



## **ACCESS STATEMENT AND FIRE AND SAFETY FOR THE IVY BARN BED AND BREAKFAST**

### **INTRODUCTION**

We aim to try and cater for all the needs of all guests who visit our six bedroom Bed and Breakfast where practicable. The following statement is a summary of our provision and is for guidance only. Dimensions/times etc are all approximate. If you have any questions you wish to ask which are not answered in the statement please do not hesitate to contact us at The Ivy Barn.

### **Pre Arrival**

Ivybridge train station is approximately 30 minutes away by car. Plymouth railway station is approximately 30-40 minutes by car depending upon the traffic.

Brochures and menus can be provided in large print by prior arrangement. The Ivy Barn Bed and Breakfast can be contacted via phone: 44(0) 1752 830484, 07917100521 or email: [theivybarn@gmail.com](mailto:theivybarn@gmail.com)

### **Arrival and Car Parking Facilities**

The Ivy Barn is located between The All Saints Church and The Mildmay Colours Inn.

There is parking at The Ivy Barn and during the busy season we put cones out to reserve a space for our guests.

The car park can accommodate a maximum of 6 cars.

The surface of the carpark is tarmac but there are some pot holes on the entrance to the carpark which is shared with the Mildmay Colours Pub and three residences.

Cars are parked at their owners risk.

Entry and exit to the car park is the responsibility of each car owner and driver.

Please drive slowly in and out of the car park.

The reception is upstairs and guests are asked to leave their luggage in the car until after check in.

The reception is accessible via a stone stair case. There are two set of stairs that guests can choose to go up to the reception. Both have lines painted on the edges to help partially sighted guests. One which goes up by the outside wall to the building with a metal bannister .This has 9 steps and the risers vary between 18 and 22cms. The other stair case has a wooden bannister and the first step has a riser of 9 ½ cms and the rest are 18/18 ½ cms. There is a gate at the top of the garden with a door bell on the left hand side.

There is a short walk via a gate to reception.

There are lights by the outside stairs and reception which are motion sensed and lights outside the bedrooms which are all motion sensed. We can assist guests with their luggage if required.

### **Entrance to Reception and the Breakfast Room**

The front door has one step with 23cms riser.

The reception room has a laminate floor and there is a carpet in the breakfast room.

### **Entrance to the Bedrooms**

The bedrooms are accessed via the car park.

The doors to each of the bedrooms are 81 ½cms wide.

There is a step into Bedroom 1 with a 19 ½cm riser.

There is a step into Bedroom 2 with a 18cm riser.

There is a step onto a patio area outside of Bedroom 3 with a riser of 16cms and a step into Bedroom 3 with a riser of 18cms.

There is a step to a covered entrance to Bedrooms 4 and 5 with a riser of 17cms.

There are two steps into Bedroom 6 with a maximum riser of 13½ cms and there are stairs to the first floor in this room where the bathroom is located.

There is a Lino floor in Room 3 and carpets in the other rooms except the bathrooms which have Lino floors.

There is a shower in bedrooms 2 and 5 and ensuite bath/showers in the other rooms.

There are no grab rails in any of the bathrooms.

The rooms are not suitable for wheel chair access.  
A non slip bath mat is provided in each room.

### **Fire Safety**

We take guests safety very seriously and have carried out a Fire Assessment for the premises. We have a Fire Alarm system that is tested regularly and there are very sensitive smoke detectors in each room. We advise guests not to leave their electronic equipment on charge on the beds and check rooms daily. We have portable Fire Extinguishers outside rooms 1 and 2. There is also emergency lighting on the premises.

### **Other legal requirements**

We hold a PRS licence as there are TVs in all of the guests rooms. PRS pays royalties to its members when their works are: broadcast on TV or radio, performed or played in public, whether live or through a recording, streamed or downloaded.

As all rooms have a TV we hold a Hotel TV licence.

A MPLC licence is required where there is any broadcast via a TV programme or a film is shown in any location outside of the home in a public area. However as we do not have a communal lounge for guests we do not require such a licence.

Both Rik, our Chef and Nicky hold a level 2 Food Safety and Hygiene for catering certificate and our business is registered with the Local Council.