

ACCESS STATEMENT

THE FERRY HOUSE INN & THE COACH HOUSE AUGUST 2019

Introduction

We aim to cater for the needs of all who visit the Ferry House Inn and The Coach House. We have five guest bedrooms in The Ferry House and six guest rooms in The Coach House, all of which are on the first floor.

The Ferry House:

Room 1	Twin beds with ensuite shower
Room 2	King size bed with ensuite shower
Room 3	King size bed with ensuite spa bath
Room 4	King size bed with ensuite shower
Room 5	Super King size bed with ensuite spa bath

The Coach House:

The Coach House is suitable for wheelchair access with nearby parking and a purpose-built ramp giving access to the first floor and all bedrooms.

Room 6	Super King bed with ensuite shower and double sized copper bath
Room 7	Super King bed with ensuite shower
Room 8	Super King bed with ensuite shower
Room 9	Super King bed with ensuite shower
Room 10	Super King bed with ensuite shower
Room 11	Super King bed with ensuite shower, wheelchair friendly, generous space for movement in both bed and shower rooms, grab bars are fitted in the shower space & WC, there is a vibro-mat available to go under the bed pillows that is linked to the emergency alarm system

If you have any specific questions please feel free to call us and we will endeavor to help.

Pre-Arrival

- Car transport to the Ferry House Inn is advisable, this is a rural area.
- The nearest bus stop is 4 miles from the Ferry House Inn.
- The main train station - Queensborough - is 20 minutes away by car or taxi.
- There are a number of local taxi services that have accessible taxis, if needed. We can supply contact numbers so that you may make a booking if required.
- We have a website with colour photographs of our Inn and all accommodation www.theferryhouseinn.co.uk
- Any of our written information can be provided in large print if necessary.

Check-In

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- Should you plan to arrive outside our usual pub opening times we will send you instructions to check-in remotely. Please look out for a text message or email (which may have gone to your spam file).
- On arrival you will be given a Breakfast Order Form; a spare copy will also be in your guest room. Please fill this in with your breakfast choices and hand it to one of our bar staff by 9pm the evening preceding your breakfast. If you are staying for more than one night, please remember to give us your breakfast order for each day of your stay and the times you wish to eat.

Arrival & Car Parking Facilities

- There are marked parking bays and ample parking in three parking areas (the main car park, the north car park and the shoot car park).
- The main car park surface is level, flat tarmac. The shoot car park and the north car park are packed gravel and stone.
- There are disabled car parking spaces next to the disabled ramp leading up to The Coach House bedrooms (right side of the building as you face the front).
- If you need assistance from your car please call us and we will come out and meet you: Phone: 01795 510 214. Note: Help is only usually available during pub opening times.
- Assistance with luggage is available to all guests during pub opening times.
- The main car park and north car park are illuminated during the hours of darkness.

Main Entrance & Reception to The Ferry House

- The front porch entrance has a permanent concrete ramp leading up to the front door.
- The front door is open during the hours of 9:00-23:00. If the front door is not open please call 01795 510 214 and someone will be able to assist you.
- The entrance door is 810mm wide.
- On entry into the Inn there is a lobby area and a second door 810mm wide leading through to the bar and reception check-in area.
- From the lobby area to the main bar there is a ramp.
- There is solid oak flooring throughout the Inn.
- On arrival a check-in process will be followed. Facilities are explained, registration forms are completed and guests are shown to their room when ready.
- A security deposit will be requested to cover any potential damage incurred during your stay. This is held against your credit or debit card but will not be deducted unless you are responsible for the cause of damage during your stay.

Public Areas

- Our Barn Restaurant, Lounge, Shoot Room dining area and Bar are all located on the ground floor of The Ferry House Inn.

Public WCs

- Bedrooms are all ensuite.
- Additional WCs can be found on the ground floor of both The Ferry House Inn and The Coach House - Gents, Ladies and Disabled toilets are available in both, there are baby changing facilities in the Disabled WC.
- Access to the ground floor Coach House WCs is limited.
- Additional WCs are also available in The Event Suite adjoining the Ferry House Inn; access to these are limited to times when events are in progress.

Barn Restaurant, The Shoot Dining Room & Bar

- Breakfast is served in the Bar or Shoot Room unless otherwise advised, these are on the ground floor of The Ferry House Inn.
- During the winter months breakfast is served in the bar next to a roaring fire.
- To access the Barn Restaurant there is a ramp; the door width is 810mm.
- Furniture can be moved - please ask a member of staff.
- Tables have under space of 640mm high by 920mm wide and a height of 780mm (legs on each corner).
- Most chairs are without arms. Some carver chairs with arms are available.
- High chairs for smaller children are available, please let us know if you need one.
- Menus can be provided in large print by prior arrangement.
- We play background music in all public areas of the Inn but do not play background music in the accommodation areas.
- Vegetarian, vegan, gluten free and all other diets can be catered for. Please let us know in advance and our chefs will discuss your dietary requirements with you. If you have an airborne allergy please notify us in advance so we can accommodate your needs.

Outdoor Facilities

- Due to the wonderful location of The Ferry House Inn we are ideally positioned for bird watchers, ramblers and countryside lovers.
- There is a stone-paved terrace located to the front of The Ferry House, overlooking the Swale Estuary. A number of wooden tables with fixed benches are positioned here.
- Sun parasols are available on request.
- There is a children's play area next to the front entrance of The Ferry House Inn. This area includes a wooden table with fixed benches set on a hard-paved courtyard, a gentle slope leading down to a climbing frame area and slide. The ground is surface covered in rubber matting. This children's space is surrounded by wooden fencing and a gate and is shut off after dark.
- Beyond the terraced public gardens there is a private landscaped garden and terrace for use of those booking events in the Barn or Event Suites.

- This is paved in cobbled bricks and includes a path leading down to a fire-pit, which is available for use if pre-booked.
- At the top of the private landscaped garden on the terraced area is a gazebo. This is licensed for weddings and civil ceremonies and is also available to diners when pre-booked.
 - Beyond the private landscaped garden is our Kitchen Garden. This is not suitable for children, dogs or those requiring specific disabled access due to the nature of the terrain. The Kitchen Garden is a combination of grass paths and paths laid out with loose gravel or slate. Access to this area is during daylight hours only from 9am-5pm.

Conference Spaces, Meeting Rooms & Banqueting

The Shoot Dining Room

- The Shoot Room is a self-contained room with direct private access to the bar and an emergency evacuation door leading to the back of The Ferry House Inn.
- The room can cater for a sit-down meal for a maximum of 24 persons, or a buffet for many more.
- Our chef is more than happy to produce a set menu solely for your event.
- Ideal for birthdays, anniversaries, family gatherings, private dinners, business meetings, conferences and luncheons.
- Overall dimensions of this room are: 3m x 9m.

The Barn

- The Barn is a large space leading on from the bar and lounge. There is a change in floor levels leading into this room, which is navigated via a ramp.
- The room is lined with rustic slate, which has an uneven texture.
- Four double doors lead directly out to the private landscaped garden, two of these doors also serve as emergency evacuation doors.
- There are open gables to the roof with six oak-king posts running off-centre down the length of the room.
- This room is used as a restaurant during the weekends.
- The Barn is licensed for use to conduct wedding ceremonies and civil ceremonies.
- There is a small private bar, available by prior arrangement.
- This space is suitable for dining, wedding ceremonies, parties, workshops, masterclasses and as a corporate training space. It can accommodate 80 guests seated for a meal, 100 seated for a ceremony and more if standing.
- The Barn has four exit doors leading out onto the private landscaped garden. Two of these are also emergency exits and include wooden ramps suitable for wheelchair access.
- There is a change in floor level leading from the Barn into the garden.
- The overall dimensions of this room are: 14m x 9m.

The Event Suites

- Leading on from the Barn is a flexible space that can be curtained off to make it smaller than its overall size if required.
- The floor is fully carpeted.
- There are two sets of double doors leading on from the Barn through a small lobby area into the Event Suite. The lobby floor between these two spaces is lined in linoleum.
- The south end of the Event Suite is lined end to end with glazed sliding doors overlooking the Swale estuary and the private landscaped gardens. Two of these doors are also designated emergency evacuation doors. There is a small ridge to step over when passing through these doors, which is low enough for a wheelchair to travel over.
- There are additional WCs in this space on the south side of the room; Gents, Ladies and Disabled toilets are available in both and there are baby changing facilities in the Disabled WC.
- This space also offers two removable dance floors - one with a wood finish and one with a ceramic tile & LED light finish. Both are about 5m x 5m.
- This space is softly lit with chandeliers and LED lights in the roof canopy. There are also optional LED uplighters available offering a variety of colour displays.
- This space is highly adaptable and is suitable for parties, leisure celebrations, formal dinners, themed activities, corporate workshops, conferences, award ceremonies and more.
- Full disabled access is possible in the Event Suite, with doors large enough to also allow access of mobility scooters.
- Overall dimensions of the Event Suite are approx. 10m x 25m; the length can be separated into three different size options.

Entertainment

- We hold special theme nights throughout the year.
- We run a professional clay shoot in partnership with a local company - Marden Clay Targets.
- Shoots are held every 1st and 3rd Sunday of the month at our premises and everyone from beginners to younger children, ladies and corporate groups are more than welcome with all equipment and tuition provided.
- We are licensed for Civil Marriage Ceremonies.
- More details about our entertainment can be found via our website www.theferryhouseinn.co.uk

Bedrooms & Sleeping Areas

- There is central heating throughout the accommodation.
- The temperature of each guest bedroom is controlled by thermostatic controls on the radiators.
- The beds are made with duvets, and the thickness of the duvet is adjusted to suit the time of year.
- Each bedroom has a hospitality tray with tea, coffee, fresh milk, biscuits and a bottle of mineral water. In each room there is a hair dryer, a clock radio and TV with remote control. In rooms 6 -11 there is also an ironing

- board and iron in each room. In rooms 1- 5 an iron and ironing board are available on request, please ask the bar staff for assistance.
- Each room has storage spaces, which usually consist of a wardrobe, chest of drawers and bedside cabinet.
 - Average bed height is 570mm, average width of doorways (room entrance) is 710mm (some are much larger).
 - In ensuite facilities the doorways' average width is 710mm, average WC height is 47mm and the average height of washbasins is 810mm.

Staircase/Upper Landing – The Ferry House Inn

- There are 11 steps/stairs (210mm x 740mm) leading to the first-floor landing giving access to all five bedrooms, with one extra step to each of the bedrooms.
- The covering on the stairs is short-pile fitted carpet.
- The covering on the landing and in all the bedrooms and bathrooms is solid oak flooring.
- There is a two-seater church pew and table and chair on the landing.
- There is a walkway (approx. 720mm x 244mm) outside bedrooms 3 and 4 and a corridor (approx. 501mm x 75mm) which leads to bedrooms 1 and 2.
- There is a fire escape halfway along the

First Floor – The Ferry House Inn

- **Guest Bedroom Number 1** (approx. 343mm x 285mm) is a twin room with two single beds. It has an ensuite shower room with a 280mm step into the shower cubicle.
- **Guest Bedroom Number 2** (approx. 470mm x 335mm) is a double room with a king size bed. It has an ensuite shower room with a 280mm step into the shower cubical. There is an armchair in the room.
- **Guest Bedroom Number 3** (approx. 440mm x 390mm) is a double room with a king size bed. It has an ensuite spa bath with a 580mm step into the bath. There is an armchair in the room.
- **Guest Bedroom Number 4** (approx. 390mm x 426mm) is a double room with a four-poster king size bed. It has an ensuite shower room with a 280mm step into the shower cubical. There is an armchair in the room.
- **Guest Bedroom Number 5** The bedroom area (approx. 390mm x 426mm) includes a super-king size bed, the lounge area (approx. 250mm x 250mm) includes a triple seat sofa and TV monitor. The bathroom includes a spa bath (for two), with a small hand shower suitable for rinsing down.

Bathroom, Shower-room & WC – The Ferry House Inn

- The bathrooms in rooms 1, 2 and 4 are tiled with a fully tiled shower cubical.
- The bathroom in room 3 is tiled with a spa bath
- The toilets are 470mm in height and the wash basins are 810mm in height.
- All ensuite bathrooms have heated towel rails.

Accommodation in The Coach House

From the main car park there are two points of access:

Walk through the cobbled courtyard and turn left for staircase access, or right for the disabled ramp.

The staircase to the first floor can also be accessed from the walk through at the back of The Ferry House Inn; there is a small step up on this side of the entrance.

Both the staircase entrance lobby and the disabled entrance have keycode pads for entrance. You will be advised of the code to enter when you check-in.

Bedrooms are situated on the first floor. There is a wide entrance lobby to the right of the building (as you face it with the car park behind you); the door is 1023mm wide. There is a console table in the lobby in which a 'fast check-out' key-drop is situated. The floor is solid oak floorboards.

The lobby leads up to a staircase with 17 steps. The floor and steps are solid oak floorboards. At the top of the stairs turn right and a corridor runs the length of the building with bedrooms to the left and right. Rooms are accessed with electronic key cards - please return these cards after your stay.

For disabled access there is a ramp leading up to the first floor from the left side of the building and car park. At the top of the ramp there is an electronic push button opener, a keycode opening system and an intercom linked to the reception area in case of need. The door opens outwards and is 1023mm wide, while the ramp is 1578mm wide.

Once inside, the disabled bedroom is the first door on the left. At the far end of the corridor, through two sets of fire-doors, there is a refuge area on the right-hand side situated opposite the staircase.

The corridor on the first floor is solid oak floorboards. The bedrooms are all solid oak floorboards, the bathrooms are ceramic tiles.

Doors to bedroom 6,7,8,9,10,11 are 914mm wide

- **Guest Bedroom Number 6** (approx. 4566mm x 6330mm), a super king bed, ensuite shower and double-sized copper bath.
- **Guest Bedroom Number 7** (approx. 4566mm x 6330mm), a super king bed, with ensuite shower.
- **Guest Bedroom Number 8** (approx. 4566mm x 6023mm), a super king bed, with ensuite shower.
- **Guest Bedroom Number 9** (approx. 4566mm x 6023mm), a super king bed, with ensuite shower.
- **Guest Bedroom Number 10** (approx. 4566mm x 6736mm), a super king bed, with ensuite shower.
- **Guest Bedroom Number 11** (approx. 4556mm x 6736mm), a super king bed, with ensuite shower, grab bars fitted to shower & WC. Vibro-mat under pillow linked to emergency alarm system.

Bathroom, Shower-room & WC – The Ferry House Inn.

- The bathrooms in all rooms are all fully tiled floor and walls
- The toilets are 470mm in height and the wash basins are 810mm in height.
- All ensuite bathrooms have heated towel rails.

Additional Information

- We are a non-smoking establishment.
- Mobile phone reception is generally good.
- Wi-Fi is free, please login to *Ferry House Inn WiFi*
- There is a folder in each guest bedroom which gives information about the Ferry House Inn, Harty and the surrounding area.
- There is a large selection of local information leaflets available in our display area in the entrance lobby.
- Emergency fire information is displayed on the inside of each bedroom door.
- The fire alarm rings continuously if evacuation is needed, please leave by the nearest safe exit and assemble at the fire assembly point in the main car park.
- There is a fire extinguisher on the landing close to each fire exit.
- There are fire alarms situated by the fire extinguishers.
- Both The Ferry House Inn and The Coach House have emergency phones on the 1st floor landings.
- Bedrooms 1 – 5 are fitted with smoke alarms.
- Bedrooms 6 -11 are fitted with smoke alarms and sprinkler systems.

ADDRESS:

Ferry House Inn, Harty Ferry Road, Harty, Isle of Sheppey, Kent, ME12 4BQ.

Telephone: 01795 510 214

Email: info@theferryhouseinn.co.uk

Website: www.theferryhouseinn.co.uk

Grid reference: TR 01524 65949

Contact Telephone and Email Address

We welcome your feedback to help us continually improve. If you have any comments please phone 01795 510 214 or email info@theferryhouseinn.co.uk

Created: August 2019