

**Driftwood Lodge Bed & Breakfast.**  
**Sprowston, Norwich**

**Access Statement**

Approach & Parking

Entrance to the level tarmac covered carpark is through a set of gates 266cm wide. Parking bays are clearly marked and are located adjacent to the front door. The carpark is well lit at nightfall and lights are left on until all guests are in for the night. Other lighting is on movement sensors.

Access to the Porch is through a 75cm wide outward opening door. There are two steps, the first being 4cm high and the second is 13cm high. From the porch to the inner front door (75cm wide) there is a further step 17cm high.

Main Entrance hall

The hall way is well lit, carpeted and level. Leading off the hall is the guest dining room and stairs to first floor guest accommodation.

Dining Room

The entrance is level with the hallway and is through a 70cm wide doorway. The door is fitted with an automatic door closer for fire safety. The room is well lit and carpeted. There is a good contrast between floor, wall and table coverings, furniture, napery and crockery.

For breakfast the room is set out with several tables, laid for dining. Hot food and beverages are brought to the table once guests are seated. Breakfast selection will have been made the previous day from a menu. People with specific dietary requirements are catered for with advance notice.

Cereals are self service from the sideboard however, guests with limited mobility are encouraged to request assistance from the owners who will happily bring their selection to the dining table and assist with opening of packages and wrappings.

Stairs and First Floor Landing

Both are well lit and securely carpeted. The stairs consists of 14 steps, 18cm high, 21cm deep and 80cm wide at narrowest point. There are hand rails on either side of the stairs, painted white and securely fixed. At the 7<sup>th</sup> to 10<sup>th</sup> steps the stairwell returns 90 degrees to the left.

Once at 1<sup>st</sup> floor level, all the guest rooms and bathrooms lead off with no further steps to negotiate.

Guest Room Two with En-Suite

Is third off the landing and located to the right. Access is through a 70cm wide, 30-minute fire resistant door fitted with an automatic door closer. The room measures approximately 467cm by 360cm and is well lit, carpeted throughout and offers good

contrast between bedding, wall coverings, carpet and furniture. The narrowest point between vertical surfaces is 66cm. The top of the mattress is 55cm high. Additional bedside lighting is provided. The 19" LCD colour television is remote controlled and easily viewable.

We provide a hospitality tray with milk, sugar, sweeteners, tea, coffee and biscuits. Fresh bottled water is also provided.

Additional appliances provided in the room include a radio alarm clock, flick switch jug kettle with automatic shut off, hairdryer and steam iron & board. Sockets & switches are easily accessible. The panel radiator is fitted with a twist type adjustable thermostatic control valve.

### En-Suite

Access is through a 63cm wide bi-fold style door and the floor is raised 11cm from bedroom level. The flooring is vinyl for hygiene reasons. Wash hand basin is fitted with individual 4 spoke cross head taps. The toilet has a push button flush. Access to the shower cubicle is via a cantilever door and the step is 28cm high. The shower is operated with a pull cord before entering the cubicle. Once inside, it is controlled with a push button on/off switch and two variable dial type heat adjustments.

### Guest Room Four with En-Suite

Is second off the landing and located to the left. Access is through a 70cm wide, 30-minute fire resistant door fitted with an automatic door closer. The room measures approximately 440cm by 360cm and is well lit, carpeted throughout and offers good contrast between bedding, wall coverings, carpet and furniture. The narrowest point between vertical surfaces is 58cm. The top of the mattress is 58cm high. Additional bedside lighting is provided. The 19" LCD colour television is remote controlled and easily viewable.

We provide a hospitality tray with milk, sugar, sweeteners, tea, coffee and biscuits. Fresh bottled water is also provided.

Additional appliances provided in the room include a radio alarm clock, flick switch jug kettle with automatic shut off, hairdryer and steam iron & board. Sockets & switches are easily accessible. The panel radiator is fitted with a twist type adjustable thermostatic control valve and the curtains have manual cords to operate.

### En-Suite

Access is through a 77cm wide bi-fold style door and the floor is at bedroom level. The flooring is vinyl for hygiene reasons. Wash hand basin is fitted with a mixer tap which has individual 4 spoke cross head taps for hot and cold supply. The toilet has a push button flush. Access to the shower cubicle is via a bi-fold door and the step is 17cm high. Once inside, it is controlled with a push button on/off switch and one variable dial type heat adjustment.

### Guest Room Three

Is located at the end of the landing and on the right. Access is through a 71cm wide, 30-minute fire resistant door, fitted with an automatic door closer. The room measures approximately 343cm by 270cm and is well lit, carpeted throughout and offers good

contrast between bedding, wall coverings, carpet and furniture. The narrowest point between vertical surfaces is 85cm. The top of the mattress is 58cm high. Additional bedside lighting is provided. The 19" LCD colour television is remote controlled and easily viewable.

The room has the convenience of a vanity basin with a mixer tap, fitted with individual hot and cold controls.

We also provide a hospitality tray with milk, sugar, sweeteners, tea, coffee and biscuits. Fresh bottled water is also provided.

Additional appliances provided include a radio alarm clock, flick switch jug kettle with automatic shut off, hairdryer and steam iron & board. Sockets & switches are easily accessible. The panel radiator is fitted with a twist type adjustable thermostatic control valve.

### Guest Room 3 – Private Shower Room with Toilet

Entrance is through a 64cm wide door. Pull cord for light switch, room is well lit and has a vinyl floor covering. Wash hand basin has individual 4 spoke cross head taps. Toilet has lever type handle for flush. Corner shower is accessed via 53cm wide outward opening door with a 12cm lip to step over. Shower is electrically operated with single push button switch and dial type temperature control.

### Guest toilet

Located adjacent to guest room three. Access is through a 64cm wide door. The room is well lit and has a vinyl floor covering for hygiene. Equipped with wash hand basin fitted with individual 4 spoke cross head taps. Lever type handle flush for toilet.

### Generally

All rooms have mains powered interlinked smoke detectors with battery back up. All electrical appliances have a portable appliance test certificate. Emergency lighting and fire extinguishers have been fitted to the hallway and landing. Driftwood Lodge is a no smoking guesthouse and appropriate signage is displayed. The car park is covered by CCTV, images may be recorded for guest safety and security. The owner of these images is Driftwood Lodge.

### Garden

A gate at the side of the property allows access to the attractive and established garden. The pathways have several steps of varying height and can be quite uneven. There is a pond which would require constant supervision if children are present. The lawned area's are uneven underfoot in a small number of places and as a result, we would recommend the assistance of a guardian for persons with limited mobility or poor eyesight.

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Driftwood Lodge  
Norwich  
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