

Property Access Statement

A la Ronde, Summer Lane, Exmouth EX8 5BD

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Introduction



1. A la Ronde is built into a hillside with panoramic views of the Exe Estuary, it has 3 floors – the lower ground floor, upper ground floor and first floor. It has entrances on the upper ground floor – the main entrance to the front of the house and the lower ground floor at the rear. The garden area is small, with a meadow walk which is grass/uneven underfoot. There is a tarmac path on a slope which leads to the rear entrance. Outside seating, on grass, is available in the summer months, along with wooden and metal benches available at all times around the meadow and garden.
2. There is good mobile reception. Visitors needing to make an urgent call to the property whilst on site in case of need can use the property landline 01395 265514 or duty mobile 07738 340 487
3. All assistance dogs are welcome in all areas of the property and house. We welcome all non-assistance dogs on leads to all outside areas.
4. Light levels are fairly low to protect the collection. Rooms are small; there is a narrow spiral staircase to the first floor, and a second steep staircase down. Bags (including rucksacks and large handbags) need to be left in The Barn, lockers are available.

Arrival & Parking Facilities

1. The property is easy to find when approaching from the A376 (Exeter to Exmouth Road), with brown signs to direct visitors into Summer Lane. Approaching from other directions e.g., B3179/B3178 there are no brown signs until you reach the top of Summer Lane, on

Hulham Road. It is easy to 'overshoot' the entrance as the lane is narrow and edged with hedges.

2. There are two hard surface (tarmac) disabled parking spaces adjacent to the entrance gate, once in the car park.



3. The car park is gravelled apart from the two hard surface disabled parking spaces; there is also a grass overflow carpark.
4. The path from the car park to The Barn is hard surface (tarmac).
5. If needed, arrangements can be made for vehicles to drive to the house entrance along the private drive, passenger to alight, and the car be driven to the main car park. Contact the property in advance or call the duty mobile if arriving on the day.

Visitor Reception

1. The building is made of wood, with a lino floor over cement. One wall has glass doors.
2. The entrance is level.
3. The entrance door comprises of 4 bi-folding doors.
4. The entrance door opens manually but is always open. There are 4 bi-folding doors which can be opened with 1, 2, 3, or 4 doors open inwardly.
5. The reception desk is just for the till, and staff will come around the side to talk to all visitors. There is a table and clipboards are used if writing is required.
6. The area is lit by natural light from the open front and side window and one ceiling strip light.
7. Two wooden chairs are available; they don't have armrests.
8. An induction loop is available
9. Wheelchairs are not available to loan.



The Barn

1. The path from the Car Park to the barn building gently slopes with a gradient of 1 in 27, increasing to 1 in 12 from where the path splits to the barn entrance.



2. There is a small cobbled area in front of the barn entrance.



From the exit of the barn towards the house, there are two steps from the building, with a handrail, on to level hard surface.

3. There is an alternative route rather than using these steps - a side gate can give level access around the left end of The Barn (through where the rope is in the picture below). This is an extra distance of 30m.



4. The building is made of cob and brick, with wooden and cement floors.
5. The main door is 840mm width, incorporating a manual opening inwards glass door. Staff are available to assist if needed.



6. There is an inner doorway, with an always open door, 770mm width.
7. The reception desk in The Barn holds the till. Staff can come around the side to talk to visitors. The height of the desk is 910mm.
8. The area is lit with natural daylight from the doors and large window, and spotlights.
9. Chairs are not guaranteed to be available. Staff would assist with supplying a chair if needed.
10. There is an induction loop available in The Barn.
11. There is circulation space of 1200mm between the display stands.
12. From the exit of the welcome building, there are two steps down, with a handrail, on to level hard surface. If level access is required, please let a member of staff know and they will show you the side gate to provide level access.
13. Wheelchairs are not available to loan.



Looking back at the exit from the barn.

The toilets are at the end of this building (to the right of the photo)

WCs

1. There is a partially accessible toilet on the property, at the end of the thatched barn.
2. Access is via a level tiled path with a slight slope of wood covered with wire. (photo below shows access and toilets to front right)



3. The accessible toilet is not officially classed as a disabled toilet but has transfer rails and an alarm cord.
4. There is no Changing Places facility or adult changing table and hoist.
5. The accessible toilet, and the other toilets, have sensor lighting, with very little natural light when the door is closed.
6. All toilets have automatic hand driers and paper towel dispensers
7. Baby changing facilities are available within the accessible toilet area.



Accessible toilet

House

Please refer to website or guidebook for photos of the house

1. The house is 10 metres from the barn exit.



Looking at the house from the barn exit door

2. The surface is hard (tarmac) surface.
3. Access to the building is level, over a rubber mat and coir doormat. The doormats can be removed if required.
4. The entrance door is manual inwards opening, 840mm wide. There is an inner door which is generally open. Staff will assist with opening the door if required.
5. There are rugs of various sizes in all the rooms, with areas of exposed wooden floorboards. The Butlers Pantry (upper ground floor) and Bathroom (first floor) are floorboards only.
6. The Study, which is the second room in the house, has a very thin carpet over the whole surface, the carpet being a photographic copy of the floorboards underneath. It also has very few furnishings so has echoes.
7. The areas are lit with natural light, ceiling or floor/table lamps or gas lights. Light levels are low to protect the collection.
8. Access to the first floor is by staircase only. There are two staircases - one is spiral and the other has steep, narrow treads. Both have handrails.
9. **Main showrooms:** there is access to all main showrooms on the upper ground floor from the Central Octagon. Access routes directly from room to room are limited, with doorway widths from 710mm down to 510mm.
First floor: narrow door from spiral stairs to Bedroom is 580mm. Alternative door is 820mm. Visitors may use the main staircase rather than the spiral stairs if preferred.
10. There is space to turn a wheelchair in all main rooms apart from the Butlers Pantry. All rooms are not spacious and have historic items of furniture which can be delicate.
11. There are seats around the house for visitors to use (generally one in each room).

12. Volunteers are not in every room but there is a volunteer presence throughout the house. There are no WCs in the house, except for emergency use of the staff toilet on the lower ground floor.
13. The guides do not use induction loops, or other communication such as BSL.
14. There is no audio guide. There is a 360 degree virtual tour of the Shell Gallery on touch screen. Access for powered wheelchairs or powered mobility vehicles inside the house is dependent on how busy the house is. Constraints are as for manual wheelchair users. Large 'Tramper' (all terrain) style powered mobility vehicles are not suitable for use in the house as the rooms are too small and delicate for these.
15. Quiet visits can be arranged for those who prefer it at times when there are fewer other visitors or when the property is closed. Please phone the property to discuss requirements.

Catering

1. A 3rd party mobile catering unit is in the car park
2. There is an outside seating area.



3. Picnic tables with seats are available in the Orchard (near the visitor reception building), each with provision for one wheelchair, on grass with a small slope to access.



Garden

1. In addition to the hard surfaces around the house, there is a grassed lawn. Access to this is via either a sloped tarmac path with initially a 1 in 27 gradient for the first 18m before dropping steeply for 4m with the gradient increasing to 1 in 7 or a sloped gravel path with a maximum gradient of 1 in 8, unsuitable for pushchairs or wheelchairs.
2. The Centenary Walk is grassed.
3. The route around the meadow (the Perimeter Walk) is uneven underfoot and is mainly of mown grass over a field. It can be slippery underfoot in wet weather.
4. There are steps from the Ha-ha lawn to the meadow, with a handrail. There is a gate at the bottom of seven steps.
5. There are gates to the meadow and perimeter walk, which are kept open.
6. There are wood and metal seats along the Centenary Walk, the courtyard in front of the house, and the Ha-Ha lawn. Some of these are simple bench seats and others have arms. They do not all have arms.
7. Additional benches available along the Perimeter Walk.

The house and estate

Originally 20 acres, large parts of the estate were sold to maintain family ownership of A la Ronde including the expansive orchards and Mary Parminter's Kitchen Garden. The boundary of the original estate is shown by the dotted line.



Dated: 21st December 2022

Contact details for more information

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