

Access Statement - Flat 3, Waverley House, Port St Mary

This access statement does not give opinion as to the suitability of Waverley House for those with access needs, but aims to accurately describe the facilities and services that we offer to all our guests.

Background and Introduction

Waverley House is an early Victorian building situated on the corner of Bay View Road and Victoria Road, Port St Mary, overlooking Chapel Beach. The ground floor is occupied by 'Studio 42' art gallery and picture-framing shop, with two flats above it that are accessed via a separate entrance off Bay View Road.

Of these two flats, Flat 3 on the first floor has been refurbished as self-catering tourist accommodation.

Bay View Road contains most of the many shops and facilities available in Port St Mary and the flat is within walking distance of most others (see Facilities Map). Whilst there are no dedicated car parking facilities for the flat, there are two nearby public car parks and limited on-street parking is also available.

Flat 3 sleeps up to three people in a double bed plus a single bed in the bedroom, and a double sofa bed in the sitting room.

We especially welcome motorcyclists and provide some dedicated facilities including helmet racks and storage/drying facilities for clothing and equipment.

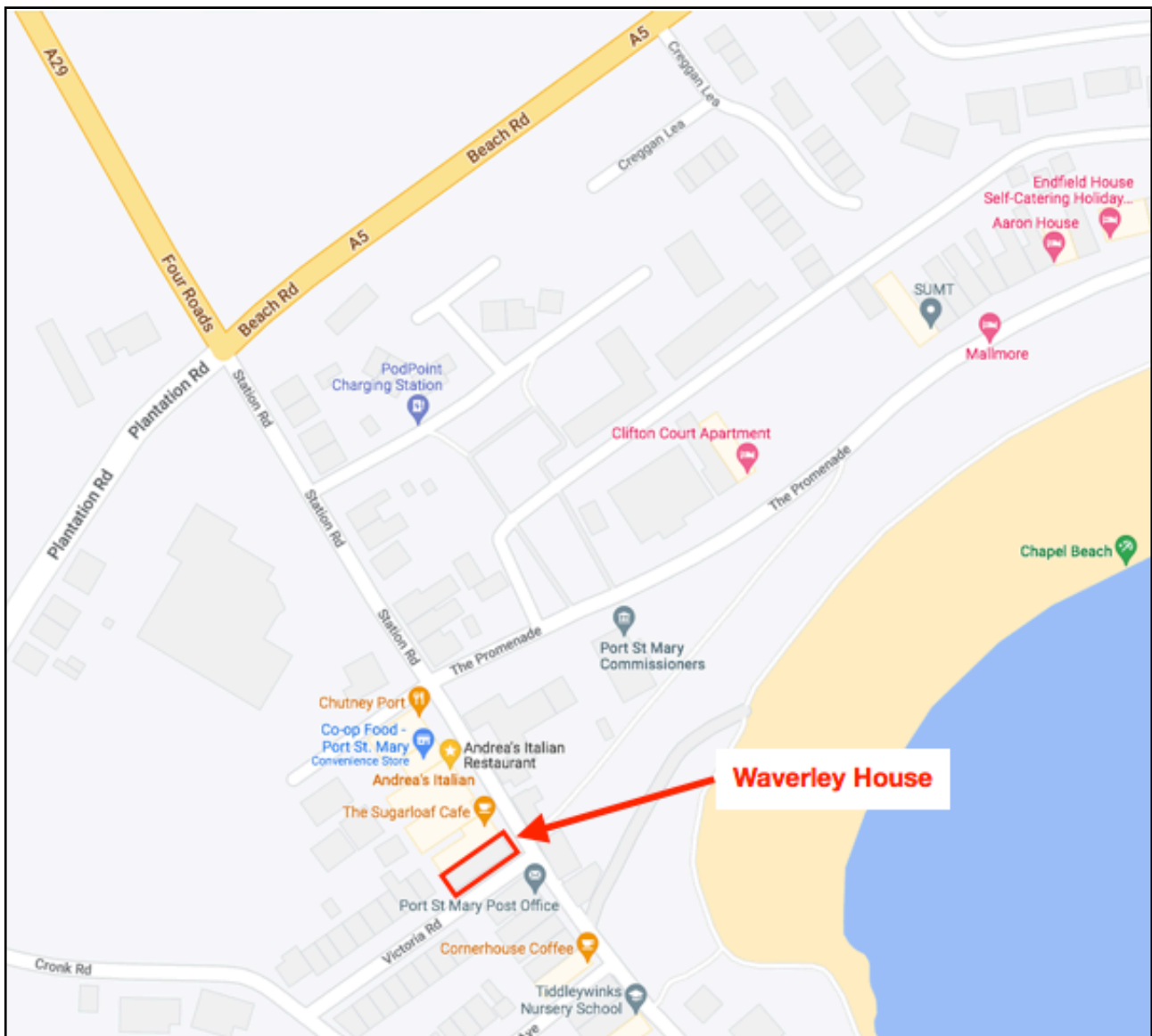
We look forward to welcoming you. If you have any queries please contact us. Full contact details are given at the end.

Pre-Arrival

- Bookings can be made by phone or email (see contact details). It is hoped to provide a dedicated website for information and bookings in the near future.
- Guests are provided with directions and maps in advance of their stay.
- The nearest bus stop is outside the school in Station Road (a continuation of Bay View Road), approximately 80 metres from Waverley House. More information on buses can be found at www.iombusandrail.im. There are bus stops and taxi ranks in close proximity to the air and ferry ports in Douglas, with regular services to Port St Mary.
- Port St Mary railway station is situated further along Station Road, approximately 450 metres away. However, it is quite a long walk, up a hill, to reach the village from the railway station. More information on trains can be found at www.iombusandrail.im. There are no dedicated taxi ranks in Port St Mary but details of taxi and private hire services are provided in the Guest Folder provided in the accommodation.
- For guests without their own transport, lifts from and to the airport or ferry terminal at the beginning and/or end of your stay may be available - please enquire.
- If you require this information, directions or other details in a different format, please email us.

Finding Waverley House, Car Parking and Key Collection

- Flat 3 will normally be available from 4pm on the day of arrival, but sometimes earlier by arrangement.
- For ease of reference, full details to find Waverley House are given at the end.
- The route into Port St Mary from both the air and ferry ports will bring you either along Beach Road (A5) or via Port Erin (A29). Either way, as you enter Port St Mary, you will enter Station Road which develops into Bay View Road after the junction with the Promenade (the bus stop is also situated close to this junction):



- Continue down Bay View Road for approximately 50m from the junction and look to your right. You will see 'Roots at the Bay' cafe and 'Studio 42' on your right, immediately before the junction with Victoria Road, and the recessed, black entrance door to Waverley House is situated between these properties.



- Some parking is available outside Waverley House in Bay View Road and in Victoria Road. Both have parking times controlled by a parking disc (provided on loan to guests).
- These times are: Bay View Road: Mon-Sat, 9am-6pm, 1 hour and no return within 2 hours. Victoria Road: Mon-Sat, 9am-6pm, 2 hours and no return within 2 hours. In both cases, vehicles parked on these roads are visible from Flat 3, and both roads are illuminated by street lights at night.
- There are also two public car parks available nearby. These are off the Promenade, 100m walking distance from Waverley House, and behind St Mary's church, about 150m walking distance down Bay View Road. Both are free and open 24 hours, and detailed on the Facilities Map. The Promenade car park is tarmaced whilst the St Mary's Church car park has an uneven gravel access road.
- Keys to the both main entrance and to Flat 3 are held by Steve and Diane Parkinson at Flat 2, the entrance to which is the second door on the right up Victoria Road:



- On arrival please ring the bell to Flat 2 or telephone: 07624482192 (Steve) or 07624436980 (Diane). They will give you the keys and show you around the building and its facilities.

Entrance to Waverley House

- There is an 8cm high step up to the recessed front door which is 88cm wide and hinged on the right. Keyhole lock height is 150cm and there is a brass handle immediately below it to assist opening and closing.
- The recessed entrance is not independently lit by an outside light but receives limited illumination from street lighting.
- The front door opens into a short, tiled-floor lobby that leads via a doorway 83cm wide to the hallway, carpeted with short-pile carpet that continues up the stairs.
- Lighting for the lobby, hallway and the stairs leading up to Flat 3 is controlled by timed push-button switches positioned at a height of 135cm

Stairs and Landings

- The stairs and landings are well lit with ceiling lights and the intermediate landings have large windows.
- The staircase rises anti-clockwise, via intermediate landings with a continuous bannister and handrail on the inner side only. It has 13 steps (18cm high, 26cm deep and 85cm wide) to an intermediate landing, and then a further 8 steps of the same dimensions to the landing outside Flat 3, before continuing upwards.
- The floor covering throughout is short pile carpet.
- Lighting is controlled by three timed push-button switches positioned at heights between 125 and 146cm, immediately outside the door to Flat 3. These also control the lighting further up the stairs and in the hallway.

Entrance to Flat 3

- The front door to Flat 3 is a solid fire door fitted with an automatic closing device. It affords level access from the landing and is 71cm wide, hinged on the left. The keyhole lock height is 87cm and is fitted with a lever handle on both the inside and outside.
- The entrance is well-lit by the landing light which is on a timed push-button switch.
- The front door opens into a hallway 124cm wide, with all other rooms accessed from it via similar automatic-closing fire doors to the entrance. The hall is carpeted with the same short-pile carpet as the ground floor hall, stairs and landing.
- The Hall lighting is controlled by a rocker switch positioned at a height of 135cm. The circuit breaker switches for the electricity supply are also in the hall and positioned at a height of 205cm. There is a battery operated torch available in the hall for emergency use, additional to the emergency lighting provided on the landings and stairs.

Bathroom

- There is level access into the bathroom from the hall.
- The door opening is 71cm wide and fitted with a small internal bolt.
- The toilet is 42cm high.
- The wash basin is 86cm high.
- The edge of the bath is 57mm from the floor and an internal depth of 42cm at the mid-way point. It is fitted with an over-bath shower, the controls for which are 106cm from the bottom of the bath
- There are lever taps on the washbasin, bath and shower. The toilet flush is button-operated.
- Lighting is via a ceiling light operated by a pull-cord 140cm from the floor.
- The flooring is non-slip vinyl covering.

Bedroom and Sleeping Areas

- There is one bedroom with level access from the hall.
- The door opening is 71cm wide.
- It contains one double bed and one single bed. (There is also a double sofa bed in the living room).
- The height of both the double and single beds from the top of the mattress to the floor is 51cm and the space between them is 78cm. There is clear space of 31cm underneath both beds.
- Lighting is natural daylight via windows and at night, a ceiling light and one-touch-operated bedside lamps.
- The bedroom has short pile carpet and non-feather bedding, and is equipped with a remote-control operated television.

Living Room & Dining Area

- The living room has level access from the hall.
- The door opening to the living room is 71cm wide.
- The room has two double-seat sofas with non-feather cushion seating. One of the sofas converts to a sofa bed.
- There is a television and DVD player, both with remote control.
- There is also a DAB radio.
- Lighting is natural daylight and by night, a ceiling light plus a floor lamp.
- The living room has short pile carpet.
- The dining area is situated in the bay window of the living room.
- The dining table is moveable with legs on each corner, 62cm under-space from the floor to the lowest point of the table and 110cm long by 98cm wide.
- Chairs are all moveable - four with padded seats and without arms.
- The dining area shares common floor covering and lighting with the main living room

Kitchen

- The kitchen has level access from the hall.
- The oven is floor of the oven is 10cm from the kitchen floor with the highest oven rack level at 38cm The door of the oven is hinged on the left and the horizontal handle is 44cm above the floor. The grill is situated immediately above the oven and has a drop-down door 73cm from the floor. The hob is 93m above the floor. All controls are push-and-turn knobs with a separate push-button electric igniter.
- The worktops and sink are 92cm above the floor. The sink is fitted with a mixer tap with separate knurled knob hot and cold controls. The microwave is on the worktop along with a cordless rotating 360° kettle, a toaster, tea and coffee, mugs and a water filter jug.
- The fridge-freezer is stand-alone with highest shelf of the fridge at 144cm and the lowest drawer of the freezer at 34cm.
- There is a standard-size front-loading washing machine/drier.
- Heating for the flat is controlled via the boiler in the kitchen. It has twist-button controls 101cm from the floor.
- There is a breakfast dining area within the kitchen. The kitchen dining table is moveable with legs on each corner, 95m long by 88cm wide and extendable.
- The kitchen dining area chairs are all moveable - three without arms.
- Glasses and crockery can be moved from the wall cupboards to lower cupboards or work surfaces if required. Please request this when booking.
- The kitchen is lit with ceiling spotlights.
- Flooring is vinyl.
- Note that the large kitchen windows are normally kept locked as the ledges are low level (42cm from the floor) and the windows can open fully.

Rear Yard Area

- Waverley House has a communal rear yard which houses the refuse bins for all the flats (collection is on Tuesday mornings). Please let us know if you need assistance with this.
- The recycling bin in the kitchen may be emptied into the green recycling boxes just inside the rear hallway door, from where it will be taken to the recycling centre for you. Again, please let us know if you need assistance with this.
- The yard is accessed from the ground floor hall via the rear door. The door is 71cm wide with a 15cm high step leading up into the rear yard. The keyhole lock height is 87cm and is fitted with a lever handle on both the inside and outside.
- The yard is paved with tiles which can be very slippery when wet.
- A gravel alleyway runs along the rear of Waverley House, accessed from the rear yard via a set of four steps (14cm high, between 23 and 30cm deep and 93cm wide) and a wooden gate secured with an auto gate latch. It is not recommended that guests use this exit as a thoroughfare.

Additional Information

- While we do not normally accept pets at Waverley House, trained assistance dogs are welcome.
- All areas in the building have good colour contrast between floors and walls/doors.
- Heating is provided by gas boiler throughout, with radiators in each room and a heated towel rail in the bathroom.
- The main entrance off Bay View Road has a thumb turn lock, so can be opened without a key from the inside. The door to Flat 3 opens by means of a key, both inside and outside.
- Smoke and heat alarms are fitted throughout the building. There is a fire blanket in the kitchen, a foam fire extinguisher on all floors plus emergency escape lighting and an emergency battery torch. Full details of the fire alarm system and evacuation procedure are available in the Guest Folder and displayed in the flat.
- The property is no smoking throughout.
- Free broadband WiFi is provided through local provider, Manx Telecom.
- Mobile phone reception is variable depending on the service provider. Guests should also check their provider's tariff for both incoming and outgoing calls. If frequent telephone contact outside the island is necessary, it may be cheaper to obtain a pay-as-you-go sim card from a local provider.
- Details of doctor's surgeries, A&E, dentists and other shops and facilities are attached and also provided in the Guest Folder.
- The flat also contains brochures and information on nearby attractions.

In Case of Problems / Queries

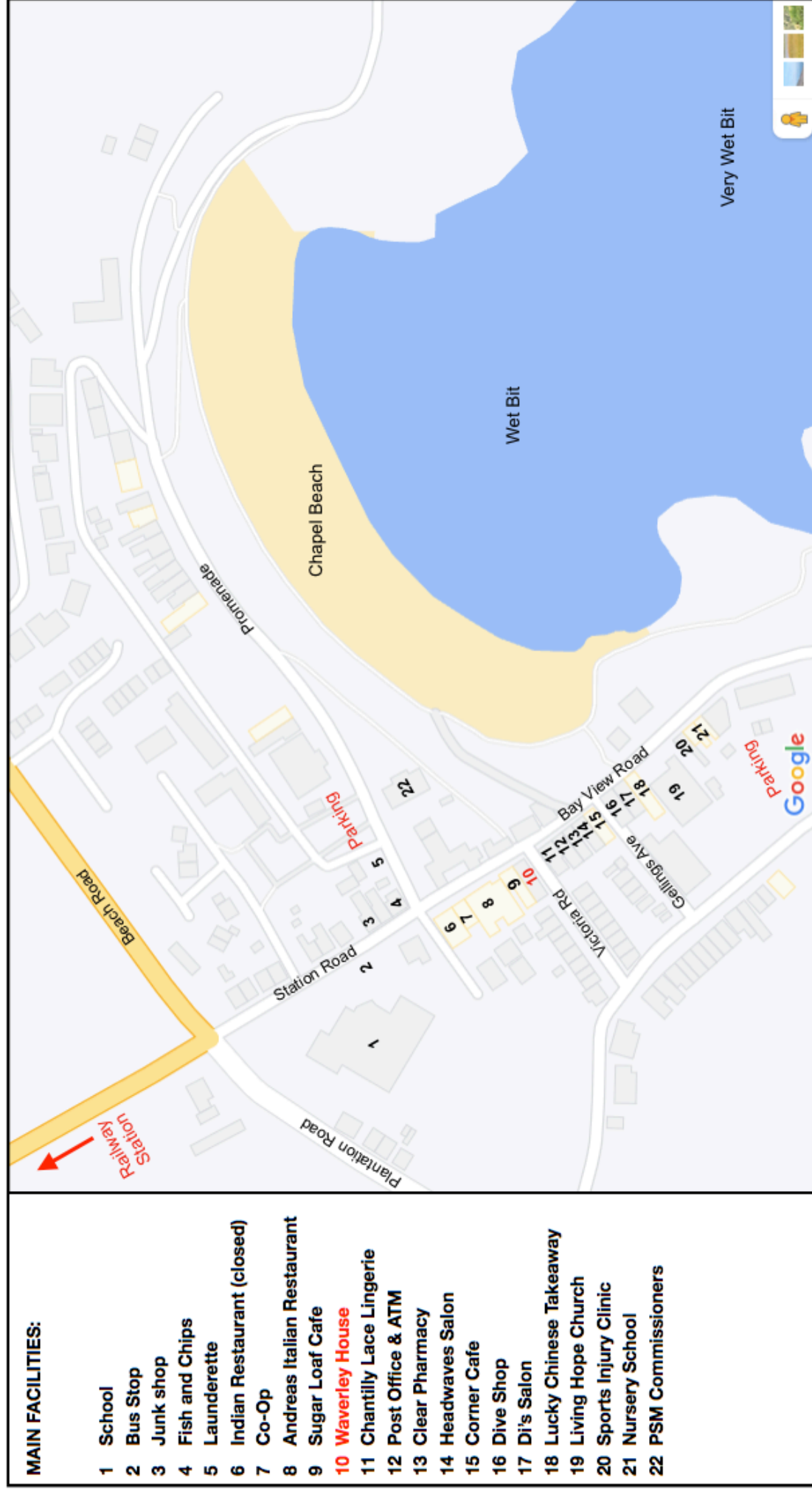
- Steve and Diane in Flat 2 manage the flat on a day-to-day basis. In case of problems such as missing or broken fixtures/fittings or for access issues such as a lost key, please contact them by telephone in the first instance.
- They may also be able to answer questions regarding the local area and facilities but will not be able to routinely make bookings or purchase tickets for you, except in cases of particular need.
- Any questions relating to payment should be directed to the owner, Bob Brunsdon, who may be off-island but can be reached by telephone or email and will respond as soon as possible.

Location and Contact Information:

- **Address:**
Waverley House
Bay View Road
Port St Mary
IM9 5AE
Isle of Man
- **Postcode (SatNav):** IM9 5AE
- **‘What Three Words’ location:** care.vacations.compacted
- **Grid Reference:** SC 20880 68090
- **Lat / Long:** 54.077240 -4.739100
- **Bookings/General Enquiries:** Telephone: 07624436980
- **For Payment:** Email: brunsdon@blueyonder.co.uk
- **On Arrival:** Telephone: 07624482192 (Steve) / 07624436980 (Diane)
- **Emergency Services:** Telephone 999 or 112 (as in the UK)
- **Chemist (Port St Mary):** Clear Pharmacy, Bay View Road. Tel: 01624 832128
- **Chemist (Port Erin):** Lloyds Pharmacy, Church Road. Tel: 01624 833101
- **Chemist (Port Erin):** Clear Pharmacy, Station Road. Tel: 01624 832139
- **Dentist (Port St Mary):** PSM Dental, High Street. Tel 01624 833234
- **Dentist (Out of Hours):** Tel: 07624 373579
- **Doctor (Port Erin):** Castletown Rd. Tel: 01624 686979

Port St Mary

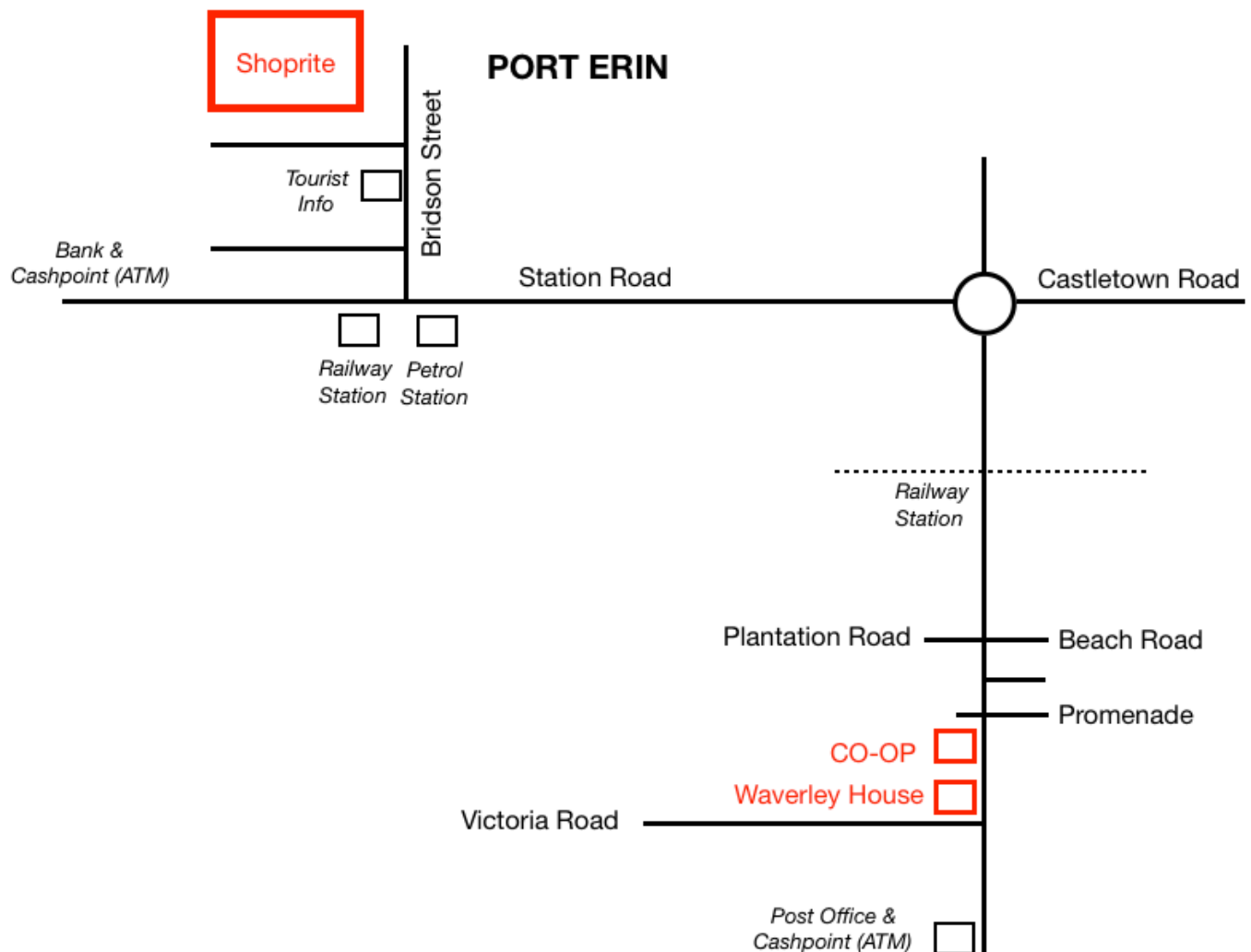
Main Shops and Facilities



Shopping and Supermarkets

Port St Mary has shops for most day-to-day needs. The small Co-Op in Bay View Road is just a few doors down.

A larger Shoprite supermarket can be found in Bridson Street, Port Erin (IM9 6AL):



The nearest petrol station, cashpoints (ATMs) and tourist information are also shown.

See also the Port St Mary facilities map.