

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 Little Rannoch, 1 Steephill Court Road, Ventnor, Isle of Wight PO38 1 UH**

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### **Introduction**

Little Rannoch is located on the border of Ventnor and St Lawrence and offers one private guest suite comprising a double bedroom, shower room and kitchenette/dining room.

The single-storey bungalow was built in 1937 and has been well maintained with recent refurbishment to form the guest suite. Whilst we aim to meet the needs of all of our guests there are some period features of the house and garden which might make access difficult for people with limited mobility.

The surrounding Undercliff is an area of outstanding natural beauty. Access to Ventnor's famous Botanic Gardens is across the road from Little Rannoch with Ventnor Cricket Club and the picturesque beaches of Steephill Cove and Orchard Bay only a short walk away. The town of Ventnor is 1.75 miles which can be walked in around 30 minutes.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01983 852263 or email [littlerannoch@btinternet.com](mailto:littlerannoch@btinternet.com).

### **Pre-Arrival**

- The nearest Rail Station is Shanklin 5.2 miles
- Accessible taxis are available on the Island – [www.traintaxi.co.uk](http://www.traintaxi.co.uk)

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- There is a bus stop close to Little Rannoch but the service is not frequent. Please see Southern Vectis website [www.iwbususers.btik.com](http://www.iwbususers.btik.com) for timetables - routes 3 and 6
- The surrounding streets are uneven and there are some steep inclines.
- Between Little Rannoch and Ventnor some parts of the Main Road do not have pavement on both sides.
- Our information is available in large print on request.

### **Car Parking and Arrival**

- Parking is available off-road, on-site for one car.
- The parking area and paths are lit by security motion-activated flood lighting.
- It is a level walk of 18 metres (19.5 feet) from the car to the front door across brick paving, onto a tarmac path with a 90 mm (3.5 inches) step to the main door. There is a 1cm difference in height at the join between the brick and tarmac pathway. There is a 120 mm (4.75 inches) door threshold at the main door.
- The floors within the guest suite are level (parquet tiles) without thresholds.
- There is level outside access to the patio from the entrance path.
- There is a 230 mm (9 inches) step-down from the bedroom double-glazed, sliding glass doors onto the patio. The opening width is 710 mm (28 inches).
- The main door width is 710 mm (28 inches).
- All internal doors are the same width 710 mm (28 inches).

### **Welcome Area**

- The welcome area is level and without any door thresholds and seating is available.

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- Entry to the owners' private lounge is through two doors 710 mm (28 inches) wide.
- Assistance with luggage is available on arrival and departure
- A magnifying glass is available and pens and paper.
- All guests are shown round the suite and operation of TV and power shower are explained.
- All guests/visitors are instructed in the fire evacuation procedure and health and safety policies, including drawing attention to a step in the parking area on the boundary with the adjoining property and advising care needs to be taken in the garden which is on a sloping site.

## **Bedrooms**

- The bedroom is on the same level from the main entrance.
- Furniture in the guest suite can be moved around or removed on request.
- The bed is a double divan. The top of the mattress measures 635 mm (25 inches) from the floor. The mattress is firm orthopaedic.
- There are bedside lights in addition to the main light and additional desk lights are available on request.
- There is good colour contrast between floors and walls and curtains and bedding.
- There is a single sized wardrobe. Cases/bags can be stored in the kitchenette/dining area.
- Floors are wooden parquet.
- There are medium thick pile rugs either side of the double bed.
- Non-allergenic hollow-fibre-fill duvet is available on request
- Lan-Air-Cel woollen blankets and polyester/cotton sheets are available on request.
- Pillows are non-allergenic hollow-fibre-fill.
- Subtitles are available on the Free-sat channel TV

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- Early call and breakfast is available

### **Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)**

- Level access from bedroom.
- Floor tiles are slip resistant.
- The WC is 420 mm (16.5 inches) high from floor with push-button operated flush.
- The shower is a 900 mm corner unit with double sliding doors opening to 520 mm (20.5 inches) width.
- The step up on to the shower tray is 210 mm (8 inches) high.
- The power shower control is 1665 mm (65 inches) from the surface of the shower tray
- The wash hand basin is a pedestal 865 mm (34 inches) high from the floor with lever taps.
- The floors and walls are beige/sand coloured with contrasting inserts and white grouting.
- White shower and toilet fittings with white door paintwork.
- Lighting is energy efficient, dim when first switched on but brightens quickly.
- By prior arrangement Toilet height fittings and other aids can be hired from the Isle of Wight Red Cross in Newport (Red Cross suggest a Donation to cover costs).
- There is a separate kitchenette/dining area which has lever taps at the sink

### **Public Areas - Halls, Stairs, Landings, Corridors**

- There is level access throughout the bungalow.
- There are two steps down 130 mm (5 inches) to the conservatory where breakfast can be served if Guests wish.

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## **Garden**

- The garden is on a sloping site and can be accessed from the Guest patio by four steps each 180 mm (7 inches) high with a hand rail 990 mm (39 inches) high or via a sloping ramp (30) with single handrail.
- There are flower and vegetable beds in the front garden bounded by a wooden fence and hedges. For safety reasons, Guests do not have access to the terraced section adjoining the main road which has a clearly marked barrier.
- The top garden has a number of fruit trees with low hanging branches. There are two steps 200 mm (8 inches) high from the entrance path

## **Additional Information**

- Douglas Clements is a retired Head of Department (Further and Higher education) and has completed a number of Disability Awareness training courses.
- Mary Clements is a qualified teacher in Further education and has many years experience working in voluntary organisations and Charities which required careful attention to Disability and Discrimination legislation and practices.
- There is a detailed evacuation plan prominently displayed in the guest suite, a copy is in the guest information folder and it is available in large print on request.
- Assistance dogs are welcome and have access to the garden. Water bowls are available on request. Dog owners are responsible for their animals at all times.
- Low energy lighting is used throughout the property with the exception of the external security lighting which uses small power light sources.
- There is good contrast between floors, pathways and walls with walls either white or magnolia or bright yellow. All doors and wooden surrounds are white.

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- Morrisons Supermarket in Lake offers supported shopping assistance with wheelchairs and induction loop, distance 7 miles. This is also the nearest petrol station
- The main hospital, St Marys, is located in Newport (12 miles) and has 24 hr A&E Tel: 01983 524081
- Doctor – Ventnor Medical Centre, 3 Albert Street, Ventnor. Tel: 08445 769 260
- Dentist – Fradgley & Willetts, 4 Church Street, Ventnor. Tel: 01983 853721

### **Future Plans**

- As this is a new start up Guest and expert feedback will be sought to inform the development of an access improvement plan which will be completed by the end of the first complete trading year.

### **Contact Information**

Address (Inc postcode): Little Rannoch 1 Steephill Court Road  
Ventnor Isle of Wight PO38 1UH

Telephone: 01983 852263

Email: [littleannoch@btinternet.com](mailto:littleannoch@btinternet.com)

Website: [www.littlerannoch.co.uk](http://www.littlerannoch.co.uk)

Hours Of Operation: Check-in 15.00 Check-out 11.00

Local Carers: Wightcare Services Bugle House 118a  
High Street Newport Isle of Wight PO30  
1TP 01983 533772

Local Equipment Hire: Red Cross House Hunnycross Way

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Newport, Isle of Wight PO30 5ZD 01983  
537819

Local Accessible Taxi: [www.traintaxi.co.uk](http://www.traintaxi.co.uk)

Local Public Transport: Buses: Southern Vectis, Nelson Road,  
Newport. PO30 1RD 01983 827000  
[www.iwbususers.btik.com](http://www.iwbususers.btik.com) Hovertravel -  
passengers only Ryde Esplanade to  
Southsea Tel: 08434 878 887  
[www.hovertravel.co.uk](http://www.hovertravel.co.uk) Wightlink Ryde  
Pier Head to Portsmouth - foot  
passengers Fishbourne to Portsmouth -  
Car Yarmouth to Lymington – Car Tel:  
0871 376 100 [www.wightlink.co.uk](http://www.wightlink.co.uk) Red  
Funnel West Cowes to Southampton - foot  
passengers East Cowes to Southampton  
– Car tel: 0844 844 9988  
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