

Flatford (including Bridge Cottage) Access Statement

A small, thatched cottage set in the countryside of the Dedham Vale.

Contact details

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Points to note

- There is variable mobile phone reception across most of the site.
- Assistance dogs are welcome throughout the property. There are water bowls in the courtyard and dry dock areas.
- There is one manual wheelchair and one Trampler available for loan from the shop.
- There is a river alongside the property with a clearly marked bank., this can flood in winter and care should be taken. Next to Flatford Mill is the mill pond, the bank of this has steps leading to the water.
- There is a lake further into the countryside which does not have steep sides

Arrival & Parking Facilities

- From the A12 there is signage indicating the route to Flatford, these are a mixture of brown and standard white signs. These signs do not have the NT oak leaf logo. The main car park, designated disabled car park and the property are clearly signed on arrival.
- The main car park is level tarmac. Leaves can cover much of the area.

- There are 5 designated disabled access spaces in a car park next to the Constable Exhibiton. This is a tarmac surface, on a slight slope. These spaces are the shortest distance from Bridge Cottage.
- If the spaces are full, it is possible to drop off and collect visitors at the designated car park, or nearby buildings.
- Areas of the main car park are designated for coach parking.
- There is an overflow car park just before the main car park. This is a grassed field which is reasonably flat apart from a slope at the entrance. The path to Flatford then follows a grassed sloped path onto a field headland via 2 steps. This area can be muddy.
- The route from the main car park to Flatford is a path down a slope of uneven ground and 18 steps.
- The road is not recommended for pedestrian use as it is narrow with a blind bend and high banked hedges.
- There is a transfer vehicle which can take 3 people between the main car park and Bridge Cottage. This is only accessible for people who can transfer from their wheelchair. Please ask any member of staff. This vehicle is primarily used to transfer coach visitors who have to start their visit at the main car park. Coaches can pre-advise of the need to use the transfer vehicle.
- Two cycle racks are available alongside the Dry Dock area.

Visitor Reception (car park)

- This wooden building is at the end of the car park, the path alongside this is compacted gravel on an incline. The building is designed so that visitors are not required to enter the building, but remain on the pathway. There is a small step to access the veranda area, there is a wide doorway, with doors fastened open to access the building if required.
- The surfacing in this area is mostly wood, with almost full length windows to provide natural light. Fluorescent lighting is used in the winter.
- There is space for a 1500mm diameter turning circle in within the building. Seating is available if required.



Route to the Bridge Cottage

- There is an approximately 1:8 gradient slope from the Visitor Reception building in the car park down 18 steps. This path is for pedestrian use only. There is a wooden handrail to the both sides of the steps. The steps lead you to Tunnel Lane.
- The route from the Visitor Reception to Bridge Cottage is initially compacted stone chippings, the steps are surfaced with stone chippings bonded to the steps and they are of uneven tread.
- Tunnel Lane is tarmac. There is no segregation for vehicles and pedestrians; it is wide enough for vehicles to pass safely enroute to Bridge Cottage.
- The route is lined with trees which can create a shaded area along the path when the sun is out.



Bridge Cottage

- The immediate area in front of Bridge Cottage is only used by pedestrians and is block paved and tarmac. Access to this is from the road, there is a gate with an increased gradient through this.
- Bridge Cottage consists of two rooms on the ground floor open to the public. There are a number of low beams throughout with low doors to enter. The main entrances to the Cottage are level.
- The floor surfaces are tiled. The main entrance leads to an area of tiles that have sunk and broken over the years. Using the alternative door leads on to modern tiles that are level. The lighting is predominantly by LED spots and strip lighting.
- All doorways are narrow and low due to the nature of the building
- Seating is available if required, any chair may be used.
- Large powered mobility vehicles cannot be accommodated due to the size of the doors and internal space. Small lightweight mobility vehicles and powered wheelchairs may access the building using the main door only.
- There are Braille and Large print guides available, please ask a member of staff.



Tea Room

- The restaurant has a paved path to the entrance and has level access.
- The doorway has 2 doors each 800mm each door is usually open to at least 90 degrees and are not power assisted. The doors open outwards. Catering team members can assist if required.
- There is outdoor seating with tables which can accommodate wheelchair users, on a riverside terrace and in the Dry Dock area
- The counter is over 850mm high. Catering team members are available to assist with service and carrying trays.
- The width between the tables is approximately 1000mm.
- Members of visitor groups can sit at tables if queuing is difficult and one member of the group can ask catering staff for assistance.
- The floor and wall surfaces are tile with LED down lighting from the ceiling. The windows are full height, in good weather these are pushed back to a fully open position.



Dry Dock area

- This area is accessed either from the road over a gravelled area or from the tearoom.
- The area is predominantly level accessed over grass or an unmade pathway
- On the far end is a river bank, with a clearly marked bank without barriers



- On the right is the dry dock, this has a steep bank protected by a rope barrier
- Within this area are four picnic benches each accessible for a wheelchair
- There is a pathway to access the tearoom, at its narrowest, this is 800mm wide
- The trees give a dappled shade to most of this area.

Shop

- The shop has a paved path to the entrance and has level access.
- The floor is tiled and the lighting is fluorescent and LED.
- The doorway is 800mm in width, the doors open inwards to 90 degrees and are not power operated.
- The counter is over 800mm high but not full width and can be accessed from the side or staff are able to assist with service and with lifting and carrying goods.
- There is circulation space between the displays of around 1000mm.
- Most of the goods on the central tables are reachable by wheelchair users and children. There is space here to use a powered wheelchair.



Toilets

- The toilets are located next to the Constable Exhibition.
- The toilets are accessed via a paved pathway and tarmac surface with a bonded stone covering.
- There is one accessible toilet with space to turn a wheelchair through 1500mm diameter circle.
- There are no adult changing facilities.
- Next to the accessible toilet is a family toilet with baby changing facilities with level access.
- All the WCs have automatic hand driers, tiled floors and tiled walls, with fluorescent lights.
- There are five steps to the non-designated WC's



Constable Exhibition

- The Constable Exhibition is adjacent to the designated disabled car park
- It is approached via a tarmac surface with a bonded stone covering.
- The door is 800mm wide with level access
- The flooring is tiled with lighting a mixture of fluorescent and LED spotlights.
- There is space for a wheelchair to turn through 180 degrees



The Granary

- The Granary film room is on the way to the Hay Wain view past the Tea Room and shop.
- It is approached via a tarmac surface along the lane and then a brick ramp up to the entrance door.

- The door is wide enough for a while chair, but not a mobility Scooter.
- The space is quite dark to enable the projected film to be seen, so the entrance door is the source of natural light.
- The seating for the film enables a wheelchair view the film easily and turn 180 degrees to navigate your way out of the room.
- The entrance and exit are out of the same door

Interpretation

- The guided tours are a great way to understand more about Flatford. We don't offer sign language tours as standard, but these could be arranged for groups or individuals on special request, with at least 3 weeks notice.

Quiet Space

- Although there is no specifically designated quiet space, there are facilities on site which could be used as a quiet space if needed. Please ask for the duty manager who will be able to assist.

If you require this document in gigantic print, please contact us and we will send a word version to you.

flatfordbridgecottage@nationaltrust.org.uk

Map



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