

Access Statement – Elm Tree Farm, Lea

Introduction

Elm Tree Farm is a historic, stone built, cottage and converted barns situated at the edge of the village of Lea, 4 miles SE of Matlock. The building is long and narrow running steadily uphill from north to south. Internally there are 14 steps spread along the building which make it intrinsically difficult for those who require the use of a wheelchair indoors. However, during the recent renovations, we have improved the facilities in many ways that increase accessibility for those able to negotiate some steps.

The property has 5 double bedrooms, two of them on the ground floor. The two ground floor rooms have double or king size beds. The upstairs rooms all have double beds with an additional single bed, single futon or folding bed in each room. There is a sixth double bed in the Parlour, also on the ground floor.

We look forward to welcoming you. If you have any queries or require any

assistance please phone 07969 685 103 or email
hilary@elmtreefarmlea.co.uk.

Pre-Arrival

- For directions by road, please refer to our website www.elmtreefarm.co.uk.
- The nearest railway station is Cromford 3.5 miles away, from which a taxi costs about £6.50 with Dee Jay Taxis of Cromford 01629 822072.
- Buses run hourly during the day between Matlock and Cromford railway stations and Crich (for Alfreton & Ripley) - Your Bus services 140 & 141 - see www.derbybus.info. These buses stop at Lea Common End from which it is a 600m walk eastwards steadily uphill to Elm Tree Farm.
- The lanes around the property are mostly sloping with, at best, a pavement on one side, though traffic is limited to 30mph. Visibility is limited at the junction of Sledgegate Lane and Main Road, where the private drive leads up to Elm Tree Farm and adjacent cottages, so care is advised. A grit and salt container is located adjacent to the telephone box for use in frosty conditions.
- Shopping can be ordered in advance from Sainsbury's in Matlock or Tesco in Alfreton.

Key Collection, Welcome and Car Parking

- The keys will normally be given to guests when they are welcomed by one of the family or housekeepers upon arrival. Timing can be pre-arranged by phone/text. Should an immediate meeting not be practical, the key can be collected from a push button secure key box, the location and code for which will be given upon booking. A familiarisation tour of the property will be given as soon as possible and appliance instruction manuals are provided.
- The shared drive up to the buildings is fairly steep. At the junction with Main Road, it splits into two arms to avoid a former stand for milk churns which drivers should take care not to reverse over. The field inside the main gate and adjacent to the house is well drained and firm giving plenty of parking and turning space.
- Cars can also be parked immediately outside the doors on the western side of the building within the firm grassy courtyard between the two buildings. Since there is alternative access for fire engines via the farm track east of the property, it is OK to leave cars parked in the courtyard for the duration of your stay.
- The field is semi-lit by a lamp-post below and the entire courtyard is lit by motion sensor lights on timers.

Entrance to Property

- The front door is the third door up the slope on western side, marked by a flower pot and is well-lit. There is a 1700 mm (67") wide path of limestone chippings between the grass and the door.
- The front door opening is 890mm (35") wide. There are two stone steps 165mm (6.5") and 130mm (4.5") without a handrail. Unfortunately level access to the property is not practicable. (Less able visitors may prefer to use the next (fourth) door up the slope, which is 1030 mm (40 ") wide and similarly stepped, but leads directly into the kitchen and adjacent utility and bathroom on the same level.)

Halls, Stairs, Landings, Passageways

- Inside the front door is a spacious Entrance Hall which is well lit with two roof windows and a 6 arm light fitting.
- The floor in the entrance hall, and throughout the ground floor of the property, is of beige-coloured stone-style porcelain tiles. The walls here are of natural sandstone and paintwork is light greyish-green.
- The southern staircase leads from the entrance hall up to one bedroom (The Hayloft) and the minstrel's gallery only. It is of modern design

with 13 steps with a quarter turn at the bottom. The steps are 200mm (8") high and the tread is 150mm (10") deep. The staircase is 790mm (31") wide and there is a metal handrail on both sides.

- The northern staircase provides access to two bedrooms, The Apple Loft and The Cruck Room. It is also of modern design with 12 steps with a quarter turn at the bottom and a square landing one step below the top. The steps are 200mm (8") high and the tread is 270mm (10.5") deep. The staircase is 680mm (27") wide and has a wooden handrail on the right hand side, going up.
- Passageways are 1000 - 1350mm (39 - 53") wide, painted white, well-lit with flush ceiling lights, but run north-south so are stepped throughout.

Sitting Room/Lounge

- The sitting room is separated from the entrance hall by a set of two 190mm (7") steps and a further set of three 150mm (6") steps internally, without handrails. However, it can be accessed from the outside door with only one step 200mm (8") high.
- The only internal doorway between the sitting room and entrance hall is 760mm (30") wide and the outside door is 890mm (35") wide.
- The lounge has 4 two to four seat sofas with armrests and a pouffe in a semi-circle around the TV area. There is plenty of circulation space and the furniture can be moved. There is a low, heavy coffee table with two smaller tables nested beneath it and a card table with folding top. All cushions have non-feather fillings.
- The TV is a recent model with subtitles, audio description and 20W stereo sound. There are USB and SD card sockets.
- The lounge has very good natural lighting with two windows & four roof windows. There is a 12 light central chandelier and a standard lamp.
- The tiled floor has one small rug which can be removed if necessary.

Dining Room

- The dining area is integral with the lounge on the same level. The main table is supported beneath its centre and is 1830mm (72") X 760mm (30"). There is free space around it. The clear height beneath is 730mm (29").
- There are 4 upright solid wooden dining chairs without arms and a wooden bench seat.
- The second table, with legs at each corner, is 760mm (30") extendible to 1520mm (60") X 900mm (36"). The clear height beneath is 720mm (28.5").

- There are a further 4 upright dining chairs without arms but with a wipe-clean padded seat.
- The tables can be pushed together to form a single large dining table and supplementary chairs or stools are spread throughout the house.

Kitchen

- The kitchen is accessed from the entrance hall through a door 760mm (30") wide and up two steps both 180mm (7") high. It is situated within the same large room as the lounge and dining area but at a lower level.
- Three steps 145mm (5.7") high lead up to the dining area.
- The kitchen can be accessed directly from outside on the western side of the house through a door 1030mm (40") wide with two stone steps 130mm (5") and 180mm (7") high.
- It is also possible to enter the kitchen through a door 890mm (35") wide from the farm track to the east of the barn, where there is a step of 75mm (3") up followed by 120mm (4.5") down.
- The cooker is a standard freestanding model with the main oven below (with a side opening door) and a combined top oven and grill above (with a drop down door). The height of the hob is 900mm (35.5").
- The small microwave oven stands on top of the oak worktop at a height of 900mm (35.5").
- There is a small larder fridge built in below the worktop and a free-standing freezer also below worktop height. There is an additional tall free-standing larder fridge. The highest shelf in the latter is at 1470mm (58") while the salad drawer is at 200mm (8").
- There is space for a table and chairs in the kitchen and these can be provided upon request.
- There are no wall cupboards and most of the crockery is stored in a cupboard and drawers below worktop height. The highest shelf in the kitchen is at 1800mm (71") but we are happy relocate all items to a lower level if required.
- A large cupboard is available for storage of guests' food with shelves at a variety of heights.
- The sink tap is a single mixer lever tap.
- The electric kettle is of the cordless type which revolves 360 degrees.
- The kitchen enjoys excellent natural daylight from a window, 2 partly glazed doors and 2 skylights. There is a 12-light chandelier and two pendant lights.
- The floor surface is stone-style porcelain tiles and the walls are mostly of stone painted white.
- There is level access between the kitchen and the utility area (with a standard sized washing machine and separate tumble dryer) and the southern bathroom with WC , basin and shower.

Bedrooms and Sleeping Areas

- Elm Tree Farm has 5 conventional bedrooms of which two are on the ground floor. There is a sixth room, also on the ground floor, the Parlour, which can be used as a bedroom. The doors can be locked but this then requires others to walk outside when going between their bedrooms and the main living area.
- All bedding is non-allergenic with polyester pillows covered with anti-allergy pillow protectors and polyester duvets, with cotton or poly-cotton sheets and duvet covers.
- All bedrooms are well lit both by natural light and by central chandelier light fittings (except the Byre) and bedside touch lamps.
- In ground floor bedrooms, the floor is beige stone-style porcelain tiles, the walls natural sandstone or white plaster, external doors grey-green and internal doors are white with black handles.
- The bedroom furniture or floor rugs can be moved or taken away if necessary.

The Dairy

- This ground floor bedroom is accessed from the Sitting room/Lounge through a doorway 840mm (33") wide and up three steps each 170mm (6.5") high. There is no handrail. The room can also be accessed directly from outside by a door 880mm (34.5") wide with a single step 150mm (6") high. Please note that this doorway is only 1570mm (62") high.
- There is a king size bed with 550mm (22") space on each side. The height is 530mm (21") to the top of the mattress and there is 180mm (11") of clear space beneath.
- There is insufficient space for a carer to sleep in the same room, but they could sleep on the sofa or a put-you-up bed in the adjacent sitting room - but there are no blinds on the roof lights.
- The wardrobe has a fixed hanging rail 1450mm (57") high and several shelves. There are small chests of drawers each side of the bed and a further small cupboard.

The Byre

- This ground floor bedroom is accessed from the corridor north of the entrance hall, where there are two steps. It can also be accessed directly from outside through a door 840mm (33") wide with a step 150mm (6") high.
- The double bed has 610mm (24") space each side of it. It is 500mm (20") to the top of the mattress and there is 280mm (11") of clear space beneath.
- This is the smallest of the bedrooms in the property and there is no suitable space either within or adjacent to the room for a carer to sleep.

- The wardrobe has a fixed hanging rail 1500mm (59") high. The room also has a chest of drawers, a bedside chest and a small set of shelves.

The Parlour

- This ground floor room is most easily accessed through the cottage door at the northern end of the building. This is 700mm (27.5") wide with two steps 100mm (4") and 130mm (5") high. After a distance of about 5 metres, a further step 170mm (7") up leads into the Parlour.
- The double bed in the Parlour has a firm orthopaedic mattress with a memory foam topper which can be removed if preferred. There is at least 760mm (30") of space around the bed.
- The mattress height is 610mm (24") with the topper and 560mm (22") without. The clear space under the bed is 250mm (9.5") high.
- The room has good natural light from two large windows and is lit by a 6 arm central ceiling light.
- There is a small wardrobe with fixed hanging rail 1650mm (65") high, a large chest of drawers with mirror and a high back armchair.
- This room forms the link between the main living areas of the barns and the bedrooms on the first floor of the farm cottage, the Apple Loft & the Cruck Room. The two doors can be locked for privacy, but guests staying in these two bedrooms then have to walk outside to get from the kitchen and lounge to the cottage door and up the northern staircase.
- One advantage of the Parlour is that it is closer to a bathroom than any other bedroom with only a single 170mm (7") step and a 5m walk to the northern bathroom, with WC, bath and shower.

- The three upstairs bedrooms, the Apple Loft, the Cruck Room and the Hayloft are all intrinsically less accessible than the ground floor bedrooms. Furthermore, there are no bathrooms or WCs on the first floor.
- In all upstairs bedrooms, the floor is natural oak, the walls natural sandstone or white plaster and internal doors white with black handles.
- All have good natural daylight and multi-arm chandelier light fittings.

The Apple Loft - accessed by northern staircase

- This bedroom has a double and a standard single bed both with mattresses at a height of 530mm (21"), but the low ceiling makes access to the far side of the double bed less easy for tall people.
- There is hanging space with the rail fixed at a height of 1300mm (51"), a small chest of drawers and a mirror fixed to the wall.

The Cruck Room - accessed by northern staircase

- This large bedroom has a king sized bed with mattress at a height of 490mm (19"). There is ample space for the supplied portable folding bed to be used in this room.
- There is a double wardrobe with the rail fixed at a height of 1600mm (63"), chest of drawers with mirror and bedside chest.

The Hayloft - accessed by southern staircase

- Access to the Hayloft is not easy for those with mobility issues because there are two steps each 255mm (10") deep coming down from the doorway, without a handrail.
- The room has a double bed with the mattress 560mm (22") high. There is also a futon chair which can be converted into a single bed.
- The single wardrobe has a fixed rail at a height of 1600 mm (63") and there is a chest of drawers with a mirror and a pair of bedside tables.

Bathrooms, Shower-rooms and Toilets

- There are two bathrooms, both ground floor, but neither has level access with any of the bedrooms.

Southern Bathroom

- A doorway from the utility area of the kitchen 740mm (29") wide leads in to this shower room which is on the same level as the kitchen.
- The shower cubicle has a 100mm (4") lip and the shower has an easily rotated control switch at chest height.
- The WC is 400mm (16") high and does not have grab rails.
- The washbasin is 860mm (34") high with a pedestal. It has a single lever mixer tap and pop-up waste.
- There is a window, central ceiling light and wall light by the mirror and basin.
- The porcelain floor tiles are beige stone-style and the walls, door and towels are white. We are happy to supply contrasting towels upon request.

Northern Bathroom

- Access to this bathroom is level from the foot of the northern staircase but one step of 170mm (7") down from the Parlour.
- The doorway is 730mm (29") wide.
- The shower and its cubicle, the WC and the washbasin are identical to those of the southern bathroom. The decor is also the same.

- The bath is 570mm (22") high and 600mm (23.5") wide with a central handle on each side.
- There are no other handles or grab rails.
- The room is well lit with a window, two 3-arm ceiling lights and a small wall light by the mirror.

Garden

- The garden has been deliberately kept largely natural so that the building blends into its rural surroundings and adjacent field.
- It consists of a gently sloping area of somewhat stony mown grass about 200 sq.m. in area. It is bordered and crossed by a path of limestone chippings edged by random pieces of sandstone that are almost level with the grass, and which cars may be run over.
- The garden area is partly enclosed by a dry stone retaining wall and can be fully enclosed by gates.
- There is a 4 seater teak garden seat plus a teak table with 8 matching folding chairs. These can be left outside or moved to the shelter of an open-sided barn if desired.

Additional Information

- We welcome assistance dogs as well as family pets. The adjacent field west of the property provides a suitable area for running and dogs enjoy lying in the enclosed garden where there is sunshine, shade and some shelter throughout the day. We provide dog bowls and 4 duvets specifically for use by dogs inside or outside. Fixed stairgates and a portable folding concertina-style gate facilitate some control of dogs' movements. We request that dogs are not left unattended at the property.
- The nearest Accident & Emergency unit is at Chesterfield Royal Hospital, 9.5 miles away, at Calow Top Road, Chesterfield, S44 5BL Tel. 01246 277 2719
- The nearest GP surgeries are:
- Crich Medical Practice (Holloway Surgery) at Mill Lane, Holloway DE4 5AQ Tel. 01629 534 7630
- Crich Medical Practice at Oakwell Drive, Crich DE4 5PB Tel. 01773 852 9662
- Internet access is available free of charge throughout the property and includes both wired and wireless connections.
- Mobile phone reception is poor with Orange but better with O2/Tesco. A landline phone is available in the property.
- Accessible Local Attractions include: -

- Lea Gardens and Cafe - largely wheelchair accessible; open March - July.
- Crich Tramway Village - wheelchair hire and wheelchair accessible tram rides
- Chatsworth House & Gardens - see Accessibility section of their website
- Hardwick Hall - garden and ground floor wheelchair-friendly virtual tour of upper floors
- Heights of Abraham cable cars - wheelchair accessible at quiet times - see website
- Peak Rail at Darley Dale and Rowsley South stations and train rides - see website
- Chesterfield Museum & Art Gallery - free
- Bolsover Castle - wheelchair loan

Future Plans

- Unfortunately, there are intrinsic limitations to full accessibility at Elm Tree Farm, but we hope that our less able guests will advise us where we can make those small modifications that can make all the difference to their enjoyment.

Contact Information

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Grid Reference:	SK 3294 5755
Local Accessible Taxi:	Alfreton Cars 07783 429580
Local Public Transport:	Rail - nearest station Cromford on Nottingham-Derby-Matlock line Bus - Your Bus services 140 & 141 - see www.derbybus.info to within 600m of property.