



# Norfolkcoast holidaycottages

## Hippisley Hut – Access Statement

### Introduction

- We are a self-catering detached property.
- The cottage is situated in the small seaside village of Old Hunstanton.
- The cottage has accommodation on two floors with 5 bedrooms; four 6-foot zip and link and 1 3ft single bed.
- We aim to ensure that we offer a high standard of accommodation and facilities for our guests.
- Hippisley Hut rates are on display on the website and large print room rates are available on request.
- Online booking is available as well as telephone booking.

### Pre-Arrival

- You may contact The Lodge Hotel reception on 01485 532 896 where the cottage keys will be collected from. Alternative key collection locations can be discussed prior to arrival. We do not currently have a text phone. However, we are able to speak to text phone users with the BT Text Direct service.
- You may also contact the us by email at [info@norfolkcoastholidaycottages.co.uk](mailto:info@norfolkcoastholidaycottages.co.uk). We aim to reply to emails within the same working day.
- Limited information about the cottage is available in large print format.
- Comprehensive information about Hippisley Hut is

available on our website

[www.norfolkcoastholidaycottages.co.uk](http://www.norfolkcoastholidaycottages.co.uk)

- This access statement is available on our website, and printed copies are available on request.
- We are approximately 17.7 miles from the King's Lynn Railway Station, please call reception if you wish us to arrange a taxi to collect you from the station.
- Hunstanton town centre is approximately 1.4 miles from Hippisley Hut, there are regular buses into town from a stop just by the post office in Old Hunstanton.
- Radar toilets are available in 6 locations in Hunstanton; Cliff Parade Bowling Green, Bus Station, Central Promenade, Cliff Top, Esplanade Gardens, Seagate Car Park.
- Several taxi companies in the town offer wheelchair accessible taxis, including Alan's Taxi 01485 540329 and Paul Croft 07769 511991.

### **Website Accessibility**

- Hippisley Hut is aware of the importance of the Internet and is constantly working towards making its web content widely accessible.
- The site complies to a minimum of the 508 Bobby approved standard, conforming to the priority level checkpoints of the Web Accessibility Initiative's Web Content Accessibility Guidelines. Where possible, level 2 and level 3 checkpoints have also been implemented.
- HTML code is validated to 4.01 Transitional strict using the W3C Mark Up Validation Service. The layout of the site is achieved through CSS as recommended in document PAS 78. The CSS is validated using the W3C CSS Validation Service.
- Accessibility features are optimized for versions of Internet Explorer higher than 5, Netscape versions higher than 4 and Firefox versions higher than 1.
- A sitemap is included giving an overview of the structure, and links to all files in the site.

- Extensive use of meaningful alt tags is made to ensure that the meaning of pictures and graphics is understood by those with visual impairments.

### **Arrival, Car Parking, Garden Facilities & Rear (Main) Entrance**

- Access is directly off the main A149 road between a gap in the stone wall, the entrance is tucked away and you may have to swing out into the other side of the road to gain safe access.
- A long grass and gravel drive leads to the front of the property.
- The main entrance to Hippisley Hut is accessed via the front door of the property; 67 Old Hunstanton Road, Old Hunstanton, PE36 6HZ.
- The car parking area is accessed along the grass and gravel drive from the main road.
- The car parking area is level and fully gravelled and has space for 2 large vehicles.
- There is one 50mm step up to the veranda leading to the front door. Then there is one step up and into the property at a height of 90mm and the front door is 800mm wide. This leads into the hallway.
- The veranda is lit and the switch for this is by the front door of the property.
- Key collection is from The Lodge Hotel reception. We do not have a night porter; reception is closed between 11.30pm and 7.00am (7.30am at weekends). If you wish to collect the key out with these hours, you should contact reception prior to make arrangements. The main entrance of The Lodge is through double doors leading to a large single door which has a ramp down into the building.
- The entrance to the hotel reception area is level and there is 1 close access parking bay.

### **Exterior (General)**

- The gardens are mostly grassed with shrub edging and lead on from the gravel parking area.
- The parking area is lit via a flood light on a movement PIR sensor.

### **Main Entrance**

- There is one step up and into the property which is 90mm high.
- Cottage entrance; the main entrance has a width of 800mm. The front entrance is well lit, using ceiling and wall fittings.
- A familiarization tour can be arranged.
- The bedrooms and snug on the ground floor are carpeted. The kitchen is tiled, living room wood flooring and bathrooms a mixture of tiles and lino.

### **General (Internal)**

- There is no lift or escalator.
- Hippisley Hut accommodation is on two floors.
- To the left of the main hallway is a snug room. This is level flooring and is carpeted with a threshold strip measuring 10mm. The entrance is 800mm. Out the other side of the Snug through a door measuring 720mm. Straight ahead is the boiler/utility room also housing the washing machine and tumble drier, this has a sliding door. Bedroom 1 is to the left with an entrance of 720mm and a zip link bed. Along the corridor and to the right is a bathroom with walk in shower and WC with a door width of 650mm. To the left is a WC with a door width of 660mm. At the end of the corridor is the 2<sup>nd</sup> bedroom; a zip and link bedroom with a width of 740mm. To the right of the main hallway a width of 850mm leading into the kitchen. Through the kitchen and into the living room with a width of 740mm.

- Back door from kitchen to grassed area with a width of 800mm. One 80mm step down followed by two further steps down of 170mm each.
- The main stair case; the stairs are wooden and have a 90 degree turn at the base. There are 12 steps at a height of 200mm. Handrails are at one side of the staircase from ground level up.
- Immediately at the top of the staircase on the right is the 3<sup>rd</sup> bedroom with a zip link bed. The width of the bedroom door is 800mm. Along the hallway and to the right is a bathroom, width of the door is 800mm and the floor is tiled and one level, the bath has a shower over. Bedroom 4 has a door width of 760mm with a single bed. Bedroom 5 has a door width of 760mm with a zip link bed. The final room on the top is an enclosed veranda overlooking the front garden, car park and fields beyond. This has a width of 740mm with a wood floor.
- Hippiisley Hut has good lighting and colour contrast throughout.
- Dogs are welcome on the ground floor public areas only but not in bedrooms. This restriction does not apply to guide dogs.

### **Bedrooms**

- Hippiisley Hut has 5 bedrooms: 4 of which can be made up with twin beds upon request.
- Flooring in all bedrooms is carpet.
- Bathrooms are lino or tiled.
- All bedrooms are well lit with a variety of lighting options i.e. ceiling and bedside lights.
- All bedding is feather-free.

### **Additional Information**

- If you require any assistance during your stay please contact The Lodge Hotel reception between 07:00 and 23:30, or the night emergency number (Reception) outside these hours – 01485 532896.

- The smoke detectors are situated in bedroom 1, the downstairs hallway, the living room and at the top of the stairs. The detectors signal is a high-pitched tone. The alarm sound pressure has been tested in accordance with BS 5839.
- Specialist equipment is not provided by Norfolk Coast Holiday Cottages, we are happy to make recommendations but regret that we cannot organise this on your behalf.
- Mobile networks are available in Old Hunstanton, although reception can be patchy and you are advised to check that your mobile works in your cottage via your provider.
- Wireless internet access is available at the cottage free of charge.
- The entire cottage is no-smoking

#### **Owner Contact Information**

- Telephone: 01485 532 896
- Email: [info@norfolkcoastholidaycottages.co.uk](mailto:info@norfolkcoastholidaycottages.co.uk)
- Website [www.norfolkcoastholidaycottages.co.uk](http://www.norfolkcoastholidaycottages.co.uk)
- Postal address:  
The Lodge Inn  
Old Hunstanton  
Norfolk  
PE36 6HX
- Grid reference; TF 686422