

Broad How Accessibility Statement 2022

In preparing this accessibility statement we aim to describe physical features and equipment that may make access to, or use of, Broad How either difficult or easy for guests with a range of needs. We have tried to cater for individual requirements where possible within the constraints imposed by the age and traditional design of the building. All width measurements given are refer to the narrowest point of the doorway, gate etc. This statement was originally produced in May 2009 and most recently updated in April 2022.

General

Broad How is located 400m (400 yards) from the village of Patterdale. Travelling from the direction of the neighbouring village, Glenridding, after passing the White Lion pub on your left you take the first road on the left, over the bridge. The bridge is 2.67m (8'9") wide at its narrowest point, which is accessible for almost all vehicles, including the refuse collection lorry, though we have sometimes had difficulty with furniture delivery vans. Vehicles that can cross the bridge will have no difficulty with the lane which is a tarmac adopted road. Broad How is the first house on the left. The name is clearly visible on a sign at the main gate. There are two gates, the one to the main upper driveway is 3.66m wide (12') and one to the lower drive 2.74m wide (9').



There is off-road parking available on a level firm surface, covered with gravel and with enough room for approximately five cars on the main driveway and two or three on the lower drive. The drive is currently shared with the next door house, Cherry How.

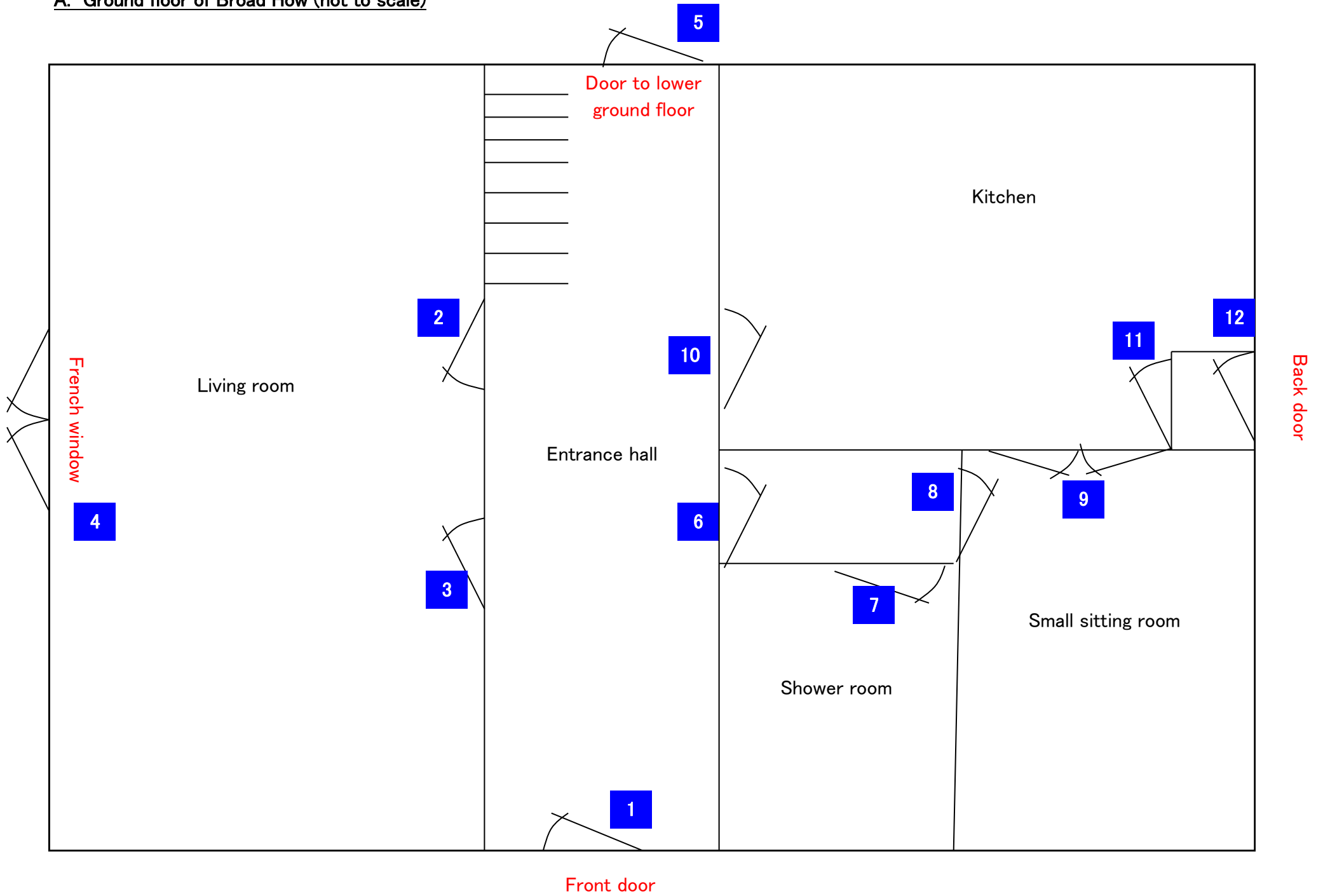
Downstairs

The numbers refer to Floor Plan A:

1. The front door of the house is surrounded by a porch and there is one step. Width of door 89cm (35"), height of step 13cm (5") with an additional 2.5cm (1") wooden lip.
2. Door from hall to living room, width 84cm (33")



A: Ground floor of Broad How (not to scale)



3. Door from hall to living room, width 84cm (33")



4. The French windows from living room to garden are 96cm (38") width. There is one 21cm (8½") step down onto a large slate platform, raised 25cm (10") off the ground.

5. Door from hall is 76cm (30") wide and leads to flight of stairs leading to lower ground floor (see Floor Plan B).

6. Door from hall into passageway 84cm (33") width

7. Door into shower room 71cm (28") width. It is a walk-in shower the same level as the tiled floor. There is a handrail on the left hand side and a folding seat at the end of the cabinet away from the shower so as to be able to sit down while dressing.



8. Door into small sitting room 81cm (32") width

9. French window between kitchen and small sitting room 84cm (33") width

10. Door from hall to kitchen 79cm (31") width

11. Door from kitchen to larder 79cm (31") width. No step but a 5cm (2") high wooden lip.

12. Door from larder out to garden 79cm (31") width. No step but a 2cm (½") high wooden lip.



Lower Ground Floor

The numbers refer to Floor Plan B:

1. When you first go through the door there are 3 stone steps, the highest of which is 20cm (8") high.

2. Turning to the left there are 9 steps 20cm (8") high to cellar, with wooden gates at the top and hand rails on both walls.

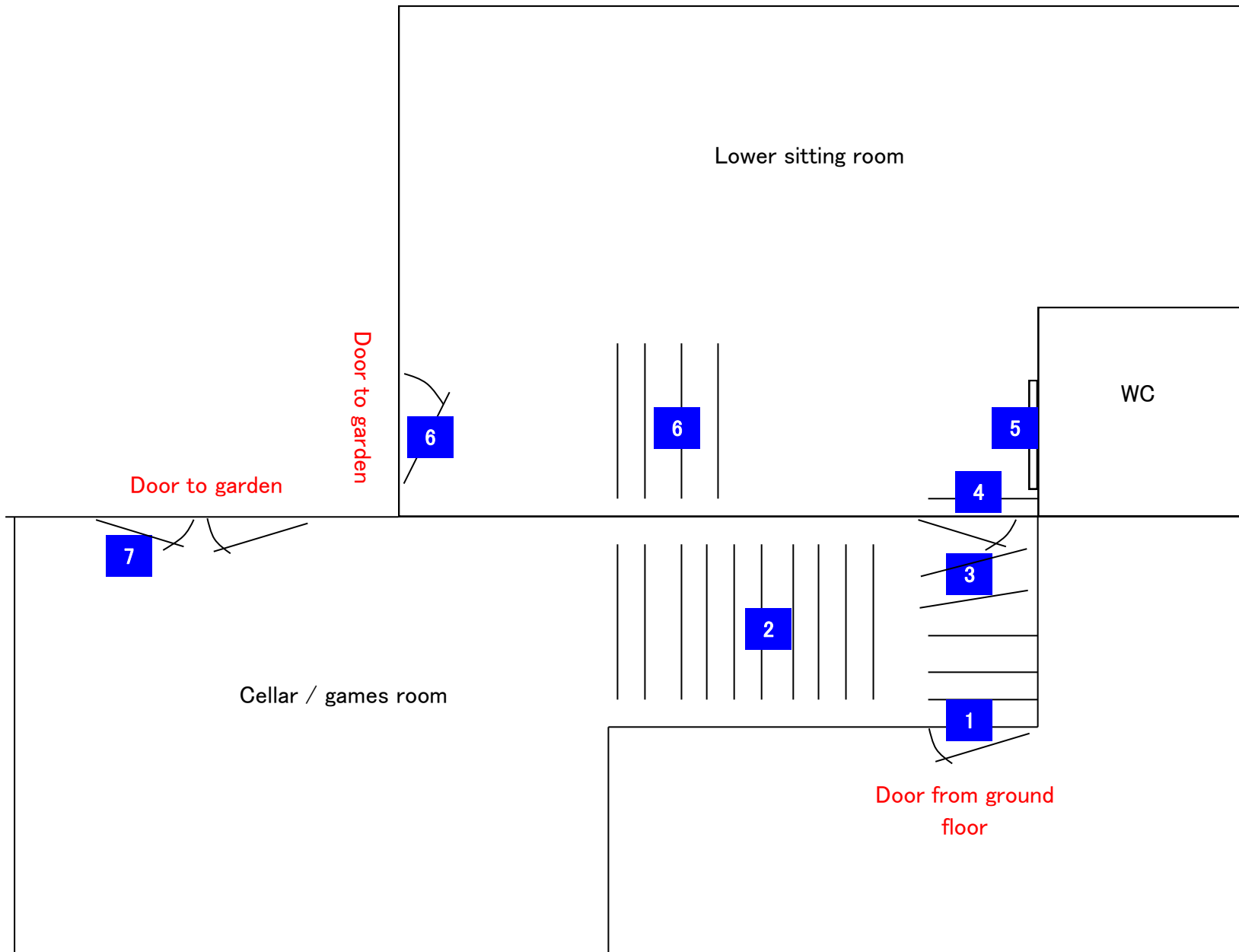
3. Keeping straight on there are 2 further 18cm (7") steps leading to the door to the lower sitting room which is 71cm (28") wide. There is a handrail on the wall.

4. On going through the door there is one step down to the level of the WC



5. Sliding door to WC 70 cm (27") wide

B. Lower ground floor (not to scale)



6. From this level there are 4 carpeted stairs 18cm (7") high to lower sitting room. Handrail to on one side only.
7. Door from lower sitting room to garden 76cm (30") wide. There are no steps but there is a 9cm (3½") lip.
8. French window from cellar to garden is 72cm (28") wide and has 2 steps up to it. It is also not a very high doorway, only 1.3m (51").



Upstairs

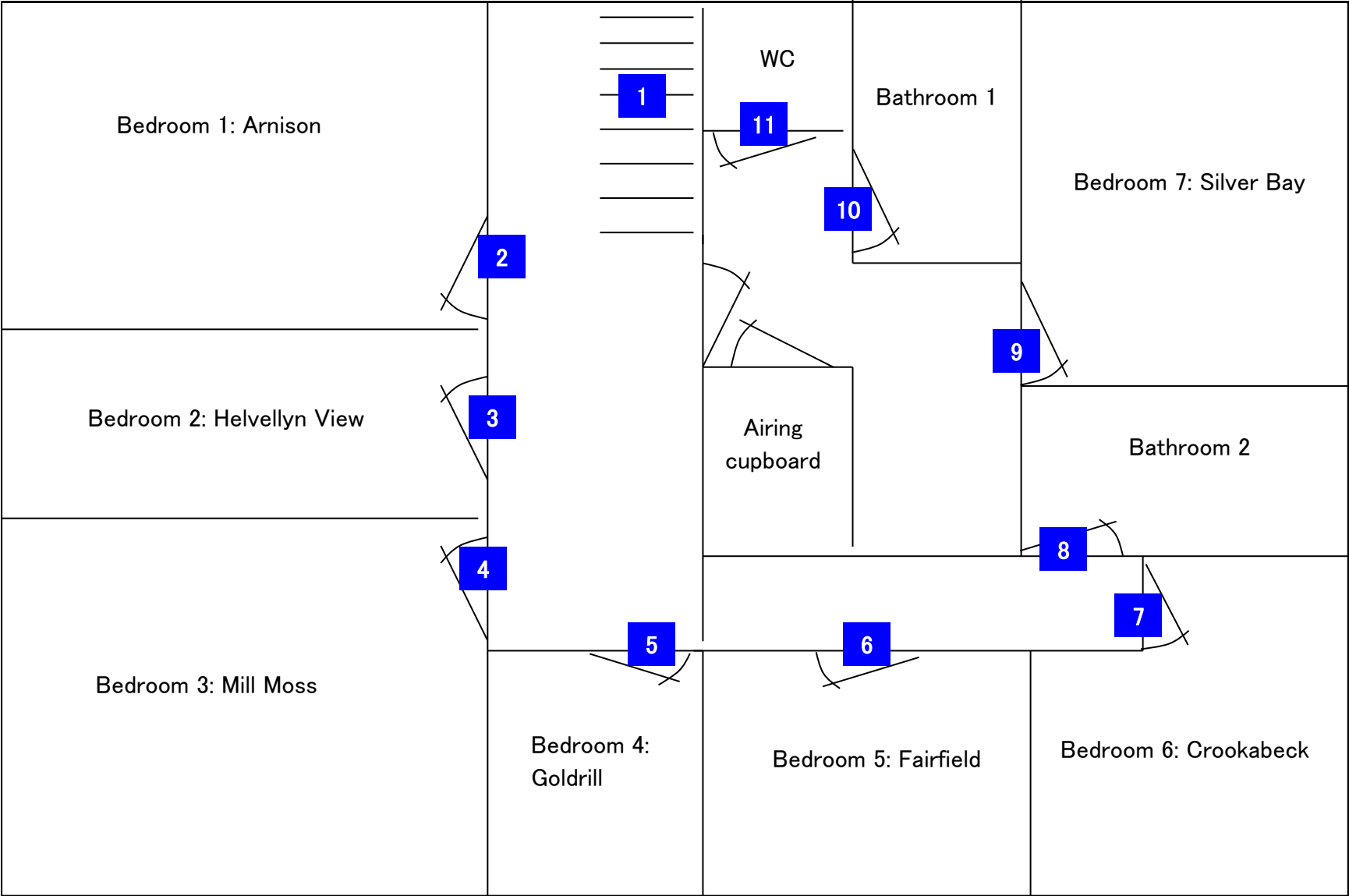
The numbers refer to Floor Plan C. All single beds are 90cm (3') wide.



1. There is a wide staircase which is 104cm (41") across. There are two flights of stairs with a landing in between, 10 stairs in the first flight and 9 in the second. The stairs are 16cm (6½") high and carpeted. There is a banister on one side.
2. Door to Bedroom 1 (Arnison) is 83cm (33") width. Twin beds 58cm (23") high.
3. Door to Bedroom 2 (Helvellyn View) is 83cm (33") width. Single bed 60cm (23½") high.
4. Door to Bedroom 3 (Mill Moss) is 83cm (33") width. Twin beds 54cm (21½") high, plus bunk beds. Lower bunk is 38cm (15") high and upper is 150cm (59") high.
5. Door to Bedroom 4 (Goldrill) is 80cm (31") width. Single bed 64cm (25") high.
6. Door to Bedroom 5 (Fairfield) is 76cm (30") width. Double bed 63cm (25") high and 150cm (5') wide.
7. Door to Bedroom 6 (Crookabeck) is 80cm (31") width. Twin beds 63cm (25") high.
8. Door to Bathroom 2 is 80cm (31") width. Bathroom 2 has bath, wash basin, WC, bidet, and electric shower over bath. Handrail on wall above bath.
9. Door to Bedroom 7 (Silver Bay) is 78cm (31") width. Double bed 41cm (16") high and 160 cm (5'3") wide.
10. Door to Bathroom 1 is 77cm (30") width. Bathroom 1 has bath, wash basin, WC and bidet. There is no handrail.
11. Door to WC is 56cm (22") width.



C Upstairs (not to scale)



Other

A few other details that might be useful:

- ✚ Non-feather pillows and duvets on all beds
- ✚ Assistance dogs welcome
- ✚ Emergency phone numbers for local doctors, dentists and hospitals are included in the information folder.
- ✚ Information file is available in large print if requested in advance

If you have any suggestions of ways in which we could make Broad How more accessible for you or others please let us know. We would also welcome suggestions of additional information that could usefully be included in this statement.

Revised April 2022