

Access Statement For Bed and Breakfast
Accommodation at
The Watermill Inn

Introduction

The Watermill Inn is a converted bobbin mill made from Lakeland stone located in the quiet backwater two miles east of Windermere. We are positioned along a peaceful side road just off the A591 (Windermere to Kendal road), the river Gowan flows past the Inn.

We aim to cater for the needs of all visitors to our eight bed roomed Inn. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help. All assistance dogs and well-behaved pet dogs are welcome.

Pre-Arrival

- There is a bus stop 250 meters from the Inn (turn right out of the Inn) and there is a frequent bus service, to find times for the 555-bus service please check our notice board in the hallway.
- The main train station is Windermere it is 5 minutes away by car.
- There is a local taxi service that has accessible taxis if required; we can make a booking for you.
- Brochures and menus can be provided in large print by prior arrangement
- We have a website, www.lakelandpub.co.uk
- You can contact us via phone, email, fax or post

The Watermill Inn
Ings, Nr Windermere
Cumbria LA8 9PY
Tel: 01539 821309
Fax: 01539 822309
E-mail: info@lakelandpub.co.uk

Arrival & Car Parking Facilities

- On Arrival to the property there is direct access from the lane outside the Inn, which is accessible 24 hours a day.
- There are 13 parking spaces and the option to park on the lane outside the Inn. Owners are reminded that vehicles left are at the owner's own risk.
- Wood strips mark-parking bays.
- The surface is flat and gravelled, which covers the length of the car park to the perimeters of the beer garden at the front of the Inn, which is flagged to the entrance (please take care when it is wet as it maybe slippery.)
- If you are entering the property from the lane you need to go through a small gate (which is by the building), there is a small step directly after.
- We can assist guests with luggage, please ask if help is needed. There is a residents door at the side of the building from the car park that you may wish to use to bring your luggage to your room as it bypasses the bar areas, when showing you to your room we will show you how to access this if required.
- The Watermill Inn is in the village of Ings, a garage with basics such as newspapers, stamps, etc is a few minutes walk from the accommodation.

Main Entrance

- If you are entering the property from the lane you need to go through a small gate which opens inwards (by the building), there is a small step directly after.
- If you are entering the property from the car park you need to go through the opening between the building and the wall perimeters the beer garden at the front of

the Inn. The surface is flat and flagged to the entrance (please take care when it is wet as it maybe slippy.)

- The pub bars are open from 11.00am to 11pm Monday to Saturday and 11.00am to 10.30pm Sundays. You are able to check in from 2pm for your room key.
- To get to the main entrance hall way you will need to go through two outer doors (the first door is 94cm wide, opening outwards and the second is 84cm, opening inwards.) This area is carpeted.
- The hallway is 150cm wide and roughly 660cm long and slate floored.
- The men's and disabled toilets are located on the left in the entrance hallway and the ladies to the right.
- The main bar is through the door that is straight ahead when in the entrance hall (85cm wide and opens outwards) and the lounge bar is through the door once you have turned right and then left (85cm wide and opens outwards).
- You can check in at either bar, please wait at the bar to be greeted by a member of staff.

Public Areas – Gents WC

- The gent's toilets are situated on the ground floor in the entrance hallway.
- The door is 74cm wide and opens outwards.
- The floor in the hallway is slate and in the toilets and WC cubical is made of quarry tiles.
- There are two urinal bowls that are 60cm high with a width of 36cm.
- The gents WC cubicle is self-contained, the door width is 74 cm wide and opens outwards.
- The toilet is 40cm high.
- The washbasin is situated in the main toilet area and measures 85cm in height.
- The hand drier is wall mounted and is 120cm high.

Public Areas – Disabled WC and Baby Changing Facility

- The disabled WC and baby changing facility are situated on the ground floor in the entrance hallway.
- The door is 80cm wide and opens inwards with a grab rail on the back of the door.
- The floor in the hallway is slate and in the toilets it is made of quarry tiles.
- The toilet is 40cm high.
- There are two grab rails either side of the toilet at a height of 70cm.
- The washbasin is 68cm in height and has clear under space. There is a grab rail both sides of the basin
- The baby-changing unit opens horizontal and is attached to the wall at a height of 96cm.

Public Areas – Ladies WC

- The ladies toilets are situated on the ground floor in the entrance hallway.
- The door is 65cm wide and opens outwards.
- The floor in the hallway is carpeted and in the toilets and WC cubicles is made of quarry tiles.
- There are two cubicles with a door width of 65cm.
- The toilets are 40cm height
- The ladies toilets have a double washbasin that is flat fronted and is on a unit of 87cm high.
- The hand drier is wall-mounted 118cm high.

Public Areas – Main Bar

- The main bar is through the door that is straight ahead from the entrance hall (85cm wide and opens outwards)
- Most of the ground floor is carpeted and on one level. Although the area in front of the main bar is slate

floored.

- There is an emergency fire exit door with a quick release handle this door is 69cm wide with the option to unbolt the other side to make it 139cm wide.
- No background music is played unless it is on a music night; please enquire in advance if you wish to know dates.
- There are 15 tables in this area all different sizes and widths.
- Furniture is flexible and can be removed upon request.
- This area is well lit.
- All dogs are allowed in this area.
- Dog water bowls and biscuits are available on request.

Public Areas – Lounge Bar/ Breakfast Room

- The lounge bar is through the door once you have turned right and then left from the hallway entrance it is 85cm wide and opens outwards.
- The area is all on one level and is carpeted.
- There is an emergency fire exit door with a quick release handle this door is 87cm wide.
- Local radio news and background music is played during breakfast time in this area.
- During pub opening hours no background music is played unless it is on a music night, please enquire in advance if you wish to know dates.
- There are 13 tables in this area all different sizes and widths.
- Furniture is flexible and can be removed upon request.
- This area is well lit
- All assistance dogs are welcome at anytime in this area.
- Pet dogs are only allowed in this area during

breakfast service.

- Dog water bowls and biscuits are available on request.
- All our rooms are on the first and second floor. Access to these is from the lounge area.
- The stairs are 18cm high, 26cm deep and 88cm wide. There are two steps before a quarter landing that you need to turn right on, followed by 11 more steps on the same measurements. At the top of the stairs there is another quarter landing that you need to turn left. There is a door that opens inwards that measures 73cm in width.

Accommodation Public Areas

- Rooms 1,2,3,4,7 and 8 are situated on the 1st floor.
- The landing measures 72cm and its narrowest and 110cm at its widest.
- There are seating areas outside rooms 4 and 7. In this area there is a telephone wall mounted by the door leading downstairs to the lounge area. This telephone is to be used in case of an emergency when the pub is closed, it will contact the night warden, please follow the instruction by the telephone.
- **FIRE EXIT** If you follow to the end of the landing it will lead you to an exit to the car park. At the end of the landing there is a door that opens outwards that measures 82cm in width (when open) and a landing of 206cm in length and a width of 99cm. There are 15 steps that measure 18cm high, 28cm deep and 89cm wide. There is a hallway of 167cm in length and 90cm wide to the outside door that opens outwards and measures cm wide when open-please ensure you have your room key with you when leaving the property as this is your only access when the pub is closed (11pm to 8.30am).

- Rooms 5 and 6 are situated on the 2nd floor, to gain access you need to go up the stairs by the seating area outside room 4. The stairs are 20cm high, 25cm deep and 68cm wide. There are three steps before a quarter landing that you need to turn left on, followed by 8 more steps on the same measurements. At the top of the stairs there is a landing that measures 310cm in length and 137cm wide, there is also seating between the rooms.

Bedrooms

Room 1 (large room, 1st floor) Double/ Twin/ Family

- Access is from the corridor through a door 72cm wide and opens outwards.
- The bedroom is carpeted and the bathroom has a vinyl floor.
- The room consists of a king size bed (55cm high divan), a single bed (55cm high divan) with the option of another single bed (55cm high frame) if required.
- Furniture is moveable if required.
- There is a wall-mounted television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has an upright chair (no arms).
- The door width to the en-suite shower room is 66cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 40cm high.
- The shower cubicle has a step/ledge of 25cm high.
- The washbasin is 85cm high.

Room 2 (large room, 1st floor) Double

- Access is from the corridor through a door 72cm wide and opens outwards.
- The bedroom is carpeted and the bathroom has a vinyl floor.

- The room consists of a double bed (60cm high divan).
- Furniture is moveable if required.
- There is a television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has an upright chair (no arms).
- The door width to the en-suite shower room is 59cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 40cm high.
- The shower cubicle has a step/ledge of 30cm high.
- The washbasin is 86cm high.

Room 3 (1st floor) Single

- Access is from the corridor through a door 71cm wide and opens outwards.
- The bedroom is carpeted and the bathroom has a vinyl floor.
- The room consists of a single bed (57cm high divan).
- Furniture is moveable if required.
- There is a television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has an upright chair (no arms).
- The door width to the en-suite shower room is 58cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 40cm high.
- The shower cubicle has a step/ledge of 25cm high.
- The washbasin is 83cm high.

Room 4 (1st floor) Double

- Access is from the corridor through a door 70cm wide and opens outwards.
- The bedroom is carpeted and the bathroom is tiled.

- The room consists of double (55cm high, frame).
- Furniture is moveable if required.
- There is a wall-mounted television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has a foldable upright chair (no arms).
- The door width to the en-suite shower room is 57cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 44cm high.
- The shower cubicle has a step/ledge of 31cm high.
- The washbasin is 76cm high.

Room 5 (2nd floor Attic room-limited height in certain places) Double/ Twin/ Family

- Access is from the landing through a door 65cm wide and opens outwards.
- The bedroom is carpeted and the bathroom has a vinyl floor.
- The room consists of a double bed (62cm high divan) and a single bed (57cm high divan).
- Furniture is moveable if required.
- There is a wall-mounted television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has an upright chair (no arms).
- The door width to the en-suite shower room is 60cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 40cm high.
- The shower cubicle has a step/ledge of 25cm high.
- The wash basin is 84cm high and on a raised platform of 12cm high, 1 metre at its widest and 57cm at its narrowest.

Room 6 (2nd floor Attic room-limited height in certain places) Double

- Access is from the landing through a door 65cm wide and opens outwards.
- The bedroom is carpeted and the bathroom has a vinyl floor.
- The room consists of a double bed (65cm high divan).
- Furniture is moveable if required.
- There is a wall-mounted television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has an upright chair (no arms).
- The door width to the en-suite shower room is 60cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 45cm high.
- The shower cubicle has a step/ledge of 25cm high.
- The wash basin is 81cm high and on a raised platform of 12cm high, 1 metre at its widest and 61cm at its narrowest.

Room 7 (1st floor with balcony) Double

- Access is from the corridor through a door 74 cm wide and opens outwards.
- The bedroom is carpeted and the bathroom has a vinyl floor.
- The room consists of a double bed (60cm high divan).
- Furniture is moveable if required.
- There is a wall-mounted television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has an upright chair (no arms).
- The door width to the en-suite shower room is 59cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 40cm high.
- The shower cubicle has a step/ledge of 25cm high.
- The washbasin is 82cm high.

- Access to the balcony is from the bedroom through a door 65cm wide and opens outwards with a step that is 10cm high, 30cm in depth and 86cm width. The balcony has two seats and a table; it roughly measures 3 metres in length and 2 metres in width.

Room 8 (1st floor with balcony) Double

- Access is from the corridor through a door 73cm wide and opens outwards.
- The bedroom is carpeted and the bathroom has a vinyl floor.
- The room consists of a double bed (55cm high frame).
- There is a television with remote control.
- Coffee & tea making facilities, a hair dryer and radio alarm are provided.
- The room has two foldable upright chairs (no arms).
- The door width to the en-suite shower room is 58cm and opens inwards.
- The shower room is furnished with fresh towels.
- The toilet is 40cm high.
- The shower cubicle has a step/ledge of 14cm high.
- The washbasin is 84cm high.
- Access to the balcony is from the bedroom through a door 60cm wide and opens outwards. The balcony has two seats and roughly measures 6 metres in length and 1 metre wide.

Grounds and Gardens

- We have a paved area at the front of the building that has 5 picnic tables.
- There is a local park 150 metres walk from the Inn where dogs (and owners!) can get more exercise.
- A printed circular walk is available from the bar.

Additional Information

- All assistance dogs and well behaved pet dogs are welcome.
- Mobile phone reception is generally poor unless you are with vodafone! There is a public phone in the entrance hallway of the Inn.
- We are able to use all doors (inc fire doors) in the need of evacuation, the bell rings continuously if evacuation is needed. If you require more assistance for evacuating please notify us on arrival and we will ensure you are evacuated safely e.g. hearing impairment.
- We are a non smoking building (smoking is allowed in the small garden which has level entry and bins are provided)
- We can put medication/food items in our main fridge on request (not available 24hours).

Future Plans

We have acquired planning permission to create eight new rooms, four providing disabled access in a separate building over the River Gowan behind the Inn (access by a single car bridge and footbridge).

We welcome your feedback to help us continuously improve, if you have any comments please phone 01539 821309 or email info@lakelandpub.co.uk