



# National Trust Wainman House

## Accessibility Guide

### (November 2023)

Wainman House  
14 North Brink  
Wisbech  
Cambridgeshire  
PE13 1JR

Ref: 011020



## Introduction

Wainman House is a hidden gem in the small market town of Wisbech. Behind its modest Georgian exterior lies an elegant 6-bedroom house where much of its refined neoclassical style remains. Mosaicked floors, wooden panel walls, four-poster beds and period fireplaces run throughout, giving this holiday stay a truly luxurious feel. You'll have your own private terraced garden and access to the flower-rich garden of Peckover House.

## Pre-Arrival

See main web page for booking and location details.

Please contact us prior to booking if you have specific access requirements.

Directions provided with bookings.

## Approach

Wainman House is situated in the heart of Wisbech, follow the signs to Peckover House, North Brink (one-way system.) There may be available parking spaces directly outside the front of the property, but these can be difficult to find as a doctor's surgery is further along the road. There are also private parking facilities at the rear of the property, follow on past Peckover House to the traffic lights, turn right and keep right at the next junction (traffic island) with Chapel road. Stay on Chapel road until you see an archway on your right with grey doors marked National Trust Cottages; this is the entrance to both Wainman House and Coach House Loft.

## Arrival & Parking Facilities

### Chapel Road courtyard entrance:

Once in the archway, a light will come on, you will see key safes (at 1498 mm to the centre of the key pad) situated either side of the locked grey doors for both Wainman House (on the left) with Coach House and Stable Lodge (on the right). Open the grey personnel door (with a step through height of 355 mm) to access the main door lock (padlocked at a height of 1117 mm). The parking for Wainman House is clearly marked by half round sections of timber secured by pegs, these sit proud of the gravel 76 mm. There are 3 allocated spaces (one behind the other) nearest the garden wall in the far corner. Entrance to Wainman House garden and property is through the wooden picket gate on your right. If you do have a larger vehicle i.e van size, there is additional parking in the free public car park, Chapel Road car park, just along the road on the opposite side from this entrance.

### Parking and entering from the front of Wainman House on North Brink:

The front of the property has black iron railings with gate, immediately before Peckover House. 4 york stone steps height at 139mm by 762 depth, leading to a large brown front door (with brass numerals 14) door 1066 mm width and 2133 mm height. The key safes can be found to right of door at a height of 889mm (bottom of key safe)



*Parking and access via North Brink  
- front door entrance, key safe indicated*



*Access from Chapel Road at rear to  
private inner courtyard parking.*

## Getting in (and out) of Wainman House

The Chapel road courtyard vehicular entrance is a tight turn, give plenty of time and space to get in and out as you are entering/exiting a busy road with limited visibility on exiting.



*Within the archway off Chapel Road -  
with rear access keysafe location indicated*



*Inner courtyard - Personnel door and padlock  
(showing step through and padlock fastening)*

## Getting around Wainman House

From the car parking area at the rear of the property, there is a wooden hand gate into the back garden, with a hard surface path that leads you to the back conservatory doors, lock height at 39 mm and door handle height at 70 mm. Double door width fully open is 965 mm, height of 2032 mm.

There is also a basement back door entrance, key height at 90 mm handle height at 90 mm. Door width 914 mm, height 1828 mm (you will pass the stone steps down to the basement door on your way to conservatory door).

The doors in this property range from 533 mm width and 2209 mm height. The light switch heights range from 939 mm to 1447 mm. Some in main communal areas are dimmable lights on a rocker switch – hold down for increased illumination.



*Parking spaces marked by wooden timber edging  
Double entrance doors open in background*



*Wooden gate and hard surface path  
leading from courtyard parking*

## Ground Floor

Entering the conservatory, the light switch on your right is for the outside light. From the conservatory, 3 stone steps rise 165mm depth 266mm, leading onto the dining room and ground floor rear entrance. The light switch for the conservatory can be found on the wall to the left just inside the dining room. Openings from the entrance hall will lead you to the sitting room, kitchen and basement stairs and upper floor staircase.



*Conservatory rear entrance has double doors*



*Conservatory steps up to the dining room entrance doors*

## Dining Room

Entering the large dining room from the conservatory double doors at width of 914 mm (fully open) and 2209 mm height, it has a wood effect laminate floor covering with underfloor heating. The control panel for the heating is on the right of exit doors to conservatory at 1320 mm height. The large mahogany table at 711 mm height seats 12 people, there are 10 chairs and 2 carver chairs at 457 mm seat height with velvet coverings, table is seated on a large rug at 5mm thickness. The large fire place and mantel height at 1524mm houses a coal effect fire (not in use) and two free standing wooden serving tables that open out at heights between 732 - 744 mm, both with table lamps bulb height 508mm. Lighting in the dining room consists of 5 twin sets of wall lights which are controlled by a dimmer switch to the left of the door to the main entrance hall.



Dining room (showing doors to conservatory)



Front (main) Entrance Hall from North Brink



Sitting room - from Entrance Hall

## Sitting Room

A fully carpeted sitting room with a light switch inside the door to right which is on a dimmer switch for recessed ceiling lights (hold down to increase light levels). A large open fireplace, mantel with coal effect fire (not used) small stone hearth and a large bay window overlooking the garden and private seating area. There are three sofas and 2 chairs with seat height ranging between 381 – 444 mm, with scatter cushions. Occasional tables ranging from 711 – 736 mm height. Table lamp seated on table in bay window at 469mm bulb height. The 50inch tv is sat on a wooden cabinet 800mm height 1143mm width and there is a phone and Wifi router also housed in the cabinet.



## Kitchen

The light switch on the right of the door is a dimmer switch for recessed ceiling lights (press and hold for increased light levels). With vinyl flooring this is a spacious fully equipped fitted kitchen. Wooden work surfaces all round at a height of 914 mm. A large electric double oven induction hob range cooker 990 mm width height 914 mm, a white Butler style sink height 863 mm with bridged pillar taps, overlooking the back of property. One built in freezer and two side by side built in fridges (all these are under work surface height) above which is a glazed wall unit housing glassware and crockery. There is also a built-in dishwasher, a microwave, cordless kettle and toaster.



*Kitchen – off main Entrance Hall*



*Basement games room – door to garden*



*Basement cloak room  
(disused external door)*

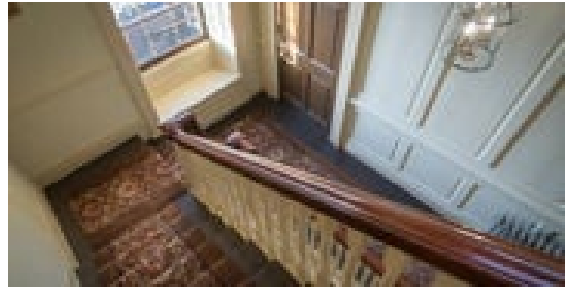
## Basement cloak room, utility and games room

Outside the kitchen door (top of basement stairs) to the left is the light switch for stairs and main hall. Wooden stairs lead down to basement area (4 steps down, 5 at 180 degrees and 4 more down) at 165 mm rise and 215 mm width. Light switch also on right at bottom. Door to left leads to basement cloak room/utility, which has a cleaning cupboard equipped with Hoover, mop and buckets, yard broom and ironing board. Automatic washing machine and condenser dryer located under a work top height at 925 mm. First Aid box, portable radio and electric iron are on the shelf above. Toilet seat height of 444 mm, small basin at 812 mm height with hand motion light mirror at 596 mm above sink. Heated towel rail at 914 mm. Locked caretaker cupboards. There is also an external locked door (not used) leading to steps to the street and front of the property.

Opposite the cloak room, to the left of stairs is the games room, light switch to your left inside the door (this is a dimmer switch for 6 recessed ceiling lights). As a basement area, the ceilings are lower than usual. A low bay window with cill height 762 mm allows views to the private seating area. There is a wall mounted tv at 1803 mm, shelving at 787 mm with midi music system, speakers and a dvd player. A wooden free-standing table (inside use) as well as a large wooden slatted table (outside use) with heights at 698 mm. A small size table tennis and pool table at heights 685 mm and 787mm. Fold-away canvas directors chairs and wooden slatted chairs with seat heights 444 mm.



Wooden stairs to Basement



Carpeted wooden staircase to first & second floors

## Stairs

There are two further staircases in the property, leading to 1<sup>st</sup> and 2<sup>nd</sup> floor bedrooms and bathrooms, with one light switch to the left of front door and two more switches to your right at the top of each staircase.

Staircase to 1<sup>st</sup> floor has 4 steps at 180 degrees, 11 steps to mid-landing, 4 more to main first floor landing leading to 3 bedrooms and 2 bathrooms. Stairs at 139 mm rise and 254 mm depth, the first-floor landing is approx. 1054 mm square.

Staircase to 2<sup>nd</sup> floor has 2 steps to the landing, 11 steps to 2<sup>nd</sup> mid-landing, 3 more to main 2<sup>nd</sup> floor landing leading to 3 bedrooms, 1 bathroom and a shower room. Stairs at 165 mm rise and 254 mm depth, landing size is 960mm by 1090mm approx.

All bedrooms and two of the bathrooms in Wainman House have large original open fireplaces, with mantle heights ranging from 1168 -1652mm. In the front master bedroom, a recessed stone hearth drops 50mm down from the floor height.

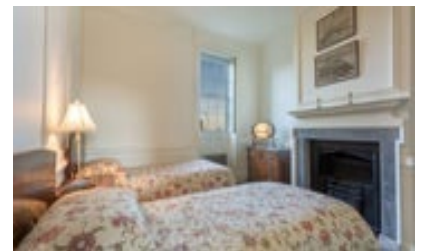
All bed mattress heights are between 660 – 685mm and beds are seated on rugs at thicknesses of 50 –127mm approx. Bedside table heights are between 711 – 774mm, with lamps, bulb heights between 381– 5mm approx.



Front Master bedroom 1 – First floor



Rear Master bedroom 2 - First floor



Twin bedroom - First floor

## **Bedroom 1 (first floor)**

To the front of the property, with a large 5' king size 4-poster bed, this master bedroom has two large sash windows overlooking North Brink with window seat heights at 457mm. Light switch on left as you enter. There are two bed side cabinets, with bedside lamps. A chest of drawers height at 800 mm, with free standing mirror at height from top of drawers at 571mm. Built in wardrobe rail height 1828 mm. One armchair, seat height at 457mm.

There is a light switch on left hand side of door leading to bathroom hallway, there are two steps to front (bathroom door to left) step heights at 152 mm. Directly to your right is a small door width at 558mm height at 1803mm, this door connects into 2<sup>nd</sup> master (rear) bedroom and is adjacent to the door to the second (rear) bathroom.

## **Bedroom 2 (First floor)**

This is the largest of the bedrooms on the first floor and has a 6' super-king size 4-poster bed, two bedside tables with lamps. It has a large bay window overlooking the back garden. A decorative free-standing wash basin stand height at 1016mm, a carver style chair seat height at 431mm, a large double wooden wardrobe rail height from floor at 1701mm and a chest of drawers height at 914mm. Leaving the bedroom by the main door (to staircase landing) there is a light switch on your right. A narrow door at the back of the bedroom leads to the (rear) bathroom. There is a step up to the bathroom hallway at 152mm height, light switch on the left.

## **Bedroom 3 (First floor)**

This room is also at the back of the house, beside the 2<sup>nd</sup> master bedroom. Light switch on your right as you enter, with two single beds (mattress height of 660 mm) a shared bed side table and lamp. There is a small built in wardrobe rail height from floor at 1320mm and a small free-standing table next to wardrobe height at 711mm. A chest of drawers height at 812mm, beside the (disused) fireplace with wooden mirror height from (top of drawers) at 508mm.

## **Bedrooms 4 - 6 (Second floor)**

There are a further three bedrooms on the second floor – two are double beds (4'6" wide) and the largest (front room) has twin 3' single beds (can be a 6' double bed on advanced request). All have divan bases and a mattress height of 660 mm. Each room has wardrobe, chest of drawers with mirror, a chair and two bedside tables with switched lamps.

## **Shower room (Second floor)**

Built in shower with adjustable head height, full glass screen. Smaller hand basin and toilet, heated towel rail. The step into the shower tray is at a height of 76mm.

## **Bathrooms (First and Second floors)**

Light switches are on the outside of all bathrooms beside the doors. All bathrooms have ventilation fans in ceilings. (extractor switches above doors – please do not turn these off.) Two bathrooms on first floor and front bathroom on second floor, all have baths heights at 584 – 596mm, with adjustable shower head facility over baths, glass screens from floor to top heights at 1930 – 1943mm. Chrome lever style mixer taps on baths and hand basins. All basins (heights at 774 – 838mm) have mirrors and lights above with the mirror height from floor to bottom of mirror at 1092 – 1270mm. Toilets have dual flush and are of lever handle mechanism, toilet seat height at 41mm, with soft close lids. Chrome heated towel rails in each bathroom at heights of 914 – 2171mm.



*One of the 3 bathrooms (all similar)*



*The shower room, second floor*

## Garden

The garden is fully enclosed by high walls and accessed either through the house or via the wooden hand gate from the courtyard parking at the rear. It is planted with shrubs, flowers and specimen trees and is managed by the Peckover Gardens team (who may access during your stay to mow the lawn).

The garden is on two levels with steep drops, so children should be supervised. 6 stone steps at tread depths of 139 - 152 mm rise at 139 – 152mm lead from the hard surface path down to the basement door and lower terrace area, where the outdoor garden furniture is accessible.



*Lower terrace area from Basement door  
from  
Path to*



*Steps to lower terrace area  
bedroom window..  
Upper lawned garden  
courtyard parking and further 2 holiday cottages*





# National Trust

Additional Information

## Facilities at all cottages

**The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include**

- Cordless kettle
- Hollowfibre bedding
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

## Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

[Hire or borrow a wheelchair | British Red Cross](#)

## Future Plans to improve Access to National Trust Holiday Accommodation

- We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

## About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk)

Phone: 0800 0232 175

## Access for All at the National Trust

- The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

*Dated: November 2023*