



Access Statement

At Oaklands Country Lodges we aim to ensure that everyone's stay with us is to the height of their expectations.

Upon arrival all guests will be greeted in person and given a guided tour of the facilities. Along with the keys to their cabin, they will be given a box containing the remotes, which are required back on departure when handing in the keys.

Pre Arrival:

- We have a comprehensive website detailing accommodation including cabin layout and floor plans.
- Bookings/enquiries can be made via email or phone.
- The nearest main village is Hatton which is 2 miles away which accommodates a train station; there are accessible taxis at the station.
- We can provide information in large print.
- A floor plan of all of the cabins is available on request.

Arrival and Car Parking Facilities:

- On arrival, guests will be greeted personally and given a full familiarisation tour of the facilities.
- Outside all three log cabins there is a car parking area with sufficient room for manoeuvring and unloading, assistance with unloading is available on request if required.
- The parking area is level and flat with a tarmac surface leading directly to the wooden access ramps to the entrance of the lodges.
- The entrance to the cabins has a ramp with hand rails on the left and right leading to the lodge veranda.
- The ramp is 120cm wide with the hand rails being 90cm high.

- There is lighting outside all three lodges which automatically come on in the dark.
- There is no covered walkway, however; the decked veranda's which home the Jacuzzi's and BBQ's are all under cover.
- All three lodges are single storey.

Main Entrance:

- The main entrance to all of the lodges is level and leads directly into the open plan kitchen/lounge.
- The main front door of the Waterside Lodge is 90cm wide and the key hole lock is 86cm high (the door is hinged on the right) opening inwards.
- The main front door of Meadow View and Hideaway Lodge is 80 cm with the key hole being 87cm high (the door is hinged on the left) opening outwards.
- The doors can be secured in an open position if required for ease of access.
- There is a tiled floor throughout the kitchen/ lounge area.
- There is good colour contrast between floors, walls and furniture.

Dining Area and Lounge area:

- The dining room is open plan with the lounge and kitchen with plenty of space for wheelchair manoeuvre (4ft turning circle in the lounge and kitchen area in the Waterside Lodge).
- The Waterside lodge has a square dining table. Hideaway and Meadow View Lodge has a rectangular dining table that can be made larger or smaller if required.
- The Lounge area in all of the Lodges has patio doors 160cm wide leading to the decked veranda.
- A floor rug is present in the lounge area for additional comfort but can be removed on request. Furniture can be rearranged if required.
- In Waterside Lodge there is two 2 seater sofas and a chair, in Hideaway Lodge there is one 2 seater sofa and a 3 seater sofa and a chair, in Meadow View Lodge there is a 4 seater L shaped sofa, a 2 seater sofa and 2 chairs. (All sofas and chairs are leather).
- The lounge has a 32" flat screen TV/DVD (Freeview) with surround sound.
- The living area has a full-length mirror.

Self- Catering Kitchen:

- The kitchen is open plan with the dining area and lounge, allowing easy access.
- The flooring is tiled.
- The kitchen worktop, sink and electric hob is 90cm high.
- The sink has a lever operated mixer tap.
- The electric oven has two ovens, the top oven also operates as the grill and the bottom oven is fan assisted. Meadow View has a low level oven and Hideaway and Waterside Lodge has a mid height oven.
- The kitchen has a combination microwave oven.
- The lighting comprises of ceiling lights with additional lighting under the units.
- In the Hideaway Lodge there is a separate base level fridge and freezer
- In Waterside Lodge and Meadow View Lodge there is a 70:30 fridge freezer.

Bedrooms:

- Waterside Lodge has one double bedroom with a four poster bed and en-suite/WC and one spacious twin bedroom with adequate turning space for a wheelchair (4ft turning circle) with an en-suite wet room/WC.
- The beds in the twin room are zip and link so they can be made into a king sized bed (Waterside Lodge).
- In the Waterside Lodge the twin room has a dressing table, which is 80 cm high, and a mirror above which is 90cm high. The double room has a dressing table, which is 80cm high, and a mirror above which is 90cm high.
- The door width in Waterside Lodge is 90cm.
- The Hideaway Lodge has a double bedroom with en-suite wet room/WC, a double bedroom with four-poster bed and a twin bedded room with bathroom/WC.
- Meadow View Lodge has a double bedroom with four poster bed and a en-suite wet room/WC, a double bedroom, a twin bedded room and a twin bedded room with 2'6" beds.
- The door width in Hideaway and Meadow View is 80cm.
- All bedrooms have a 19" flat screen TV (Freeview).
- The master bedrooms have an electric alarm clock.

- All bedrooms are equipped with bedside lights in addition to the main overhead light.
- All bedrooms are fitted with short pile carpet.

Bathroom/WC (En-suite or shared):

- The en-suite bathroom/WC in Waterside Lodge has a 6' double-ended bath with a shower attachment.
- The en-suite bathroom/WC (Jack and Jill) in Hideaway Lodge has a 6' double-ended bath with a shower attachment.
- The bathroom/WC in Meadow View Lodge has a double-ended bath with shower attachment.
- There are bath rail above the taps on the bath.
- The toilet seat height is 39cm high.
- The bath height is 58cm high.
- There is a heated towel rail in all of the bathrooms.
- The flooring is high quality anti-slip flooring.
- There is good colour contrast between floors, walls and furniture.

Wet Room/WC:

- In Waterside lodge the wet room/WC has a hinged safety rail in between the basin and toilet. There is a hand safety rail to the left of the toilet and a towel rail next to the shower seat and a heated towel to the left of the toilet. The shower height to the shower buttons is 120cm high with a safety rail to the left of the shower and a shower seat to the right at 45cm high.
- In Hideaway and Meadow View Lodge the shower height is 120cm to the shower buttons. There is a shower seat at 45cm high with various handrails.
- The shower has thermostatically controlled hot water.
- The toilet seat height is 45cm high.
- There is a heated towel rail in all of the wet rooms.
- The flooring is high quality anti-slip flooring.
- There is good colour contrast between floors, walls and furniture.

Laundry:

- The kitchens all have a standard size washing machine/ dryer, front loading.

Shop:

- There is no shop on site. The nearest shop is in the village of Hatton 2 miles away.

Treatment rooms & Leisure Facilities:

- N/A

Outdoor Facilities:

- Leading directing out of the lodge there is a spacious decking area with a wooden picnic bench.
- There is a brick built barbeque.
- There is a Jacuzzi which is 50cm high that is sunk into the decking.
- There are two large grass lawns for all customers to use.

Additional Information:

- Hatton is a small town situated just 2 miles away. Here; you can find a variety of convenience stores, including a Post Office, Butchers, Take Away's, Café/ restaurants, a Public House, News Agents etc.
- Directions for Hatton: Turn right out the gate, a short distance down the road is a cross roads, turn right. Carry on for about a mile and a half, and then turn right at the main road. When you reach the traffic lights at the next cross roads turn left and you are there.
- There is good mobile reception.
- Pets are only allowed in Hideaway Lodge.
- The cabins are no smoking buildings, however smoking is allowed outside on your decking area.
- Places of interest are listed on our website.
- If for any reason you should feel that you have a complaint, you should; without delay notify the owners. All complaints will be considered

throughout the length of your stay and not accepted after the hiring period is over.

- Terms and Conditions can be viewed on the website and are available in large print.
- There is also many taxi services available in the area, if required; we can make a booking for you.

Medical:

No medical facilities are available on site.

The nearest hospitals are:

Royal Derby Hospital,
Uttoxeter Road,
Derby,
DE22 3NE
Tel: 01332 340131

Queens Hospital,
Belvedere Road,
Burton upon Trent,
Staffordshire,
DE13 0RB
Tel: 01283 566333

Emergency Telephone Numbers:

Doctors

Tutbury Health Centre,
Monk Street,
Tutbury,
Burton upon Trent,
Staffordshire,
DE13 9NA
Tel: 01283 812210

Dentist

The Tutbury Dentil Practice Limited
59 Monk Street
Tutbury
Burton upon Trent
Staffordshire
DE13 9NA
Tel: 01283 813540

Vets

The Scarsdale Veterinary Group
6 Witham Close
Eginton Road
Hilton
DE65 5JR
Tel: 01283 568162 / 01332 345191

Contact Information:

Oaklands Farm,
Mount Pleasant,
Church Broughton,
Derby,
Derbyshire,
DE65 5DE

Tel: 01283 730283

Emergency Telephones: 07751 978428 / 07543 365412

Website: www.oaklandscountrylodges.co.uk

Email: info@oaklandscountrylodges.co.uk

Visit Britain - Fire Risk Assessment

Address of Property Assessed:

Oaklands Country Lodges,
Oaklands Farm,
Mount Pleasant,
Sutton Road,
Church Broughton,
Derbys,
DE65 5DE

Person Undertaking the Assessment:

Mrs Claire Redfern

Position:

Owner

Date of Assessment:

01/07/2010

Step 1 - Identify Fire Hazards and Fire Risks

1.1 Sources of ignition

a) Electrical - wiring and appliances

Fire certificate in place, April 2010

b) Cooking - especially deep-fat frying

All instructions for equipment is in the store cupboard in a folder. The hob cooker is fitted with an extraction hood and should be switched on when required.

c) Smoking

All cabins are non-smoking indoors. But smoking is permitted on the outside verandas and use ashtray provided.

d) Candles

None

e) Heaters and boilers

The heating for the cabins is solely underfloor heating.

f) Open fires

It is a wood burner that meets current fire regulations. There are logs and an ash bin provided.

g) Others

None

1.2 Fuel Present

Logs

h) Elements of structure

The structure is entirely wood construction throughout.

i) Furniture and furnishings

All furniture complies with fire regulations. There is nothing that is deemed to be unusual or give increased fire risk.

j) Domestic Waste

Stainless steel bins are provided in all cabins and are emptied into large refuse bins once full. All bins are kept well away from sources of ignition.

k) Other items - e.g. petrol for lawnmowers, cleaning materials etc

None

1.3 Activities that might cause a fire, including work processes/procedures etc

Cookers/barbecues. There is sufficient fire blankets and extinguishers in the buildings.

Step 2 - Identify Persons at Risk

2.1 Number of guests

The properties vary in size and are suitable to accommodate four to eight people at any time. Children are accommodated and always have to be under adult supervision. We accommodate disabled persons in waterside lodge and this meets disabled regulations throughout.

2.2 Number of staff/employees

None

Step 3 - Evaluate the Risks

3.1 Means of escape

a) Detail the type of property:

Single storey buildings

b) Detail the number of exit doors and where they are:

Only Waterside lodge has one inward opening door and one outward opening door. The other two cabin doors open outwards. They are all easy to open and kept clear at all times. All exit doors are in the main living/dining area.

3.2 The fire alarm and fire detection

c) There are smoke detectors fitted throughout the buildings they are regularly maintained at service intervals.

3.3 Fire fighting equipment

d) Detail what fire extinguishers/blankets are provided and where they are:

Fire blanket provided in the kitchen. Also extinguishers are fitted outside and inside the properties.

3.4 Escape lighting

e) Details areas covered by emergency lighting (if any):

Torch provided in all buildings and located in the store cupboards.

3.5 Evacuation procedure

f) Describe the evacuation procedures

In the event of a fire, all persons must exit buildings and grounds and meet at main entrance.