

## Access Statement for Sunnyvale House.

A large print version of this document is available;  
please ask if you require one.

### Introduction.

Sunnyvale House is located on the West Cliff in Whitby, North Yorkshire. Offering 5 en-suite bedrooms in a Victorian Terraced Bed and Breakfast on a wide sloping road. The house was built in 1863 and is in a conservation area. There are steps up to the building entrance and to all the rooms which are located on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors therefore making access to guests with mobility problems and to wheelchair users difficult. The following is a summary of our provision; if you have any specific questions do not hesitate to contact us.

### Pre Arrival.

- Regional buses will take you to the Bus Station in Station Square, which is approx ½ km from Sunnyvale House. The walk is uphill, parts of which are steep. The nearest bus stop to Sunnyvale House is approx 100m away, on the road-side up the hill and across a road. Local buses run hourly from the Bus Station to the West Cliff in a circular route dropping off at the top of the road and picking up at the bottom of the road. The service changes in the evening. Timetables can be supplied on request.
- The Train Station is located next to the Bus Station in Langbourne Road.
- Taxis are located across the road from both stations; we can provide local taxi numbers or book one for you by prior arrangement.
- We regret that we prefer not to accommodate pets, sight or hearing dogs are welcome.
- Brochures and menus can be provided in large print. We regret we do not have the facilities to provide documents in Braille.
- We are happy to discuss and do our best to provide special diets on request by prior arrangement.
- Our website [www.sunnyvalehouse.co.uk](http://www.sunnyvalehouse.co.uk) provides pictures and details of all our rooms and about the services we offer.
- We can be contacted by telephone, email or text. Please see the contact information section of this document for full details.

### Car Parking and Arrival.

- Please advise us of your arrival time so we can ensure we are here to greet you.
- To ensure your accommodation is ready we ask that guests do not arrive before 3.00pm. Earlier arrival may be possible by arrangement.
- Normanby Terrace is a wide road with on road parking for which we can provide a Parking Scratchcard (Free of Charge) our road can be busy during peak times. It is possible to double park for a short time to unload and check in. A large municipal pay and display car park is located 200m away, 2-3 minutes walk.
- The opposite side of the road to Normanby Terrace is called John Street. Satnav users must use **John Street** as the location finder.
- We always offer assistance with luggage.
- Sunnyvale House can be located by its bright yellow sign. There are black metal railings and a gate surrounding the property with gold tops to them.

## **Main Entrance and Reception.**

- There is a 14cm step off the pavement onto our path made from slightly rough slabs. The seating in the front garden is accessed by a 10cm step.
- The front door is gained by climbing 5 steps that are from 8-18cm high. The railings to your right can be used to help assistance to the door. The steps have a white edging and lighting to make them easier to see.
- There are two doors at the front of the house. The solid black outer door is usually open during daylight hours but will be closed at night and during inclement weather. There is a bell to the left of the door. This door width is 90cm. The half glazed inner door is usually locked; access can be gained by ringing the bell to the left of this door. This door width is 85cm. There is a sunken 2cm drop to a horsehair mat between the doors.

## **Public Areas- General.**

- The main hall is 122cm wide, narrowing to 77cm because of a movable hall table.
- The hall, stairs and dining room are carpeted with a short pile carpet.
- There is a banister on the left hand side of the stairs which is 80cm high.
- The dining room is situated to the left off the main hall. The door being 87cm wide.
- There are no guest rooms or public toilets on the ground floor. All rooms are en-suite and there are no additional public toilets.
- The stairs are immediately in front of you as you stand in the main hall.
- Guests are always greeted, informed of our facilities and shown to their rooms.
- Guests can access their rooms 24 hours a day.
- The house is centrally heated and each room has a thermostatically controlled radiator for guests own comfort.
- A large selection of local information is located on the wall adjacent to the stairs and in folders in each room. Maps of Whitby and the surrounding area available on request.

## **Dining Room.**

- Breakfast is served in the dining room which is light and airy and has thermostatically controlled radiators for the comfort of guests.
- Breakfast is usually served between 8.15-9.15am. Earlier or later breakfast is available by prior arrangement.
- Vegan, gluten free and other specialist diets can be catered for by prior request. There is ample choice on our main menu for vegetarians with new suggestions always welcome.
- Breakfast is self service cereal and fruit bar with drinks and cooked breakfast waitress service. Full waitress service is available.
- Menus are available in large print.
- Furniture is flexible and can be moved on request.
- Circular tables have an under space of 72cm and rectangular tables have 69cm Chairs are faux leather padded and have no arms with the seat being 45cm from the floor.
- Sunnyvale House is strictly non-smoking.
- Background music is not played anywhere in the house.
- There is no public lounge.

## **Laundry and Shop.**

- There is no guest laundry but specific items can be laundered or dried by arrangement with Judith.
- We do not have a shop but do provide a packed lunch service.

## **Leisure Facilities.**

- There are books and games provided on the first floor. Playing cards are in each room. Ironing boards and iron are available on the first floor.

## **Bedrooms**

- We have 5 guest bedrooms. Two double rooms on the first floor. A large family room and a twin room on the second floor and a double attic room on the third floor
- All bedrooms are carpeted with short pile carpet and are en-suite. All en-suites have vinyl on the floor.
- All rooms have radiators that are thermostatically controlled.
- All rooms have TVs with remote controls.
- All rooms have tea and coffee making facilities.
- All rooms have radio alarm clocks.
- All rooms have a selection of toiletries.
- All rooms have hair dryers.
- All beds are usually made with duvets, duvets and pillows are synthetic/cotton mix. Sheets and blankets can be provided if requested before arrival.
- Low energy light bulbs are used where possible. A bright reading lamp is available on request.
- All rooms have a folder containing further information about the house and what facilities are available locally.
- All our bedrooms are non-smoking.

From the ground floor hallway there are 12 steps up to the first landing. The stairway is 80cm wide with 17cm high steps, leading to a permanently lit landing of 180cm width and 175cm length, off which an 80cm passageway leads to room 1 door.

## **Room 1**

- A double room.
- The entrance door is 72cm wide with clearance of 70cm when the door is open.
- This is a double room containing a wardrobe and chest of draws with bedside tables and 1 chair.
- The distance between the end of the bed and the wall is 130cm, between the left side of the bed and the wall is 88cm and the right hand side of the bed is 98cm narrowing in front of the chest of draws to 52cm.
- Lighting consists of a main central light, 2 wall reading lights above the bed and a wall light next to the door. Main and bedside lights can be switched from either side of the bed.

### **En-suite**

- The en-suite is entered via a folding door which is 66cm wide and has an entry width of 57cm when open. It has a 120cm wide x 90cm deep bow fronted shower with an entry step height of 14cm, a WC and pedestal wash basin. The toilet seat is at a height of

43cm and the pedestal basin height is 86cm, minimum distance between the basin and WC is 62cm.

- It has its own window therefore benefiting from natural light. Electric lighting consists of a main central light, a backlit mirror and shower downlights.
- The flooring is non-slip vinyl.

From the first landing there are a further 5 steps of 17cm height x 77cm width leading up to the second landing (main 1<sup>st</sup> floor landing). This landing is 398cm in length opening out from 78cm to 182cm wide, on which are located; Games, Irons, Ironing Boards, and a locked storage cupboard. This landing serves room 2 (see below) and room 2A which is not used for guests.

## **Room 2**

- A double room, (king size)
- The door is 79cm wide with clearance of 77cm when the door is open.
- This is a double room containing a wardrobe, chest of draws, a bedside cabinet and a tub chair.
- The distance between the end of the bed and the wall is 140cm, between the left side of the bed and wall it is 210cm narrowing to 85cm past the wall of the en-suite. The right hand side of the bed is a distance of 60cm to the far wall.
- Lighting consists of a main central light and 2 wall reading lights above the bed. All lights can be switched from either side of the bed.

### **En-suite**

- The en-suite is entered via a folding door that has an entry width of 63cm. Room 2 en-suite is small making entry to it difficult for anyone who needs help with mobility or standing. It has a 120cm wide x 70cm deep shower with an entry step height of 8cm, and in close proximity a vanity style WC and hand basin. The basin height is 80cm and toilet seat height is 42cm.
- Lighting consists of a main central light, an over lit mirror and shower downlights.
- The flooring is of non-slip vinyl.

From the second landing a further 10 steps to the third landing followed by a further 7 steps to the fourth landing (main 2<sup>nd</sup> floor landing), where access to room 3 and 3A is gained. Step heights are 18cm.

## **Room 3**

- A Twin Room
- The door is 79cm wide with clearance of 77cm when the door is open.
- This is a twin bedded room containing 2 full size single beds. Each bed is adjacent to a wall, with a bedside cabinet next to it. There is also a chest of draws and a wardrobe in the room.
- The wardrobe just to the right is in a recess as you enter, past which the entry width narrows to 65cm because of a movable tub chair then widens to 82cm between the end of the bed and the edge of the chest of drawers. The second bed is against the opposite wall with a wide gap between them containing the two bedside cabinets and an ornate original fireplace.
- Lighting consists of a main central light and 2 wall reading lights above the bed. All lights can be switched from either side of the bed.

### **En-suite**

- The en-suite is entered via a folding door that has an entry width of 58cm. Room 3 en-suite is quite small making entry to it difficult for anyone who needs help with mobility or

standing. It has a 120cm wide x 76 deep bow fronted shower with an entry step height of 11cm, opposite is a vanity style WC and hand basin. The basin height is 81cm and toilet seat height is 42cm.

- Lighting consists of a main central light, an over lit mirror and shower downlights.
- The flooring is of non-slip vinyl.

### **Room 3A**

- A Family Room.
- The door is 72cm wide with clearance of 71cm when the door is open.
- This is a large family room. It contains a double bed and two full size single beds. It also has 2 bedside cabinets, 1 large chest of draws, 1 tub chair and a triple wardrobe.
- There is a small entrance way separating the bedroom from the en-suite. It is private to room 3A. It measures 95cm by 115cm. The en-suite being immediately in front of you and the bedroom through the door to your right. It is a large room with wide spaces around furniture apart from between the beds where it narrows to 52cm.
- Lighting consists of a main central light and 4 wall reading lights above the beds. All wall lights can be switched from the respective beds, the main light can be switched from either side of the double bed.

#### **En-suite**

- The en-suite is entered via a conventional door that has an entry width of 61cm. It is a large bright room containing a corner bath, 90cm quadrant shower, 2 wash hand basins and WC. The height of the full size bath is 58cm outside and 40cm inside. The step into the shower tray is 15cm. The toilet seat is 40cm high and the basins are 78cm high.
- It has its own window therefore benefiting from natural light. Electric lighting consists of a main central light, a backlit mirror and downlights above the shower, basins and bath.

From the fourth landing a curved narrow stairway leads to the fifth landing (main 3<sup>rd</sup> floor landing) where access to room 5 is gained. There are 14 steps, with a handrail on the left hand side to assist, the handrail is between 77 and 109cm high, the width of the stairway is 75cm and the step heights are 17cm high. The landing is 120cm deep x 190cm wide.

Room 4 is not currently a letting room.

### **Room 5**

- A double room.
- The door is 65cm wide with clearance of 63cm when the door is open
- This room contains a built in wardrobe, a chest of drawers, two bedside cabinets and a tub chair.
- This is an attic room with a low ceiling. The ceiling slopes down to 123cm in the eaves from a general height of 213cm; standing room at the side of the bed in the eaves is 197cm. The distance between the foot of the bed and the wardrobe is 95cm. The left side of the bed is 110cm from the wall narrowing at the chest of drawers to 60cm. The distance between the right side of the bed and wall is 118cm into the eaves.
- Lighting consists of a main central light and 2 wall reading lights above the bed. All lights can be switched from either side of the bed.

#### **En-suite**

- The en-suite is entered via a conventional door that has an entry width of 58cm. It has an 80cm quadrant shower with an entry step height of 15cm, a WC and pedestal wash basin. The toilet seat is at a height of 47cm and the basin height is 81cm, the minimum distance between the toilet and shower which is 65cm. The ceiling height is the same as the bedroom, sloping into the eaves.

- It has its own window therefore benefiting from natural light. Electric lighting consists of a main central light, a backlit mirror and a shower downlight.
- The flooring is non-slip vinyl.

### **Gardens.**

- There is a small garden at the front of the house which is laid out with flowers and herbs, we are happy for guests to sit out in the seating area. There is a small step up to the seating area. There is ample seating and an ash try for those who choose to smoke.
- **Please note the house is completely non smoking.**

### **Additional information**

- Assistance dogs are welcome by arrangement.
- Mobile phone reception is generally good.
- Free Wi-Fi is available to guests.
- There is a fire extinguisher on each floor.
- We have smoke alarms in each room and throughout the building. A loud fire alarm will sound in the event of a fire. If you think you may need assistance to evacuate or may not hear the alarm please let us know when you check in. Staff fire procedures are in place.
- The building can be evacuated by the front door at the bottom of the guest stairs.
- We are happy to cater for any special diets, please advise us before you arrive.
- We are happy to take delivery of hired equipment. (Please advise us if you will be hiring anything in advance)
- We are completely non- smoking inside the house and porch.
- We can accept small items of food/medication for storage in our fridge by arrangement.
- All our rooms can be viewed by visiting our website. Address given in the contacts section.

### **Attractions**

- There are many attractions close by. Whitby is an historic fishing town. Most of the attractions in Whitby will be easily accessible but it must be remembered that Whitby's historic east side in particular contains many small and narrow streets and small original buildings. Businesses will have done their utmost to make them accessible. Whitby is located on two hills either side of the river Esk. Here is a small sample of things to see and do in the area.
- Whitby Abbey, owned by English Heritage.
- West Cliff beaches are clean and sandy, approached by sloping paths or the cliff lift. The Beach management centre is located at the bottom of the cliff, with café and toilets. Sand buggies and deck chairs can be hired at the lift.
- Captain Cook Museum.
- Pannett Park Museum and Art Gallery.
- Whitby Pavilion and Spa. Including nightly entertainment, café and bar, plus special events.
- North Yorkshire Moors steam railway comes to Whitby and can be easily accessed.
- The North Yorkshire Moors are a short drive away, along with TV locations from Heartbeat.
- River and sea boat trips.

## **Contact information.**

- **Name** Mike and Judith Clarke
- **Address.** Sunnyvale House, 12 Normanby Terrace, Whitby, North Yorkshire, YO21 3ES
- **Tel.** 01947 820389
- **Email.** [sunnyvalehouse@hotmail.co.uk](mailto:sunnyvalehouse@hotmail.co.uk)
- **Website.** [www.sunnyvalehouse.co.uk](http://www.sunnyvalehouse.co.uk)
- **Mobile phone.** For text only 07707444580
- With the exception of Christmas we are open all year round, but do take occasional days off.

## **Useful websites**

- [www.discoveryorkshirecoast.com](http://www.discoveryorkshirecoast.com)
- [www.whitbydag.org.uk](http://www.whitbydag.org.uk)
- [www.yorkshirecoastliner.co.uk](http://www.yorkshirecoastliner.co.uk)
- [www.arrivabus.co.uk](http://www.arrivabus.co.uk)
- [www.nationalrail.co.uk](http://www.nationalrail.co.uk)
- Whitby Mobility. 57 Church St, YO22 4AS. T  
Tel: 01947 825555  
Fax: 07909 963407

Our future plans are to continue to update our beautiful house. We welcome your feed back to help us continuously improve.