

## Accessibility Report

**Premises: Rivendell, Lhergy Cripperty, Union Mills, Isle of Man. IM4 4NF.**

**Application for registration - from Isle of Man Tourist Board.**

**The property is a two storey cottage (ground and upstairs) dating back to 1850's. The property is located on a step hill and there is no designated parking but parking is generally available opposite the property on the other side of the road.**

### Downstairs Accommodation

It is my opinion that the cottage is unsuitable for assisted or unassisted wheelchair users predominantly due to the number of steps and the size and position of the doorways. In addition, it may prove difficult for those with other walking disabilities. The ceilings are low on the ground floor especially but efforts have been made to ensure that the ceiling lighting is adequate for those with impaired vision.

The porch to the cottage at the front of the property has a small door to enter and then an inner door also with width restrictions there is very little room then at the bottom of the staircase and although the entrance to the front room is wider it would not be possible to turn or manoeuvre a wheelchair through it.

Exiting the front room, the kitchen is four stairs down and although the kitchen and dining area are on one level there is another 2 steps down to the sunroom at the rear of the cottage.

From the sunroom, there is a step out onto the path of the back garden. The main sitting area comprises of raised decking with 7 steps up to this area, a handrail is in place and the steps themselves consist of slate slabs (riven).

### **Upstairs.**

There are 8 deep wooden stairs comprising the staircase to the upper floor, then 2 steps into the front double bedroom from this bedroom There are 5 steep steps from the front bedroom into the shared (Jack and Jill bathroom), a hand rail is in position on the right of the steps. The steps are made of slate. There is no bath but a walk in shower one step up to the shower.

The second bedroom at the back of the property is entered by the same 8 step staircase with another 2 steps down in to that bedroom. The bathroom (shared- Jack and Jill) is on the same level, next to the bedroom so it maybe more amenable to someone with limited mobility.

**Other points of note:** plugs/sockets have not been specifically planned for those with mobility issues and no seating is available in the shower unit.