (80cm wide) opens to the corridor. Turn right and Room 17 is the first door on the left.

**Room 17** (Superior Deluxe Double/Twin) is approx. 37.5 sq meters incl. bathroom (Bath with Shower over).

- The door to the room is 80cm wide.
- The bathroom door is 73cm wide.

**Room 18 is on the 2<sup>nd</sup> floor.** All together there are 38 steps (15cm high, 81cm wide and 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up, the door to the right is 77cm wide then on the right there are a further 6 steps up to a landing. Turn right where there are 11 steps up to a small landing then turn right again to a further 8 steps up. On top of the stairs, a door (80cm wide) opens to the corridor. Turn left and Room 18 is the first door on the right.

**Room 18** (Superior Deluxe Double/Twin) is approx. 29.00 sq. meters incl. bathroom (Bath with Shower over).

- The door to the room is 80cm wide.
- The bathroom door is 73cm wide.

**Room 19 is on the 2<sup>nd</sup> floor.** All together there are 38 steps (15cm high, 81cm wide and 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up, the door to the right is 77cm wide then on the right there are a further 6 steps up to a landing. Turn right where there are 11 steps up to a small landing then turn right again to a further 8 steps up. On top of the stairs, a door (80cm wide) opens to the corridor. Turn left and Room 19 is the first door on the left.

**Room 19** (Small Double) is approx. 16 sq. meters incl. bathroom (Shower only).

- The door to the room is 83cm wide.
- The bathroom door is 66cm wide.

The corridor between room 17 and 18 is divided by a 72cm wide door.

**Room 20 is on the 3<sup>rd</sup> floor.** All together there are 51 steps (15cm high, 81cm wide and 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up, the door to the right is 77cm wide then on the right there are a further 6 steps up to a landing. Turn right where there are 11 steps up to a small landing then turn right to a further 8 steps up. On top of the stairs, a door (80cm wide) opens to the corridor. To the left at the end of the corridor a 75cm wide spiral staircase leads up to the room. There are 13 steps up measuring 22cm in height, 27cm in depth and 73 cm in width. Room 20 is on the left.

**Room 20** (Top Floor Triple) is approx. 29.00 sq. meters incl. bathroom (Shower only).

- The door to the room 75cm wide
- The bathroom door is 73cm wide

**Room 21 is on the 3<sup>rd</sup> floor.** All together there are 51 steps (15cm high, 81cm wide and 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up, the door to the right is 77cm wide then on the right there are a further 6 steps up to a landing. Turn right where there are 11 steps up to a small landing then turn right to a further 8 steps up. On top of the stairs, a door (80cm wide) opens to the corridor. To the left at the end of the corridor a 75cm wide spiral staircase leads up to the room. There are 13 steps up measuring 22cm in height, 27cm in depth and 73 cm in width. Room 21 is on the right.

**Room 21** (Small Double) is approx. 17.5 sq. meters incl. bathroom (Shower only).

- The door to the room is 72cm wide
- The bathroom door is 75cm wide.

**Room 22 is on the 3<sup>rd</sup> floor.** All together there are 51 steps (15cm high, 81cm wide and 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up to a small landing turn left to a further 6 steps up. On top of the stairs, a door (75cm wide) opens to the landing. Immediately on the left a door (75cm wide) opens to the next staircase where there are 11 steps up onto a small landing then turn left to a further 8 steps up. On top of the stairs, a door (80cm wide) opens to a corridor. To the right at the end of the corridor a 75cm wide spiral staircase leads up to the room. There are 13 steps up measuring 22cm in height, 27cm in depth and 73 cm in width. Room 22 is on the right.

**Room 22** (Top Floor Triple) is approx. 36.00 sq. meters incl. bathroom (Shower only).

- The door to the room is 75cm wide.
- The bathroom door is 72cm wide.
- There is a  $\frac{3}{4}$  partition wall dividing the room with a 163cm wide gap that can be curtained off.

**Room 23 is on the 3<sup>rd</sup> floor.** All together there are 51 steps (15cm high, 81cm wide and 27cm deep) to the room from reception. Turning right from reception the 1<sup>st</sup> door is 83cm wide. After 13 steps up to a small landing turn left to a further 6 steps up. On top of the stairs, a door (75cm wide) opens to the landing. Immediately on the left a door (75cm wide) opens to the next staircase where there are 11 steps up onto a small landing then turn left to a further 8 steps up. On top of the stairs, a door (80cm wide) opens to a corridor. To the right at the end of the corridor a 75cm wide spiral staircase leads up to the room. There are 13 steps up measuring 22cm in height, 27cm in depth and 73 cm in width. Room 23 is on the left.

**Room 23** (Small Double) is approx. 17.5 sq. meters incl. bathroom (Shower only).

- The door to the room is 72cm wide.
- The bathroom door is 72cm wide.