

## Property Name Access Statement

 Standen, West Hoathly Road, East Grinstead, West Sussex, RH19 4NE

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### Introduction

1. The property is located down a long drive and nestles in the Sussex hillside overlooking the medieval Wealden landscape and Weirwood Reservoir. There are brown signs from East Grinstead on all the major roads through and surrounding the Town.
2. There are a variety of walks around the wider estate. Livestock do graze so please ensure dogs are on leads in these areas.
3. There is reasonable mobile phone reception across most of the site.
4. Assistance dogs and other dogs on short leads are welcome throughout the property. There is a water bowl along the side of this building which is refilled regularly or can be filled on request (and in the café courtyard).
5. There are 4 manual wheelchairs available for loan at Visitor Reception and 1 upstairs in the House, these can be booked in advance.
6. The garden and woods are on varying levels with steps and steep paths.

### Arrival & Parking Facilities

1. The main car park surface is gravelled, with no space markers.
2. There are 8 designated spaces for blue badge holders, 4 on a firm surface. These spaces are the shortest distance from the Visitor Reception, House, Café and Shop 30 meters away.
3. The entrance is signed and the main car park is after Visitor Reception down a steep driveway 100 meters of 1:8 gradient.
4. The path from the main car park to the House is fairly steep gradient with a pedestrian gravelled path.
5. There is parking for 2 coaches in the main car park.
6. Drop off point for coaches and accessibility, benches are available for seating whilst waiting.
7. There are set down points, that people can disembark on the flat.
8. There is a place to leave a small number of bikes just before visitor reception on the left hand side of the drive.

9. There are four speed bumps and one speed hump prior to the property gate measuring a maximum of 70mm at their highest points. There are three speed humps on the drive after the property gate measuring 40mm, 55mm and 30mm at their maximum heights. There is alternative parking available at Hill Top Shaw (top of the drive) with only one speed bump measuring a maximum height of 70mm to navigate.

## WCs

1. There are WCs opposite the Shop, including a left-hand transfer accessible WC with space to turn a wheelchair through 1500mm diameter circle. There are no adult changing facilities but baby changing facilities are available up two step. 2 steps up to ladies toilets. The WCs have automatic hand driers, tiled floors and plastered walls surfaces, with fluorescent lights.
2. The accessible toilet is 1.5m x 2.3m
3. There is an Emergency pull cord for use if you need assistance

## Visitor Reception

1. This is a free standing wooden kiosk with 1 step on entry and 2 visitors' chairs. Reception is just after entering the main property prior to driving down the drive to the main car park.
2. There are 4 manual wheelchairs for loan
3. The counter is 90cm high. With a card machine attached to the till.
4. Portable induction loop available.

## House

1. The entrance route is sloped with a gravel surface. There is a pedestrian gravel path to the side.  
Access to the house is through a 25mm deep gravelled courtyard in front of the main door.
2. The entrance to the House is up 1 step. There is a ramp available - level entrance.
3. After entry into the house it is possible to access the ground floor rooms with a wheelchair. Ramps will be placed where needed – ramps into conservatory. The upper floor of the house is not accessible to wheelchair users – illustrated information folder provided.
4. If a visitor can climb the stairs- 16 risers to the landing and then 8 risers, which are wide and carpeted, a chair is provided on the half landing. There is a wheelchair that can be borrowed once on the 1st floor.
5. There is a walking stick for loan on entry to the house as well as baby carriers. Pushchairs are not permitted inside the house. There is a 'buggy' park near the main door into the House (boiler yard with partial cover).
6. Most of the house has rugs over wooden floors with the exception of the Conservatory (ceramic tiles) and kitchen (flagstones).
7. All rooms have at least one chair that may be used by visitors, identifiable by cushions embroidered with 'Please sit here' on them. Fir cones are used on the most vulnerable seats to dissuade people from sitting on them.

8. Most rooms that are open will have a Volunteer Room Guide plus written information in the room
9. There are no visitors' toilets within the house.
10. Information on the house can be offered in various languages, as well as large print and a photographic guide of the upstairs is available for anyone unable to access the upper floor.
11. On request a staff member could accompany a visually impaired visitor on a 'touch' tour.
12. There are a number of wicker garden chairs to use in the Conservatory should visitors want to relax a while.
13. Light levels-low conservation type of lighting

## Catering

1. The café has a paved path to the entrance and has level access (small ramp from main road)
2. The doorway is over 1000mm. Each door opens outwards to 90 degrees and is non-power assisted. Catering team members can assist if required.
3. There is some outdoor seating with tables which are suitable for wheelchair users.
4. The counter is over 850mm high. Catering team members are available to assist with service and carrying trays.
5. The width between the tables is more than 1000mm.
6. There is an induction loop at the counter.
7. Members of visitor groups can sit at tables if queuing is difficult and one member of the group can ask catering staff for assistance.
8. 3 wheelchair tables are provided (not higher but have leg space cut out) – non arm rest chairs throughout café.
9. Menus are hung from a board by the service area, subject to change throughout the day - staff can help.
10. The floor is part laminate/ part carpet tiles with spotlights and 4 table lamps around the edge of seating area. It can get quite dark in the back.
11. The chairs are wooden without a cushioned seat.
12. Wooden ceiling dampens noise

## Retail

1. The shop is accessed via the house or has access from outside via 7 step brick/wooden edged steps and a tiled walkway.
2. Assistance bell located in kitchen courtyard, to attract staff assistance via the side entrance to access the shop
3. The floor is wood and the lighting is spots with fluorescent over the wall displays.
4. There circulation space of 1200mm between the display stands
5. Staff will assist reaching down items to view if they cannot be reached by customers.
6. Staff will assist with advising visitors of price of items.
7. The counter is 90cm high. With a card machine attached to the till.
8. Induction loop is available.

## Second Hand Bookshop

1. There is a second hand bookshop located through the main archway into the courtyard on the right hand side opposite some steps which lead to the plantation.
2. Access is up a stone step via a door on the right.
3. The flooring is brick with bookshelves around the perimeter of the room.
4. There is a table display of books in the centre of the room. Access is possible around the perimeter of the room.

## Garden

1. Standen has a wheelchair & pushchair route map, available from visitor reception.
2. The path from the carpark is fairly steep hoggin, no handrail.
3. **Kitchen garden**  
All entrances/exits are gated, but can be opened to accommodate wheelchair/pushchairs. The lower path is level & would allow an overall view of the kitchen garden. Access to the complete garden is on grass, sloping & in places uneven. There are a number of seats, 2 of which have steps (one with 1 step, another with 3 shallow steps). No handrails.
4. **Croquet Lawn**  
Access via gate & hoggin path at the lower end is flat & allows a route around 2 sides of the lawn. Alternative access is from the top of the garden via a gate & grass path, slightly uneven down to lawn via 20 level stone steps, no handrail. Seating on the lawn, one with 1 step up.
5. **Orchard**  
Entrance via gate, narrow uneven grass path, no seating.
6. **Quarry Garden**  
Lots of uneven, narrow, twisty gravel paths with lots of steps. Its very nature does not make it suitable to wheelchair/pushchair users or any one with mobility issues.
7. **Terrace at back of house**  
Level gravel area, seating, leading to top terrace, a flat gravel path. But access to this area is all via steps 6 or 7 steps, one has a handrail.
8. **Shelter Belt Area**  
Steps, either 10 wooden sleepers or 9 brick shallow with no handrail from the Top Terrace lead to an uneven earth path which comes to the children's play area.

## **Estate**

1. The Picnic area is up a dirt path with a shallow incline. The Picnic area itself is grassed with tables with benches attached.

2. Hollybush Wood has two access routes (circular walk). From Picnic area it is down a dirt track and across a field. This leads to a 1 metre wide boardwalk which has some steep slopes. There are seats in the wood. The boardwalk does not reach the Farm track which leads back into the garden up a steep mud path. Both entrances are gated.

The wood has several streams and a pond that are not fenced.

There is an information board

3. Rockinghill Wood can be accessed from the drive down a set of uneven steps made of dirt or across the field. This field has a kissing gate entrance and steep initial slope. There are several seats around the paths.

The wood itself has mainly dirt paths with a short section of boardwalk 1.2m wide. There are several ponds and a stream running through the wood, which are not fenced.

There is an information board.

4. Dipping Pond. This is accessed by a kissing gate having crossed a field. There is a seat. The dipping platform is roped but the rest of the water is not fenced off.

5. Hill Top Shaw. Access from the bus stop will be up a flight of steps and along a dirt path. From the car park there is a short flat dirt path that leads to the drive.

There is an information board but no seating on this route.

6. There are maps in the Visitor reception that show the routes, but they are not annotated with accessibility notes.

## **Contact details for more information**

T: 01342 323 029

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**25/5/2015**

## **Standen Wheelchair & Pushchair friendly routes**

## Welcome to Standen The premier Arts and Crafts home

Standen was built between 1892 and 1894 for successful London solicitor, James Beale, his wife, Margaret, and their seven children. It is a superb example of the work of architect Philip Webb, lifelong friend of William Morris, and a leading exponent of the Arts and Crafts Movement.

This House provides a perfect illustration of the Movement's emphasis on craftsmanship and traditional materials, with many everyday objects combining both beauty and function.

