

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facility and services that we offer to all our guests/visitors.

Access Statement for Ravenscliffe Lodge Isle of Man

Introduction

Ravenscliffe Lodge is a self-contained, semi-detached, two story house. Originally being the “servant quarters” to the main house “Ravenscliffe” (built 1845) and is considered to be one of the original 10 mansion houses of Douglas. The property has two bedrooms on the first floor.

The property is situated on the rise from Douglas Inner Harbour to Douglas Headland and commands a prime location overlooking the Douglas Harbour Entrance.

Although the ground floor and exterior areas are spacious with no steps and wide doorways, the property DOES NOT lend itself to full time wheel chair users as unfortunately the two bedrooms and the bathrooms are both located on the first floor and there is no lift.

The property is accessed from Fort Anne Road through a stone archway entrance via an electric gate to a sloping tarmac driveway then opens out to a level courtyard with a private level entry single garage for vehicle parking. The floor plan area comprises of:

Ground floor: Level entry access to hallway, kitchen and hallway to lounge overlooking Douglas Bay and harbour.

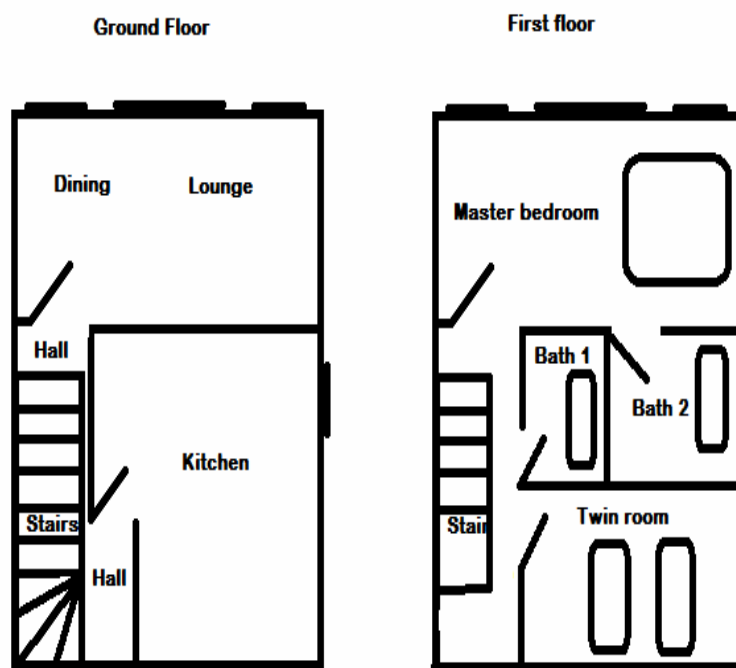
First Floor: Staircase to landing area. Bathroom, Twin Bedroom overlooking courtyard and en-suite Master King-sized bedroom with sitting area overlooking Douglas Bay & Harbour

Outside: Accessible south facing seating area & BBQ facility. Ramped slope to guest rear court yard containing washing/drying Room.

Ravenscliffe Lodge is approximately 0.5 miles to Douglas Inner harbour and 1 mile from Douglas Town Centre.

We look forward to welcoming you. If you have any queries or require an assistance please phone: 07624 493512 or email: quayleelaine@hotmail.com

Floor plan of Ravenscliffe Lodge



Pre-Arrival

- There is full information about Ravenscliffe Lodge on the website at: <http://www.iknow-uk.com/accommodation/2554-ravenscliffe-lodge-douglas.htm>
- You can find our location and directions at: <http://www.iknow-uk.com/accommodation/2554-ravenscliffe-lodge-douglas.htm>
- Bookings and enquiries can be made via email: quayleelaine@hotmail.com or telephone: 07624493512
- The nearest bus stop is at Douglas Bus Station 0.5 miles away
- The nearest shop is 0.6 miles at Tesco Supermarket
- Douglas Sea Terminal and Tourism Welcome Centre is 0.5 miles away
- There are accessible taxis at Douglas Bus Station
- If you require this information in a different format, please contact Elaine Quayle via email: quayleelaine@hotmail.com

Key Collection, Welcome & Parking

- The stone archway entrance is height restricted to 2.5m and accessed through electric gates using an
- electronic key pad or remote located on the right, 1.4m high.
- The access code for the electric gate is provided to guests at least one week prior to their arrival or you can simply press the call button at the gate on arrival.
- The 50m driveway is sloped and becomes steeper towards the top entrance.
- Two remotes for the gate are provided for use during your stay.
- There is a single garage made available for Guests for undercover parking. The garage light switch is located inside on the left, 1.5 m.
- There is also sufficient Visitor parking for one additional vehicle.
- The courtyard area is tarmac and level with sufficient vehicle turning circle for a motor car
- Parking is all on the level
- Parking and single garage is 5 metres with level access to the Lodge front door. No steps or ramps.

Entrance to the Property

- Is located to the right of the main house through double wrought iron gates
- The entrance door to Ravenscliffe Lodge is 78cm wide with level access. The keyhole lock is 95cm high.
- The front door key can be found in a coded key safe mounted on the property wall 1.4m high. Details of the key code will be sent to Guests at least one week in advance of their arrival, otherwise: T: 07624493512
- **Outdoor lighting:** Location of light switches
 1. **Single Garage** – Inside on the left of the entrance
 2. **Porch light above front door.** Inside the entrance door on the right
 3. **To the rear court yard, wash room** - are motion sensitive
 4. **Wash room** – behind the entrance door
 5. **Decking BBQ area** – to the right of the decking
 6. **Front Guest Court Yard** – are automatic time switch
- **Indoor lighting:** The light switches are 130cm high throughout the property

Hall, Stairs, Landings Passageways

- Inside the carpeted hallway is public payphone 100cm high
- Off the hall are two rooms; a spacious kitchen, the large lounge overlooking Douglas Bay and the staircase to the first floor bedrooms
- The staircase has 3 steps to a half landing, then a further 14 steps. Staircase width is 77cm
- There is a battery operated smoke detector on the stairwell ceiling
- Off the landing area are three rooms being the twin bedroom, bathroom and Master bedroom with en-suite

Sitting Room / Lounge with dining area

- Wide accessible doorway 80cm wide
- Large open Lounge and dining area
- Extending Dining table is 160Lx96Wx75H (cm) with 4 moveable standard chairs with removable pads and no arms
- Flooring is fully carpeted
- Furniture is moveable
- Coffee table 50 x 50 x 130
- Two fabric double sofas and one fabric single chair 46cm seating height
- DVD player 30cm high
- 50" colour remote TV with Sky free channels
- A 60cm Hearth with electric bar fire
- Table lamp and floor lamp stand

Kitchen

- wide accessible doorway
- Large accessible floor area
- The worktop height is 92cm with cupboard & drawer units underneath
- 44cm free space between wall cupboards and worktops
- Sink is at work top height
- Microwave on work surface
- Electric oven with drop down door with hob above
- Fridge with freezer compartment
- Kitchen table 160x75x65 (cm) with 6 movable chairs with removable pads and no arms
- Flooring is in light grey "linoleum" and cabinet doors in pinewood effect
- There is a battery operated smoke detector on the kitchen ceiling
- There is a battery operated carbon-monoxide detector located above the Gas boiler
- Time-switch controller for the gas central heating and water is located 60cm & to the left of the boiler unit
- Front loading dishwasher 30cm wide
- Lighting is spotlight bulbs on ceiling.

Bedrooms and Sleeping Areas

Master Bedroom with en-suite

- Door width 77cm
- King size bed (5ft)
- Bed height 63cm floor to top of mattress
- Non feather duvets and pillows provided
- Clearance at end of bed to the back of a sofa 78cm
- Bedside drawers are 77cm high
- Largest free space clear of doors and furniture is 2.2m x 1.10m
- Dressing table 70cm high with stool at 46cm seating height
- Double door hinged opening Wardrobe with coat hanger height of 1.5m
- Wardrobe contains safe-deposit box
- Two x3 seater fabric sofas with seat height 40cm
- Coffee Table 46cm high
- TV is 52" flat-screen with Remote channel changer

Twin Bedroom

- Door width 70cm
- Two single 3ft beds provided
- Bed height 56cm floor to top of mattress
- Non feather duvets with pillows provided
- Clearance at end of bed to wall 78cm
- Bedside tables 70cm high
- There is 80cm of clear space surrounding the beds
- Coffee Table 45cm high
- Wall mounted 23" TV with remote channel changer
- Hinged door Wardrobe with coat hanger height of 1.6m
- Wardrobe contains safe-deposit box

Bathroom, Shower and Toilets

En-suite Bathroom

- Door width 74cm
- Bath with flexible shower mounted over the bath
- Bath side 50cm high
- Toilet seat height 43cm
- Space beside toilet 34cm to left and 130cm to right
- Flooring is tiled with bath mat
- Good colour contrast between floor walls and furniture
- Wash basin set in vanity unit with mains shaving socket

Bathroom

- Door width 67cm
- Bath height 53cm
- Toilet Seat height 53cm
- Space beside toilet 16cm to left & 26cm to right
- Flooring is tiled with bath mat
- Good colour contrast between floor and walls
- Pedestal sink Mirror

Exterior Front Courtyard area (is suitable for wheel chair users)

- Accessed from the front door to a seating area with table & bench chairs
- Floor is concrete
- Short gentle ramp to enclosed decking area
- BBQ

Exterior Side Courtyard area (is not suitable for wheel chair users)

- Ramp to hinged door laundry room. Front loading washing machine and separate tumble dryer
- Drying room
- Concrete flooring