

## **Access Statement for The Karema, Skegness**

### **Introduction**

Gary & Pina Cooper, owners of The Karema Guest Accommodation, offer, all year round, both bed & breakfast and a optional evening meal (between April & November). 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.

### **Pre-Arrival**

- Telephone, fax, letter, email and online availability.
- Website accessibility.
- Access statement available in different formats/places.
- Distance to train station, bus depot and taxi rank within 15 minutes easy flat walking distance.
- Town centre and most resort amenities are within 10 minutes of easy flat walking distance.
- Mobility hire shop within 8 minutes easy walking distance.
- Provisions and hire can be pre booked prior to your arrival on request.

### **Arrival & Car Parking Facilities**

- There are 6 car parking bays, 3 being located to the front of the premises and 3 being located to the side of the premises. The 3 to the side of the premises are quite tight and can hinder access to and from the cars, however there is plenty of unrestricted street parking directly outside the premises.

- We are sorry we cannot reserve parking spaces but we can ask other guests to leave a parking bay for guests whose needs are greatest.
- We would be happy to assist any guest with luggage from parking/car park to entrance.
- The car park surface is concrete with marked parking bays with a dropped curb.
- Signage is clear with the entrance to the accommodation being located down the side of the property.
- There is a doorbell situated on the front door within easy reach.
- The surface is smooth and flat to the entrance.
- There is a storm canopy above the front door.
- The property is well lit at night time.
- There is one step into the entrance measuring 14cm high. A temporary ramp is available on request.

### **Main Entrance, Reception & Ticketing Area**

- We do not have a alternative entrance.
- The front door is a single leaf being pvc and is side hung and has open access of 76cm.

- Once through the front door there is a small reception area measuring 230cm x 137cm. There is a coir hair mat at the door entrance then fitted carpet covers the rest of the hallway and stairs.
- There is a reception desk in this area measuring 130cm wide 50cm deep x 680cm high containing registration cards, guest book and information leaflets, this desk is moveable.
- The mains fire panel is wall mounted in this area.
- We do not have restricted opening hours. Guests are issued with a main door key along with their room key. All we ask is that guests show consideration for others during their stay with us, both in the communal areas and within their room.
- The tariff board is sited above the reception desk and is both clear and well lit.
- There is adequate lighting in the hall and on all the stairs.
- We can provide limited assistance to our guests, but we are not able to lift.
- From the reception there is a door leading to a public unisex residents toilet, a further door to the guest lounge and the main corridor.
- The floor is level throughout the entrance, reception and downstairs corridor.
- There is a large glazed window in the corridor viewing into the bar area.
- Carpets being of fitted short pile and all walls being white textured in all halls, stairs and corridors.
- There is a buzzer, located by the dining room door which is located at the end of the downstairs corridor, for any enquires or assistance.
- Music is only provided by way of a radio/stereo in the bar area and can be turned down on request.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- There is a stair lift leading from the downstairs corridor to the 1<sup>st</sup> floor.
- There are 2 stairs to reach this facility the 1<sup>st</sup> step being 20cm high and 25cm deep the 2<sup>nd</sup> being 20cm deep onto a platform measuring 86cm x 86cm. There are 2 grab rails conveniently located. When reaching the 1<sup>st</sup> floor landing there is a further platform at 86cm x 86cm with 1 step onto the landing being 20cm deep, again having 2 grab rails conveniently located.
- Full operational guidance and assistance will be given to any guest needing this facility.
- The premises is on 3 floors, 4 bedrooms being located on the 1<sup>st</sup> floor and a further 4 bedrooms being located on the 2<sup>nd</sup> floor.
- Both hallways being of flat surface with fitted carpet and white textured walls.
- There are lighting to all public areas and remains lit during the night.
- Both staircases to both floors are mirror imaged, there is 1 step 20cm high and 25cm deep followed by a 20cm step then a platform of 86cm x 86cm then at a right angle there are 10 steps all being 20cm high and 25cm deep onto another platform being 86cm x 86cm and 1 further step at a right angle being 20cm deep. The width of both staircases is 90cm although it is noted that the lower staircase reduces to 60cm because of the stair lift. Both staircases having handrails.
- All corridors are between 115cm to 90cm being shaped.
- There is a glazed fire door located on the 1<sup>st</sup> floor landing.

- There is an external fire exit door along this corridor. This is clearly signed in public areas and is documented as part of the fire plan.
- There is a full emergency procedure in place. There is a public telephone located in the reception area.

### **Public Areas - Sitting room, lounges, lobbies etc**

- The Guest Lounge is located on the ground floor and access is gained via reception through a glazed door with access measuring 80cm wide. It is noted that this facility is closed at 11pm.
- There are 3 two seater leather sofas and a further single seated leather chair all matching in design. There is a central coffee table with magazine rack under. There are further nest type tables, all these items are moveable. There is a large guest TV with remote control and fast text. There is a further glazed unit selling novelty type goods.
- The carpet is deep piled and fitted with the walls being white and textured. There are wall lights, ceiling lights and window lights offering flexible lighting to this area.
- The bar is accessed through a sliding glazed door measuring 70cm from the lounge. The bar can also be accessed via the dining room. There is a fixed U shaped seating area and has a further 5 stools and 2 circular tables all 60cm high and moveable. The bar itself is 240cm x 120cm x 110cm high fixed. There is a further free to use water dispenser.
- The carpet is short piled and fitted walls being white and textured.
- Lighting to ceiling, wall lights and bar lights offering flexible lighting to this area.

- The access to the dining room can be gained from either the bar area through a open planed arch 200cm wide or through the dining room door of the downstairs corridor. This is a solid fire door side hung and gives an access of 80cm.
- The dining room has 8 tables 4 of which measure 120cm x 75cm and the other 4 measuring 75cm x75cm. There are 24 chairs (padded seating) and a further child high chair on request. All these items are moveable and can be put together for larger parties.
- Details about the breakfast are given to all guests on arrival and the evening meal menu is taken at breakfast if required, all of which is waiter service.
- Any dietary requirements are catered for on request.
- The whole building is non smoking.
- The carpet is short pile fitted through out, the walls are white and textured.
- There are wall and ceiling lights offering flexibility.
- Terminal for card payments is located in the dining room.

### **Public WCs**

- The public toilet for use of guests is located inside the front door off the reception area. This has a solid door that is side hung and gives access of 60cm. Within the room there is a toilet which is 46cm high and a further small hand basin with hot & cold water.
- Lino is fitted to the floor. Walls being half tiled and the remainder being white and textured. There is a ceiling light which is operated by a pull cord.

## **Bedrooms & Sleeping areas**

- There are no downstairs bedrooms and the rooms on the 1<sup>st</sup> and 2<sup>nd</sup> floor would not be suitable for wheelchair users.
- All of the bedrooms have the following -
- Entrances are level and have unobstructed access of 76cm.
- All bedrooms are full en suite (see details below)
- All rooms have fitted short pile carpets, white textured walls, colour co-ordinated duvets and curtains.
- All bedrooms have wardrobes and bedside cabinets.
- All bedrooms have wall mounted spot lights above the headboard and further ceiling lights for flexibility.
- All bedrooms have a folding chair stored in the wardrobes.
- All bedrooms have remote controlled flat screen LCD TV's with free view and fast text these are either located on a shelf or wall mounted.
- All bedrooms have full tea & coffee making facilities with a assorted beverage tray (all of which are replenished daily)
- All bedrooms are provided with a Guest accommodation literature folder.
- All bedrooms are provided with hand towels, bath towels and liquid soap with shower gels, hand soap, shower cap and a flannel (displayed in en suite).
- All rooms are provided with a hairdryer.
- All rooms have LED radio alarm clocks.
- Fire evacuation procedure is visible in all bedrooms, and is located on the back of the door.
- The fire alarm is audible in all bedrooms and is set at the required decibels.

- Bedroom 1 is a double room with a double divan bed with access to both sides and is located at the top of the 1<sup>st</sup> floor staircase.
- Bedroom 2 is a twin bedded room and has 2 single divan beds both of which have access to one side only and is located at the top of the 1<sup>st</sup> floor staircase.
- Bedroom 3 has both a double divan bed and a single divan bed both which have access to both sides, and is located at the top of the 1<sup>st</sup> floor staircase.
- Bedroom 4 is a family room, the main room having a double divan bed with access to both sides with a door leading off to a single bedroom with a single bed with access to one side. A further make up bed can be made up on request and would have access to one side. The room is located on the 1<sup>st</sup> floor through the fire doors.
- Bedroom 6 is a family room with a double divan bed with access to both sides and a single bed with access to one side a further make up bed can be made up on request and would have access to one side. This room is located on the 2<sup>nd</sup> floor at the top of the staircase.
- Bedroom 7 is a double room with a double divan bed access to both sides. This room is located on the 2<sup>nd</sup> floor at the top of the staircase.
- Bedroom 8 is a double room having a double divan bed with access to both sides. This room is located half way along the corridor on the 2<sup>nd</sup> floor.
- Bedroom 9 is a double room having a double divan bed with access to both sides. This room is located end the end of the corridor on the 2<sup>nd</sup> floor.

## **Ensuites**

- These are located within all the bedrooms.
- All have level entry.
- Access is through either side hung, sliding or bi fold type doors.
- All with lino flooring with a mixture of tiled walls and white textured wall covering.
- All have ceiling lights with pull cords.
- All have 76cm x 76cm shower trays these are raised between 14cm to 18cm. All showers have doors.
- All have toilets that are around 46cm high.
- All have rounded sinks serving hot & cold water.
- All have mirrored cabinets, shelving and bathroom fittings as required.
- All bathrooms have shaver points most with lighting.
- All have presentation baskets housing jars of shampoo. Shower gel, wrapped soap, shower cap and a flannel.

### **Additional Information**

- Evacuation procedures are provided in all rooms.
- We are happy to assist you with hiring of any equipment which would help you're stay. Wheelchair, mobility scooter, etc.
- We offer a strictly no smoking policy within the premises, however we do provide seating areas to the front of the property or a small designated area beyond the trellis at the main entrance with wall mounted ash trays provided.
- We are happy to reduce background noise if requested.

- You are welcome to store any medication or special dietary foods in our fridge providing the box is secure and clearly marked.
- We have a safe for small valuable items and money (further details on request)
- We have a covered secure area for cycles, mobility scooters, etc (charging of mobility scooters is free of charge) further information on request.
- Ironing facilities, baby monitor and travel cot are available and free of charge on request.

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17, Sunningdale Drive, Skegness, Lincs, PE25 1BB

Telephone – 01754764440

Email – [info@karema.co.uk](mailto:info@karema.co.uk)

Website – [www.karema.co.uk](http://www.karema.co.uk)

Emergency Number - 07867755858

### **Contact Telephone and Email Address**

We welcome your feedback to help us continuously improve if you have any comments please phone 01754 764440 or email [info@karema.co.uk](mailto:info@karema.co.uk)

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