

LORNE HOUSE

Boutique Bed & Breakfast

Access Statement for Lorne House Bed & Breakfast

Introduction

Lorne House is situated at the east end of the village of Box on the A4 towards Chippenham (next to the doctors' surgery), 6 miles from Bath.

Lorne House aims to cater for the needs of all visitors.

The house was built in 1890 and from 1920–1928 was the childhood home of the Reverend Awdry, author of the *Thomas the Tank Engine* books. In the past seven years, the house has undergone extensive refurbishment, which is on going.

We have seven en-suite bedrooms over four floors.

Breakfast is served in the dining room on the ground floor.

Please note we do NOT have a guest sitting room.

Please note that this is strictly a non-smoking establishment.

The following statement is a *summary* of our provision. If you have any specific questions, please feel free to call us and we will endeavour to help you.

Disabled Access

We do not have disabled facilities but can accommodate wheelchair users of limited disability in a downstairs room with walk-in shower (2 steps down) by prior arrangement. Access to dining room would be via the outside of the building.

Pre-Arrival

- There is a bus stop 50m down the hill opposite our front gate and there is a frequent local and national (Bath to London) bus service.
- The main train station (Bath) is 20 minutes away by car, or Chippenham is also 20 minutes drive.
- There are local taxi services that have accessible taxis, if required; we can make a booking for you.
- Our breakfast menu can be provided in large print if required, by prior arrangement, and we have printed brochures.
- We have a comprehensive website, which includes a booking form.
- If you have any questions or queries about your stay please contact us via phone, text, fax or email (details below).

Arrival and Car Parking Facilities

- Check in is between 4.00 p.m. and 7.00 p.m. Please inform us if you are going to arrive outside these times.
- Check out is by 11.00 a.m.
- We are situated on the A4 next to the doctors' surgery at the east end of the village of Box towards Chippenham.
- On arrival at the property there is an open driveway.
- There is enough parking for one car per room; additional parking is available over the main road.
- The entrance surface is sloping but level. The area in front of the house is made of stone slabs, which cover the width of the front entrance.
- Please ring the bell and wait, we may be at the top of the house.
- We are happy to assist guests with luggage.
- The village is a few minutes' walk down hill from Lorne House, with good pub food available nearby for evening meals.
- Both Corsham (3 miles) and Bath (6 miles) are convenient for other food and drink.

Main Entrance and Reception

- The front door is 82cm wide and has one step, 7cm high, into the entrance porch, which is 140cm by 170cm.
- The front door is always open – the bell is to the left of the internal house door, which can be reached easily. The internal door is always locked.
- The internal house door is 94cm wide, with a step of 14cm.
- On entry into our home there is a hallway, which is 100cm by 470cm, with an additional area of 170cm by 220cm by the office.
- There is solid wood flooring throughout the ground floor.

Public Areas – General (Internal)

WCs

2 separate WCs available:

- Ground floor: door width 83cm, inward opening; free floor space clear of door is 60cm by 103cm; basin is 86cm high and toilet is 43cm high.
- Lower ground floor: door width 60cm, outward opening; free floor space clear of door is 74cm by 60cm; basin is 95cm high and toilet is 43cm high.

Dining Room

- Breakfast is served in the dining room by the front door on the ground floor.
- As our dining room is quite small, and to avoid guests waiting, we do ask approximate breakfast times and appreciate guests sticking to the agreed times. In hot weather we have several tables outside on the balcony.
- There is 1 step 16cm high, 25cm deep, 110cm wide down to the breakfast room on the ground floor approaching from the back door, and one step up and down to access the balcony.
- Furniture is flexible and can be moved on request.
- Space below the tables is 65cm by 61cm and leg room under tables is 70cm (legs on each corner).
- The chairs are 50cm high, 45cm wide and 45cm deep, and can be moved to accommodate guest access.
- Menus can be provided in large print if required.
- There is a buffet sideboard for cereals and fruit; beverages, toast and cooked breakfast are served at your table.
- We do not play background music in any area of the B&B during service.

Lounge

We are sorry but we do **not** have a guest sitting room. Guests can use the dining room in the evening by request or, in hot weather, can sit on the balcony.

Bedrooms

- There are 7 bedrooms, all en suite: 4 on the first floor, 1 on the second floor and 2 on the lower ground floor.
- All windows are double glazed; rooms 3 and 4 have triple glazing.

First floor, bedroom 1 (standard room) Dickens

- There are 16 stairs leading to the first floor bedrooms: the stairs are 18cm high, 25cm deep, 90cm wide.
- Landing width 150cm.
- Door width into the bedroom is 67cm wide.
- Free floor space clear of door is 75cm by 230cm minimum.
- Can either be a super king or twin-bedded room.
- There is approximately 75cm between the wall and each side of the bed (the bed does move, so 150cm total space is available to one side).
- There is 60cm free space at the end of the bed to the dressing table (1m without table) and corner wardrobe with a width of 70cm.
- There is an en-suite shower room (see below for details).
- Furniture is moveable on request.
- Bed is 70cm high.
- There is a TV/DVD with teletext and remote control.
- Seating: 1 steel back chair and 1 dressing table stool.
- Fitted, luxury, deep pile carpet on the floor.
- Good contrast in décor.

Bathroom 1, en-suite shower/wet-room and WC

- Door width 74cm, outward opening.
- Free floor space clear of door is 90cm by 230cm.
- The shower area is 120cm by 140cm. The controls are 110 cm to the right of the door.
- The basin is 83 cm high, flat fronted, and has a cupboard underneath.
- The toilet is 46cm high, and has no side transfer, with available free space in front of 230cm.
- Colour contrast between floors, shelves, fixtures and fittings.

First floor, bedroom 2 (superior room) Brunel

- There are 16 stairs leading to the first floor bedrooms: the stairs are 18cm high, 25cm deep, 90cm wide.
- Landing width 110cm.
- Door width 84cm, inward opening.
- Free floor space clear of door is 100cm by 320cm with table, 130cm with the table moved.
- Can either be a super king or twin bedded room.

- This room can also accommodate 3 guests as double and single or 3 singles. The 3rd bed is a good quality put-up bed with good mattress.
- There is approximately 70cm between the wall and each side of the bed (the bed does move so 140cm total space is available to one side).
- Furniture is moveable on request.
- There is 1 metres free space at the end of the bed to the dressing table, wardrobe with a width of 80cm.
- There is an en-suite shower room (see below for details).
- Bed is 66cm high.
- There is a TV/DVD with teletext and remote control.
- Seating: 1 upholstered and 1 dressing table chair.
- Fitted, luxury, deep pile carpet on the floor.
- Good contrast in décor.

Bathroom 2, en-suite bath/shower/wet room and WC

- Door width 73cm, inward opening.
- Free floor space clear of door is 100cm by 60cm to the sink.
- The shower area is 150cm by 100cm. The controls are on the right and 140cm high.
- The bath edge is 51cm high.
- The basin is 85 cm high, oval fronted, and has a cupboard underneath.
- The toilet is 44cm high, and has left side transfer, with available free space of 60cm by 120cm.
- Colour contrast between floors, shelves, fixtures and fittings.

First floor, bedroom 3 (superior room) Awdry

- There are 16 stairs leading to the first floor bedrooms: the stairs are 18cm high, 25cm deep, 90cm wide.
- Landing width 80cm.
- Door width 83cm, inward opening.
- Free floor space clear of door is 100cm by 120cm.
- Can either be a super king, twin bedded or family room.
- This room can also accommodate 3 or 4 guests as double and extra single beds or as singles. The extra beds are good quality put-up beds with good mattresses.
- There is approximately 75cm between the wall and each side of the bed (the bed does move so 150cm total space is available to one side).
- There is 2.2 metres free space at the end of the bed to the dressing table and wardrobe with a width of 100cm.
- There is an en-suite shower room (see below for details).
- Furniture is moveable on request.
- Bed is 76cm high.
- There is a TV/DVD with teletext and remote control.
- Seating: 1 armchair and 1 upholstered chair.
- Fitted, luxury, deep pile carpet on the floor.
- Good contrast in décor.

Bathroom 3, en-suite bath/shower/wet room and WC

- Door width 75cm, inward opening.
- Free floor space clear of door is 70cm by 70cm.
- The shower area is 110cm by 110cm. The controls are central and 130cm high.
- The bath edge is 55cm high.
- The basin is 90cm high, oval fronted, and is semi-inset in a cupboard.
- The toilet is 47cm high, and has right side transfer, with available free space of 240cm by 70cm.
- Colour contrast between floors, shelves, fixtures and fittings.

First floor, bedroom 4 (superior room) Coleridge

- There are 16 stairs leading to the first floor bedrooms: the stairs are 18cm high, 25cm deep, 90cm wide.
- Landing width 140cm.
- Door width 80cm, inward opening.
- Free floor space clear of door 80cm by 220cm.
- Can either be a super king or twin-bedded room.
- There is approximately 130cm between the wall and each side of the bed (the bed does move so 260cm total space is available to one side).
- There is 1.1 metres free space at the side of the bed to the dressing table.
- There is an en-suite shower room (see below for details).
- Furniture is moveable on request.
- Bed is 64cm high.
- There is a TV/DVD with teletext and remote control.
- Seating: 1 armchair, 1 upholstered chair and 1 steel back chair.

- Fitted, luxury, deep pile carpet on the floor.
- Good contrast in décor.

Bathroom 4, en-suite shower/wet room and WC

- Door width 76cm, outward opening.
- Free floor space clear of door is 60cm by 90cm to shower.
- The shower area is 60cm by 90cm. The controls are 120cm high to the right of the door.
- The basin is 87cm high, round fronted, and has a cupboard underneath.
- The toilet is 44cm high, and has no transfer, with available free space of 40cm by 70cm.
- Colour contrast between floors, walls, fittings and fixtures.

Lower ground floor, bedroom 5 (standard room) Tippett

- From the garden, there are 3 steps: 16cm, 20cm, and 25cm high; 33cm deep; 200cm wide.
- Inside, there are 16 stairs leading to the lower ground floor bedrooms: the stairs are 17cm high, 22cm deep, 80cm wide, with a single handrail at 84cm.
- Landing width 110cm.
- Door width 76cm, inward opening
- Free floor space clear of door is 110cm by 200cm.
- Can either be a super king or twin-bedded room.
- At least 110cm between the wall and each side of the bed total of 220cm. 60cm to the end of the bed with the table and 100cm without.
- Furniture is moveable on request.
- Bed is 76cm high.
- There is an opening window, but no view.
- There is a TV/DVD with teletext and remote control.
- Seating: 1 armchair, 1 upright chair (no arms) and one dressing table stool.
- Fitted, deep pile, luxury carpet on the floor.

Bathroom 5, en-suite shower/wet room and WC

- Door width 76cm, outward opening.
- Free floor space clear of door is 80cm by 100cm.
- The shower area is 90cm by 140cm. The controls are 140cm high to the left, opposite the door.
- The basin is 88cm high, flat fronted, and has a cupboard underneath.
- The toilet is 43cm high, and has no transfer, with available free space of 90cm.

Lower ground floor, bedroom 6 (superior room) Austin

- From the garden, there are 2 steps: 20cm, and 25cm high; 33cm deep; 200cm wide.
- Inside, there are 16 stairs leading to the lower ground floor bedrooms: the stairs are 17cm high, 22cm deep, 80cm wide, with a single handrail at 84cm.
- Landing width 140cm.
- Door width 76cm, inward opening
- Free floor space clear of door is 110cm by 200cm.
- Can either be a super king or twin-bedded room. This room can also accommodate 3 or 4 guests as double and extra single beds or as singles. The extra beds are good quality put-up beds with good mattresses
- At least 130cm between the wall and each side of the bed total of 220cm. 150cm to the end of the bed with the table and 110cm without.
- Furniture is moveable on request.
- Bed is 76cm high.
- Opening window, with view on to car park.
- There is a TV/DVD with teletext and remote control.
- Seating: 1 armchair, 1 upright chair (no arms) and one dressing table stool.
- Fitted, deep pile, luxury carpet on the floor.

Bathroom 6, en-suite shower/wet room and WC

- Door width 76cm, outward opening.
- Free floor space clear of door is 80cm by 100cm.
- The shower area is 180cm by 230cm. The controls are 140cm high to the right at the far end.
- The basin is 88cm high, flat fronted, and has a cupboard underneath.
- The toilet is 41cm high, and has no transfer, with available free space of 90cm.

Second floor, bedroom 7 (superior room) Herschel

- There are 15 further stairs from the first floor half landing to access the second floor
- Landing width 85cm.
- Door width 80cm, inward opening.
- Free floor space clear of door is 300cm by 230cm.
- This is a super king size room.

- There is approximately 130cm between the wall and each side of the bed.
- Furniture is moveable on request.
- There is 1.1 metres free space at the side of the bed to the dressing table.
- There is an en-suite shower room (see below for details).
- Bed is 68cm high.
- Velux window with internal blackout blind on sloping ceiling.
- There is a TV/DVD with teletext and remote control.
- Seating: 1 armchair and 1 upholstered chair
- Fitted, luxury, deep pile carpet on the floor.
- Good contrast in décor.
- This room is **not** suitable for children.

Bathroom 7, en-suite shower/wet room and WC

- Door width 76cm, inward opening.
- Free floor space clear of door is 103cm by 90cm to shower.
- The shower area is 60cm by 90cm. The controls are 120cm high.
- The basin is 87cm high; square fronted, and has a cupboard underneath.
- The toilet is 44cm high, and has no transfer, with available free space of 40cm by 70cm.
- Colour contrast of floors, walls, fittings and fixtures.

Grounds and Gardens

- Access to veranda: door 69cm wide, internal step 260cm high by 480cm wide, step down 16cm.
- Steps to the grounds from the veranda: 12 steps, 160cm high by 250cm deep by 800cm wide.
- Lower ground floor: 2 steps 20cm and 25cm high; 33cm deep; 200cm wide.
- We have an enclosed garden (flower borders, fruit trees and lawn) for guests, which is available to sit in (bench available).
- There is a local park 400 metres from the B&B, which has a children's playground.

Additional Information

- If you need to contact us during your stay and cannot find us in the house, please ring either the house phone or our mobile number. These numbers are in the front of the information book in each room or at the end of this statement.
- Assistance dogs can be accommodated with prior notice.
- Within Lorne House, mobile phone coverage and Wi-Fi connection are excellent.
- We can provide the use of a fridge for medication, and can put larger items in our main fridge on request (not available 24 hours).
- If evacuation is required, the fire alarm will ring continuously. Guests are able to use the front and two back doors in the event of an evacuation. If you feel you would require assistance during an evacuation, for example, due to a hearing impairment, please notify us upon arrival and we will ensure you are evacuated safely.
- There are fire extinguishers on all floors.
- Smoking is not allowed anywhere on the premises. If smoking off site, please dispose of cigarette butts responsibly; if necessary, jam jars can be provided.
- Ceiling-mounted audible smoke detectors are in each of the guest rooms, as well as in the public areas of the house.
- We can cater for most special diets provided we have prior notice. Please note we **do** use nuts in the kitchen, so we cannot guarantee a nut free environment.
- A laundry service is available by request (washing and drying only); there are ironing facilities in each room.
- There are food shops and a garage with cash dispenser available in the village.

We welcome your feedback to help us continually improve, if you have any comments please contact us

Contact Information

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