

## **Overbeck's Access Statement**

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### **Introduction**

1. Overbeck's is perched on a cliff top high above the Salcombe Estuary. The road and drive to the property are narrow with steep gradients on which there are no pavements. The Property itself is on a steep slope with some terracing in the garden but otherwise access from the car park and around the gardens is via gravelled, sloping pathways with steps.
2. There is reasonable mobile phone reception across the site. In the event of an emergency visitors should phone the main property number.
3. Assistance dogs are welcome throughout the property. There is a water bowl close to the Reception hut which is refilled regularly or can be filled on request.

### **Arrival & Parking Facilities**

1. There is a brown sign in Marlborough on the A381 directing visitors towards Salcombe. Another brown sign at the top of Sandhills Road, Salcombe directs visitors to the coast road leading to Overbeck's via North and South Sands. There is a large sign at the entrance to the property (approximately ½ mile from the car park), with further arrow signs directing them up the hill to the car park.
2. There are three designated spaces for disabled visitors close to the entrance gate to the garden and house. The Reception hut is situated near to the disabled parking. From reception there are 18 steps down onto a gravel path to reach the house, approximately 50m. There is a different route for visitors in wheelchairs, via a pedestrian gate back down the steep slope of the drive, which can be opened by a staff member on request, giving access to a garden path. The surface of the path through the garden is gravel. The path in some areas is very steep with gradients ranging from 1:3 – 1:8.
3. There is a sign showing opening times at the entrance gate, this also gives a phone number for visitors to ring should they require assistance.
4. The surface of the designated parking area is tarmac.
5. It is possible to arrange to drop visitors off if all the designated car park spaces are full.

### **WCs**

1. There is no accessible toilet on the property.
2. The non-accessible WCs on the property are accessed via one step.
3. The non-accessible WCs have fluorescent lighting with anti-glare shades.

## Visitor Reception

1. The Reception building is a small wooden hut, used only by the Visitor Services team. Welcoming visitors, selling tickets and membership, etc takes place outside.
2. There is a table and two chairs available in this area.
3. There is one manual wheelchair but no powered mobility vehicles available for loan.

## House

1. From the Reception hut to the main entrance of the building is 20m. It contains the display rooms, tea-room and shop. There are two steps into the building. There is wheelchair access into the building through a side door, approximately 31m from the main entrance, via a ramp available on request.
2. The surface of the garden path from the main entrance to the side entrance is gravel.
3. The side entrance door is manual opening, 750mm wide and opens outwards. Staff/volunteers are happy to assist with opening the door as required.
4. The house is lit with electric light, but no fluorescent bulbs.
5. The house is on the ground and first floors. The first floor is accessed via an internal staircase with 23 steps with handrail.
6. There is space to turn a wheelchair easily in each of the ground floor rooms.
7. There are seats throughout the house for visitors to use, one with armrests.
8. There is one volunteer or member of staff in the house.
9. The WCs are accessed via the rear of the property.
10. The house is not fitted with an induction loop.
11. There are no restrictions for powered wheelchairs or powered mobility vehicles inside the house, shop and tea-room.

## Catering

1. The tea-room is accessed via the conservatory.
2. The counter height is 1020mm. There is no lower counter level.
3. Staff are happy to assist visitors as required.
4. There are some tables with a circulation space between of around 1200mm.
5. There is no induction loop, no large print menu and no Braille menu, but staff are happy to assist with telling visitors the price of items.
6. There are no large handled cutlery, double handled mugs or straws available.

## Retail

1. The shop is accessed via the house or conservatory.
2. There is circulation space of 1200mm between the display stands.
3. There is no induction loop.
4. Staff are happy to assist customer who cannot reach the display.
5. There are no large print price labels but staff are happy to assist with telling visitors the price of items.

## Garden

1. A map of the site, including the garden, is handed out at Reception, showing which areas of the garden have steps.
2. The gradients of the access path into, and through, the garden range from 1:3 to 1:8.



3. There is limited access avoiding steps to some of the garden.
4. The paths have a gravel surface.
5. There are steps throughout the garden.
6. Some of the steps have handrails.
7. There are gates at the top of the steep steps off the terrace and at the entrance to the Banana Garden.
8. There is no accessible interpretation in the garden.
9. There are numerous seats available throughout the garden.
10. There are no water features.

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