

Brancaster Activity Centre/Dial House Access Statement

Property address- Dial House, Harbour Way, Brancaster Staithe, PE31 8BW

T: 01485 211215

E: brancaster@nationaltrust.org.uk

Introduction

1. The property is a Grade II listed building converted to residential accommodation for school groups and group accommodation. It is not open to the public. It is situated next to a harbour.
2. Mobile phone reception is patchy, there is a payphone and if staying in the Centre you will be given an on-call number for out-of-hours assistance. The payphone is free if calling the on-call number.
3. Due to the Centre's use by school children only registered assistance dogs are allowed – please contact us if you are bringing an assistance dog on a stay.
4. The building has stairs, small rooms, no stair lift and the self-catering kitchen is on the first floor. The accessible accommodation is in the outdoor room known as Spoonbill and has an accessible bathroom.
5. The harbour is rough ground, public access and subject to tidal flooding. There is an NT toilet on the outside of the Dial House building.

Arrival & Parking Facilities

1. The site is situated just off the A149 coast road on 'Harbour Way'. There is a street sign and also signage immediately outside the building. The building is opposite the sailing club.
2. There is no designated parking for the building; on road parking can be heavily occupied when sailing events are on. There is a drop kerb outside the building near the public toilet.
3. Car parking is a) on road, b) on gravel outside the sailing club, c) on rough ground on the harbour where it is subject to tidal flooding.

WCs

1. The wheelchair accessible accommodation known as Spoonbill has an accessible toilet (**use of resident groups only**). The toilet is in a room measuring 1.4 x 2.5m which also includes a shower with level floor and washbasin. The toilet is left hand transfer.
2. The **public** toilet is a large, unisex toilet but does not have an emergency alarm. The **public** toilet is 2m x 1.3m with a disabled toilet and washbasin. The toilet is right hand transfer. There is a 5cm lip at the door entrance.
3. There is no Changing Places facility.

4. There is natural light to the **resident group's** accessible bathroom as well as bulkhead LED lighting. The **public** toilet also has bulkhead LED lighting but no natural light.
5. There are no hand driers in any of the toilets.

The Building

1. The building is floored with lino-type surface which is smooth.
2. Entrance to group accommodation is via the front door which is 1m wide. This door opens inwards. Access to the front door is via the garden which has a gate just under 1 m wide.
3. Entrance to the school group accommodation is via the front door (as above) or the side door which is 80cm wide and opens outwards. Access to the side door is via a courtyard which has a gate which is just under 1m wide.
4. All doors are manual and we would recommend a pre-visit by residents to assess the practicalities of access and determine assistance required.
5. There is not a reception desk and resident school groups will be met by staff. Public enquirers should telephone 01485 211215 or ring the door bell.
6. Lighting is natural light in most rooms during daylight hours, lighting in the building is LED.
7. Chairs are available in most rooms, there are larger 'comfy' chairs in the snug room upstairs – we recommend a pre-visit to identify any furnishing requirements we may be able to accommodate e.g. moving chairs downstairs.
8. We do not have staff trained in BSL or similar but we are experienced in hosting school groups with hearing-impaired pupils and are happy for signers to accompany visitors. We are familiar with wearing portable induction loops.
9. We do not have any wheelchairs or ability aids to loan. We recommend a pre-visit to residents to identify access for their own equipment, where they will store it and how we can assist.
10. Outside the building there is a paved path to both doors and from the dining room to the accessible accommodation. The side yards are gravelled, the front garden is part to grass, and the front gate is accessible via a small grassed, uneven area.
11. Entrances to the building do not have steps. The rear fire exit from the building for residents of the accessible room has a ramp. This ramp could be used as access if wished. The ramp has a gradient of 1:10. We recommend a pre-visit for residents.
12. The downstairs dining hall is echoey but the other rooms are small enough that sound is not usually an issue – we recommend a pre-visit if you are uncertain.
13. Access to the upper floor is via two staircases which both have handrails. The front staircase has 11 steps 220mm height, 240mm tread, with a handrail on the left as you ascend. The middle staircase turn and have 6 steps, a landing, 3 steps, a landing, and a



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further 5 stairs, height 220mm tread 297mm, with a handrail on the left as you ascend. These stair cases also have different coloured stair edging. There is no stair lift to the upper floor. If required by a resident individual, or group, all activities and dining can be provided on the lower floor. The self-catering kitchen is on the upper floor.

14. The building is small and we recommend a pre-visit to determine hallway accessibility and room accessibility for turning wheelchairs.
15. The building is small for larger powered wheelchairs and is not suitable for large mobility vehicles – please do pre-visit to discuss your requirements.
16. There is seating and benches in the front garden and by the barn. There is no seating on the harbour area but there is a bench near the fishing quay.
17. All dormitory rooms have push timed taps in their en-suite bathrooms. The toilets are mostly 430mm high and basins 770mm.
18. Minimum clearance between furniture in the dormitories is as follows: Turnstone 880mm, Lapwing 780mm, Shelduck 430mm, Bittern 540mm, Oystercatcher 850mm, Avocet 930mm, Redshank 750mm, heron 990mm.

Catering

1. The counter height for the serving hatch for resident groups from the catered kitchen is just under 90 cm. The upstairs self-catering kitchen is not wheelchair accessible, as there is no stair lift. The kitchen surface height is 920mm, and sinks have mixer lever taps.
2. Dining room tables are 770mm high with a clearance under of 700mm. Benches are 483mm. All are moveable.
3. Staff can assist resident visitors with serving and they may remain seated if wished.
4. There is limited circulation space around our usual dining layout for resident groups – we will adjust this at time of pre-visit discussions to accommodate needs. Garden furniture is moveable and can likewise be set out to accommodate needs.
5. There is not usually a printed menu – staff will be happy to read through options.
6. We do not currently stock specialist cutlery and crockery. Please discuss your requirements and where appropriate we will either provide or give provision to use your own.



Contact details for more information

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