

National Trust – The Dial House, Brancaster Staithe Accessibility Guide (March 2021)

The Dial House
Harbour Way
Brancaster Staithe
Norfolk
PE31 8BW



Introduction

The property is a Grade II listed brick and flint building converted to offer group accommodation and is situated next to a small but busy harbour on the west Norfolk coast. Brancaster Staithe is a small, rural village which is popular with sailors and day visitors who help support the local pubs and shellfish outlets along this stretch of coast.

Pre-Arrival

See main webpage for booking and location details
Please contact us prior to booking if you have any specific access requirements
Directions provided with bookings

Mobile phone reception is patchy, there is a payphone within the property. The building has stairs, small rooms, no stair lift and the accommodation including the self-catering kitchen is all on the first floor.

Approach

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 sited opposite the sailing club. 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.

The nearest convenience stores and shops are at Burnham Deepdale approx. 2miles, Burnham Market 4miles and Wells-next-the-Sea which is approx. 8miles.

Arrival & Parking Facilities

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.

Car parking options are a) on road, b) on gravel outside the sailing club, c) on rough ground within the harbour area – please note this area can be subject to tidal flooding.

Outside the building there is a paved path to both doors and the front gate is accessible via a small grassed, uneven area from Harbour Way (tarmac road).



Front gate access to main entrance

Getting in (and out) of the Dial House

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 1m wide.

The keysafe at the front is located to the left of the porch at a height of 1.3m. Front door handle at 750mm height.



Front door (main entrance) key safe location



East courtyard side entrance and keysafe location

There is an alternative side door within the East courtyard (opposite the sailing club) which is 830mm wide and opens outwards. Access to the side door is via a gravel courtyard which has a gate with opening 950mm wide. Keysafe to left of door is at a height of 1.3m.

Getting around inside the Dial House

The building is floored with hard surface lino throughout which is smooth.

Lighting is provided by natural light in most rooms during daylight hours, and electric lighting throughout the building is of a good level and is LED. The light switch heights range from 1.4m to 1.5m throughout the accommodation.

Chairs are available in most rooms, there are larger 'comfy' sofas in the snug room – seat heights range from 400 mm to 660mm.

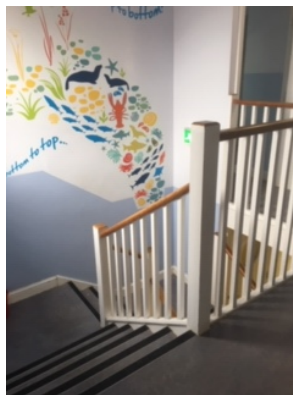
Ground Floor and staircase

Access to the upper floor is via either of two staircases both of which have handrails.

The front entrance staircase is a straight flight with 11 steps at 220mm height, 240mm tread, with a handrail on the left as you ascend.



Front entrance staircase - emergency exit



Rear staircase - emergency exit



The second staircase to the Estate courtyard exit turns 180 degrees comprising 6 steps, a half landing, 3 steps, a landing, and a further 5 steps, height 220mm, tread 297mm, with a handrail on the left as you ascend.

These staircases also have different coloured stair edging to aid visibility.

There is no stair lift to the upper floor and all the accommodation, including the self-catering kitchen and ensuite bedrooms are on the upper floor.

Both these staircases form the emergency exit routes. There are clear floor plans within the property explaining the route and actions to take in the event of an emergency evacuation.

Snug Sitting Room

The snug has comfy seating for around 6 – 8 people, there is a woodburning stove provided with fuel for the first evening. A large tv on the wall within a shelved unit height from 90mm-2m.

Additional seating is limited to the dining chairs, cushioned bench seats or bean bags provided in the main dining room.



Snug sitting room – hard floor surface throughout the accommodation.

Kitchen

The self-catering kitchen on the first floor has worktop surface heights at 920mm and sinks with mixer lever taps.

The oven and combination microwave are built into a vertical housing – oven handles at 1030mm and microwave at 1070mm.

The dishwasher, washing machine and tumble dryer are all located under the work surfaces. An upright fridge and freezer located to one side of the kitchen are both 1.5m tall.

Please note there is an induction hob at this cottage. Guests with pacemakers are advised to check with their doctor to ensure there will be no interference with their pacemaker. Guests with pacemakers are also advised to keep a distance of at least 60cm (2ft) from the hob when cooking



kitchen from dining room with door to stairs on left



Dining room/communal living space

Dining room

Dining room tables are 770mm high with a clearance under of 700mm. Chair seats are 450mm. All are moveable and can be stacked to the sides of the room to give clear space for activities and games.

There is bench fixed bench seating along two sides of the dining room with cushions at a height of 540 - 770 mm. Cupboards beneath this seating can be used for storage during your stay.

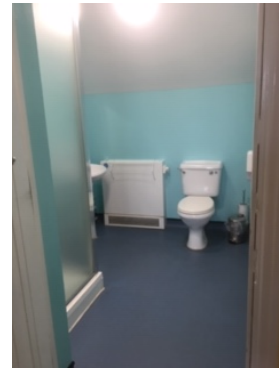
Bedrooms

The beds are all configured as single bunk beds 76mm wide and have an option of one double bed configuration per room, whereby two of the bottom twin beds can be pushed together to form a 6' wide bed (*please note: the wooden ladder to the top bunk will need to be moved slightly to one side to accommodate the double bed configuration*).

Bottom bed mattress height of 550mm and top bunk mattress height of 1470mm.
Minimum clearance between furniture in the dormitories is as follows:
Shelduck 430mm, Oystercatcher 850mm, Avocet 930mm, Redshank 750mm.



Example of one of the dormitory bedrooms



One of the ensuite shower rooms

Shower-rooms

All dormitory bedrooms have their own ensuite shower room.
The door widths to the shower rooms are 80mm, the floor surface is level from each bedroom.
There are push timed taps on all basins.
The toilets are mostly 430mm high and basins 770mm.
The shower cubicles have a tray with step height of 210mm and control valve at 104-114mm.
Shower head heights are adjustable.
There is also one additional wc with hand basin located outside the bedrooms at the top of the stairs (next to Shelduck bedroom).

Garden

The front garden area is paved leading onto gravel. Enclosed by a brick wall of approx. 1m height which has two hand gates, providing a secure outside space. Ample seating with picnic benches is provided for the number of guests.



Front courtyard garden area with picnic benches

Additional Information

Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include:

- Cordless kettle
- Hollowfibre bedding
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<http://www.redcross.org.uk/standard.asp?id=89425>

Future Plans to improve Access to National Trust Holiday Accommodation

- We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: cottages@nationaltrust.org.uk

Phone: 0344 8002070

Access for All at the National Trust

- The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

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