

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for No 11 Fish Street**

### **Introduction**

No 11 Fish Street is a large luxurious house in the Downalong area which is in the centre of St. Ives. The harbour, shops and restaurants are 100 metres away and there are 3 other beaches all within 250 metres walk from the house. The house is situated on a sloping road but with a gradual approach.

The property sleeps up to 8 people in 4 bedrooms. All of the bedrooms and bathrooms are on the 1st floor.

We have focused on providing our guests with luxury and comfort and believe that your accommodation is at the heart of a good holiday.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07855 495182 or email [suewatt1@hotmail.com](mailto:suewatt1@hotmail.com).

### **Pre-Arrival**

- Full details and maps of how to reach the house are provided within the adverts on holiday lettings and owners direct. Alternatively you can plan your journey by car or public transport using [www.transportdirect.info](http://www.transportdirect.info), simply enter your postcode and ours, which is TR26 1LT to get directions. Alternatively, please call us and we can advise of local public transport and local taxis.
- The nearest railway station is St.Ives which is 1/2 mile walk away. Taxis are available at the station and there are 2 taxi companies that provide accessible taxis that can be booked in

- advance; Ace Cars (restricted mobility cab available) 01736 79779 and St Ives Cars (8 seater available) 01736 799200
- There is a central bus station at the top end of St. Ives just above the railway station. Taxis also service this area and can drive you and your luggage into town.
  - Information for local services for disabled guests: The nearest Shopmobility scheme is in Truro, St. Austell and Newquay. The nearest RADAR toilets are at the Sloop car park, 100 metres away from the house and the St. Ives Library at Tregenna Place has accessible toilets on each floor. Mobility Equipment can be hired from Rainbow Hire on 01736 791685. HSC Mobility in Hayle (TR27 5JR) provides sales, hire and servicing of all mobility items and is the nearest supplier to St. Ives. Within the Welcome pack in the house, you will find accessible walks for disabled guests. The following attractions are just a few of the attractions that have easy disabled access; Eden Project, Tate Gallery, Newquay Zoo, National Maritime Museum

### **Key Collection, Welcome and Car Parking**

- The keys are kept within the property and a key code is advised 2 weeks prior to your stay via email or telephone.
- Parking is available for 1 car in a private car parking space located at Barnoon Terrace. Upon entering the house, the keys for the locking bollards and a map showing the car parking space and instructions, can be found in the dining room within the house.
- The parking area is 1/2 mile drive away from the house in the one way system and is on the side of a slope, it has a concrete surface and there is no kerb.
- Once you have parked, pedestrian access back into town takes you down the slope and onto Fore Street. The walk is less than 2 minutes to return to the house.
- There is a Cornish Welcome pack at the property and hand soaps, toilet roll (in every toilet) and fairy liquid in the kitchen is supplied for your convenience.

- The nearest Blue Badge parking is in the Sloop car park (100 metres away from the house), there are 3 disabled spaces available and can be paid using Ringo (debit card or mobile phone payment). The car park is open and adequately lit by street lighting.

### **Entrance to Property**

- There are 5 steps up to the porch at the property and no handrail.
- The porch is well lit.
- The front door opening width is 29 inches, 735 mms.
- The floor covering inside the entrance is tiling and the hallway has 2 uplighters.

### **Halls, Stairs, Landings, Passageways**

- The hall stairs and landings are lit using up lighters. The walls are white and the flooring is grey tiled in the hallway.
- The hall is 38 inches wide (970 mms) and narrows to 34 inches (870 mms) with a wall mounted radiator on one side of the hallway.
- There are no steps downstairs from the central hallway. There is level access into the kitchen and dining room from the hallway. There is a slight lip into the front lounge from the hallway, as there is a change of flooring to wood planks.
- The stairway itself is carpeted in grey thick pile and there is no hand rail. There are 9 stairs up to reach the half landing. From here on the left hand side, there are 3 steps into the twin bedroom. On the right hand side, there are 4 steps up to the remaining bedrooms and bathrooms. The staircase and landing upstairs continue in the grey carpeting which is thick pile and all of the walls are white. There are 2 further hallway uplighters upstairs.

## **Sitting Room/Lounge**

- There is a slight lip due to the wood planks to enter this room from the hallway. The wood is a mid colour and the walls are white.
- The clear opening width is 28 inches (710 mms).
- There are 2 large white leather settees and 2 brown leather upright chairs. There is a rug and a low glass coffee table (on top of the rug) in the centre of the room.
- The TV is on a TV unit in one alcove and in the other alcove, there is a wooden unit with the radio and ipod dock on top.
- All of the furniture is moveable.
- The TV has subtitles and audio description and the instructions are found in the Welcome pack.
- The lighting is a central white chandelier and there are 2 wall lights. There is also a floor lamp.

## **Dining Room**

- Level access into this room from the central hallway on the ground floor.
- The door opening is 28 inches (710mms) and there is space around the table for a wheelchair.
- The height underneath the dining table is 27 inches (685mm).
- There are 8 ladderback chairs around this large round table.
- There is a large sideboard with a lamp in this room, a floor lamp and a separate 5 bulb ceiling chandelier.
- Floor covering is the grey tiled flooring also in the hallway, the walls are white in this room.
- There are French doors from this room into the small courtyard and there is a small step down into the courtyard. Natural daylight is provided by the French doors.

## **Kitchen**

- The kitchen is on the ground floor with level access from the hallway, the grey tiling is continued into the kitchen and the walls are white. There is no carpet or rug but there is a small doormat next to the back door.
- There is no door into the kitchen, the doorway width is 29 inches (736mms).
- Within the kitchen, there is a back door which is 24 inches wide (609mms) and a small step down into the courtyard.
- The door of the oven drops down and the handle is 46.5 inches (1181mms) above the floor. The hob is 35.5 inches (900mms) above the floor.
- Worktop and sink are 35.5 inches (900mms) above the floor.
- Microwave is 53.5 inches (1358mms) above the floor on the top shelf, side opening door
- Fridge freezer available, highest shelf in fridge freezer is 32 inches (812mms) and lowest drawer in fridge is 10 inches (254mms) above the floor.
- Wall cupboard height containing glassware is 50 inches (1270mms) above the floor and crockery is in wall mounted cupboard at 28 inches (711mms) above the floor.
- The sink has a single mixer tap.
- There are 6 ceiling spot lights.

### **Bedrooms and Sleeping Areas**

- Bedroom 1: The twin bedroom is reached from the stairway landing. Door width is 28 inches (711mms). The two beds face you upon entering the bedroom, with a bedside cabinet in-between, the gap is 17 inches (431mms) between the beds.
- Bed height; 21 inches (533mms), height of clear space under bed; 10 inches (254mms).
- There are 3 coloured spot lights in this room and 1 bedside lamp.

- The carpet is cream, there is a teal rug and the walls are white. There is an open hanging rail containing 12 coat hangers and 3 separate open shelves in the corner of the room for storage.
- Bedroom 2: The bunk bedroom is reached from the upstairs landing. There is a cream carpet and blue rug with white walls in this room.
- Doorway width is 28 inches (711mms). Central ceiling light and 2 lamps in this room.
- Bed height; Lower bunk 20 inches (508mms), height of clear space under bed; 12 inches (304mms). Upper bunk is 53 inches (1346mms) above the floor and is accessed using 3 steps on the side of the bunks.
- Bedroom 3: The King master bedroom has access all the way around the bed, right hand side is 44 inches (1117mms) to dressing table, left hand side is 25 inches (635mms) to window and foot of bed is 20 inches (508mms) to the wall. Doorway width is 27 inches (685mms).
- Bed height; 21 inches (533mms), height of clear space under bed; 10 inches (254mms).
- There is cream carpet, white walls and 2 rugs in this room. There is a 3 lamp chandelier and 2 bedside lamps.
- Bedroom 4: Double bedroom with doorway width is 25 inches (635mms).
- Bed height; 23 inches (584mms), height of clear space under bed; 12 inches (304mms).
- There are 2 bedside lamps and a 3 light chandelier.
- Cream carpet, white walls and fawn rug in this room.
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- All of the duvets in the bedrooms are non-allergenic and all of the furniture could be moved if needs be.

### **Bathrooms, Shower-rooms and Toilets**

- There are 3 bathrooms at the property;
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- Master en-suite contains sink, WC and shower. Level access from bedroom. Non slip vinyl flooring and tiled walls all in fawn colour. Door opening width of 28 inches (711mms).
- Shower has slight lip to step over to enter.
- WC height from floor to seat 16 inches (406mms), height of washbasin 32 inches (812mms), no pedestal. Lever taps.
- 2 spot lights and 1 mirror light.
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- Family bathroom next to Double bedroom contains sink, WC and shower over bath and airing cupboard. Level access from corridor. Non slip vinyl flooring and tiled walls all in fawn colour. Door opening width of 25 inches (635mms).
- Bath height is 21 inches (533mms).
- WC height from floor to seat 16 inches (406mms), height of washbasin 33 inches (838mms), no pedestal. Lever taps.
- Central light and mirror with light.
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- Bunk bedroom en-suite contains sink and toilet. (Walk in shower due to complete for March 2013). Door access at 28 inches (711mms), level from bunk bedroom.
- WC height from floor to seat 16 inches (406mms), height of washbasin 32 inches (812mms), no pedestal. Lever taps.
- 2 spot lights and mirror light.
- Fawn tiling on walls and fawn non slip vinyl flooring.

## **Garden**

- Courtyard accessed from dining room french doors and kitchen back door. Both are 1 step access. There are 2 outdoor stainless steel chairs and table. There are 2 other wooden chairs kept in the dining room cupboard that can be taken outside. The bins and beach equipment are also kept in this area.
- The area is flat outside and level.

- There are steps that lead upwards but this area is not accessible for our guests (signposted) and is blocked by an iron gate and flower pots.

### **Additional Information**

- Mobile phone reception is very good and there is unlimited wifi broadband in the house, connection is very good.
- There is a comprehensive Welcome file at the property detailing local hospitals, doctors and dentists.

### **Future Plans**

- We are a fairly new business (started August 2012) and are currently using facebook as our website. The tourist board has visited No 11 Fish Street recently (14 February 2013) and we are incorporating all of the comments to ensure a 5 star grading is achieved, the first of which is the additional shower room in the bunk bedroom. This is due to be completed by the end of March 2013. A video tour of the house is also being compiled and should be completed by the beginning of April 2013.
- The house is very nice and the only thing missing in our opinion was the parking space, so we purchased a private space recently for the convenience of our guests.
- We are currently searching for a fully accessible property in St.Ives and are hopeful that we should be able to secure one by the end of 2013.

### **Contact Information**

Address (Inc  
postcode): 39 Station Road, Llanishen, Cardiff CF14 5UT

Telephone: 07855 495182



Email: suewatt1@hotmail.com

Website: <http://www.facebook.com/SeascapeHolidaysLimited>

Grid Reference: SW51924 40856

Hours Of Operation: 24 hours

Local Equipment Hire: Rainbow Hire 01736 791685 HSC Mobility Ltd, Marsh Lane Industrial Park, Hayle, TR27 5JR

Local Accessible Taxi: Ace Cars (fully accessible) 01736 797799 St Ives Cars (8 seater available) 01736 799200

Local Public Transport: BUSES: First Group 0845 600 1420 National Express 08705 808082 Western Greyhound 01637 871871 Oates Travel, St.Ives 01736 795343 Visit Lands End, The Cathedral City of Truro, The Eden Project and many more places with St Ives local Coach Service. There are regular bus services to Penzance and Truro from the bus station at the Malakoff. Royal Buses of St Ives is a private local bus service that moves groups of people around town and local attractions and can be privately booked. Their number is 01736 797982. For smaller groups, St.Ives cars have an 8 seater taxi available on 01736 799200. TRAINS St Ives Train Station, Station Rd, 08457 484 950 St Ives Bay Branchline: A scenic 12 minute train journey with spectacular views. You can join the branchline at St Erth, Carbis Bay and St Ives or from the park and ride from Lelant Saltings Traveline 0871 200 22 33 National Rail Enquiries 08457 48 49 50 First Great Western Train Services 08457 000 125 Cross Country trains ([www.crosscountrytrains.co.uk](http://www.crosscountrytrains.co.uk)) Virgin Train Services 08457 222333 Luggage Transfer Luggage transfer will transfer luggage for you from £7.50 for a 2 bag transfer. Phone 0800 043 7927. Or 01326 567247 Postcode of No 11

Fish Street is TR26 1LT