

**STATION HOUSE COTTAGES, MALTONGATE,  
THORNTON-LE-DALE,  
NORTH YORKSHIRE, YO18 7SE**

**STATEMENT OF ACCESS ARRANGEMENTS AND LOCAL  
SERVICES/PROVISION FOR THE DISABLED**

**September 2024**

## **STATION HOUSE COTTAGES, THORNTON-le-DALE – ACCESS STATEMENT**

### **Introduction**

Station House Cottages are located in the station building of the former Thornton le Dale railway station in Maltongate, on the outskirts of the picturesque village of Thornton le Dale in the North Yorkshire Moors National Park. The cottages form part of our complementary business, Overbrook Caravan Park (see [www.overbrookcaravanpark.co.uk](http://www.overbrookcaravanpark.co.uk) for photographs and further details).

There are four cottages, providing one two-bedroom (four guests), two double-bedroom (two guests), and one twin-bedroom (two guests) accommodation which has been refurbished to a very high standard. Although designated ‘cottages’ they may more accurately be described as self-contained apartments, located within the historic former railway station and providing an attractive fusion of the traditional, atmospheric station building with up-to-date accommodation and facilities. The Cottages and adjacent camping park are ‘Adults Only’ (over 18s) and the site is a member of the Tranquil Touring Parks network. ([www.tranquilparks.co.uk](http://www.tranquilparks.co.uk))

As owners who reside on the Park, we pride ourselves on our friendly and helpful service and our willingness to go the extra mile to meet the diverse needs of our customers. We are always pleased to give advice and assistance to customers with special needs, to ensure that they derive maximum enjoyment from their visit.

The Cottages are entered via a flat, level and well-maintained roadway, providing excellent access for patrons of restricted or limited ambulatory ability. Three of the four cottages are entered at ground level, the fourth (Gallery Cottage) via a staircase (please see details of individual cottages below).

### **Pre- Arrival and local Public Transport**

In practice, almost all our clients arrive in their own vehicles. However, public transport is readily available and the nearest railway station is Malton, 8 miles from the Cottages. Taxis and a bus service to Thornton le Dale are available at Malton station. The nearest bus stop to our site is approximately half a mile away at Thornton le Dale Village Cross. Pedestrian access to and from the Cottages to the village is via a flat, level roadway with a well-maintained footpath which is easily negotiable by wheelchair users.

## **Car Parking and Arrival/Registration**

The Park's access road is flat, level and well-maintained, giving access without stairs to a ground-level reception area adjacent to the Cottages. In cases of severe ambulatory difficulty, a customer is able to drive to within several feet of Reception, and staff will be pleased to register the arrival whilst they remain in their vehicle. There is adequate temporary parking within 15 metres (50 feet) of Reception to facilitate registration.

Each Cottage includes an allocated parking space for one vehicle immediately adjacent to the Cottage. There is no permanent or long-term parking at Reception and as dedicated parking is provided at each Cottage, the provision of dedicated 'blue badge' parking has never proved to be necessary.

During the hours of darkness the area surrounding Reception and the Cottages is well lit by external wall and spot lights.

Access from the Arrivals area to Reception is flat and level, no ramp or handrails are required. The Reception door has a clear opening width of 28 inches (70cm) giving access to a public area which is well-lit by fluorescent lighting and measures 9 feet (270cm) by 5 feet (150 cm), finished with tiled flooring and non-slip mats.

Registration formalities are invariably completed by telephone in advance of arrival. Should this not be the case, staff will be happy to complete the very simple registration formalities when the guest arrives.

A magnifying glass, pen and paper (to aid communication) may be made available at Reception on request.

New arrivals are always escorted to their Cottage, and a full 'orientation' tour of the Cottage is given by our experienced staff to permit guests to settle in quickly and maximise their use of the facilities.

## **OUR COTTAGES**

There are four delightful, self-contained cottages available for rental. Please visit our website at [stationhousecottages.co.uk](http://stationhousecottages.co.uk) for photographs, prices and general terms/features/facilities. Access details for each Cottage are as follows:

### **1. Mews Cottage**

This single-room, two-guest ground-floor cottage is entered via a 32 inch (80cm) wide gate which gives access to the station platform. The ground surface is flat and even throughout and comprises a concreted/fine-grade gravel parking area and thereafter a level, recently laid poured concrete footpath. The entrance door to the cottage is approximately 25 yards (22 metres) from the cottage's reserved parking place.

Access to Mews cottage is flat and handrails are provided at a height of 36 inches (90cm). The cottage entrance door opens to a width of 29 inches (68cm). The accommodation comprises lounge with integral kitchen area, one double bedroom with en-suite toilet/shower room.

The accommodation is carpeted throughout and the floor is level, there are no stairs or raised thresholds between rooms. Doors between lounge and bedroom and bedroom/shower room are 26 inches (65cm) wide.

The kitchen area is fitted with 36 inch (90cm) high work surfaces with integral hob, and the centre point of the oven/grill is 45 inches (110cm) high. The highest-level kitchen shelf is 62" (155cm) high, and the lowest shelf in the fridge is 11" (28cm) high.

The lounge and kitchen area are well-illuminated by means of spotlights and uplit wall-lights.

Main furniture in the lounge/kitchen area comprises a standard settee and armchair, both with armrests and a 2'6" (75cm) square kitchen table with a clear height underneath the table of 25 inches (62 cm), together with two standard kitchen chairs (no armrests.) Remote-control television is provided.

The bedroom is furnished with a double bed which is 23" (58cm) high (to top of mattress) and has a clear space of 8 inches (20cm) below the bed, The clear area of floor adjacent to the bed is 32" (80cm) wide. A built-in single wardrobe is provided with a hanger-rail height of 60" (150 cm) Wardrobe shelves are provided at heights of between 23"-56" (58cm- 140cm). The bedroom is well illuminated by wall lights.

The en-suite toilet and shower room comprises shower unit (22" or 56cm wide access to shower cubicle with a 4" (10cm) high base unit), WC (17" or 43cm high) and washbasin, which is 36" (90cm) high and has a slim pedestal base. Shower room is illuminated by ceiling spotlights operated by a 53" (134cm) high pull-cord.

## **2. House Cottage**

'House' is also a single-room, two-guest ground-floor cottage entered via a 32 inch (80cm) wide gate which gives access to the station platform. The ground surface is flat and even throughout and comprises a concrete/fine-grade gravel parking area and thereafter a level, poured-concrete footpath. The entrance door to the cottage is approximately 30 yards (25 metres) from the cottage's reserved parking place.

Access to the cottage is flat and handrails are provided at a height of 36 inches (90cm). The cottage entrance door opens to a width of 26 inches (65cm). The accommodation comprises lounge, kitchen and a twin-bedded bedroom with en-suite toilet/shower room.

House Cottage is carpeted throughout and the floor is level, there are no stairs or raised thresholds between rooms. Doors between lounge and bedroom and lounge and kitchen are 31" (78cm) wide. The door between the bedroom and en-suite shower room is 29 inches (72cm) wide.

The kitchen area is fitted with 36 inch (90cm) high work surfaces with integral hob, and the centre point of the oven/grill is 40 inches (98cm) high. The highest-level kitchen shelf is 42" (105cm) high. Lever operated taps are fitted, and the kitchen is well-illuminated by ceiling-mounted fluorescent lighting.

Furniture in the kitchen area includes a 4'0" x 2'6" (120 x 75cm) kitchen table and two chairs, not fitted with armrests. There is clear space of 24" (60cm) under the table.

Lounge furniture includes two settees and one armchair, all with armrests. Remote-control television is provided. Lighting is provided by means of a ceiling chandelier and a standard lamp

The bedroom is furnished with two single beds 23" (58cm) high (to top of mattress), with 11" (28cm) clear space under the beds. The clear area of floor between beds 32" (80cm) wide, but by moving the beds to the walls this space could be increased to 63" (157 cm).

A double wardrobe is provided with a hanger-rail height of 56" (135 cm). A 27" (67cm) four-drawer unit is between the beds. The bedroom is well illuminated by a centre ceiling light and above-bed wall lights, all operable from a switch above the beds. A 36" (90cm) dressing table/shelf with wall mounted mirror is fitted.

The en-suite toilet and shower room has slip-resistant tile flooring and is accessed via a 29" (72cm) door. The facilities comprise shower unit (20" or 50cm wide access to the shower cubicle with a 4" (10cm) high base unit), WC (17" or 43cm high) and washbasin, which is 36" (90cm) high and has a slim pedestal base. A wall-mounted grab-handle is fitted to aid access to the shower cubicle. The shower room is well-illuminated by ceiling spotlights operated by a 53" (134cm) high pull-cord.

### **3. Gallery Cottage**

Gallery Cottage provides first-floor, double bedroom two-guest accommodation. Parking is located directly outside the cottage door, less than 10 feet (3 metres) from the access door, which has a 2" (5cm) step plus a further 1" (3cm) threshold. The accommodation is reached via a flight of 12 stairs to a half-landing then a further 5 stairs. A handrail is provided for the entire staircase.

Once reached, the accommodation, which comprises lounge, kitchen, bedroom and en-suite shower room, is level and carpeted throughout.

**The lounge** in Gallery Cottage is illuminated by a centre ceiling light plus table lamps. The room's principal furniture comprises a leather settee and one armchair, both fitted with arm-rests. A remote control television is provided.

Access from the lounge to the separate **kitchen** is via a 27" (78cm) wide level doorway. The kitchen floor is carpeted throughout.

Worktop and integral sink height is 36" (90cm) and the highest kitchen shelf is 72" (180cm) high. The centre point of the oven/grill is 24" (60cm) high. Water is provided by a lever-operated mixer tap.

Free-standing kitchen furniture comprises a 36" (90cm) diameter round table with two kitchen chairs (no armrests). The clear space under the table is 28" (70cm) high. Good overhead lighting is provided above the worktop area and kitchen table, operated by a push switch at a height of 54" (135cm).

**The bedroom** (double bed) has level access from the kitchen via a 27" (68cm) wide doorway. Mattress height of the double bed is 24" (60cm), and there is a minimum of 60" clear space available on either side of the bed. There is no clear space under the bed. A double wardrobe is provided with a hanging rail height of 64" (160cm). The bedroom is carpeted throughout and well-illuminated by means of a central ceiling light and bedside lamps.

**The Shower room** is en-suite to the bedroom, accessed via a 28" (70cm) wide doorway. The room comprises W.C., wash basin and shower compartment, and the floor is level and carpeted throughout. The walk-in shower unit has a 22" (56cm) wide opening and a 4" (10cm) high shower base. The shower is operated by turn handles.

The WC height is 15" (38 cm) high, washbasin 32" (80cm) with a slim pedestal. The shower room is well illuminated with LED ceiling lights operated by a 54" (135cm) high switch.

### **The Ticket Office**

The Ticket Office provides two-bedroom (one double room and one twin room) accommodation for four guests. The accommodation is all on ground level, and dedicated parking is provided within 6 feet (2 metres) from the front door, which has a clear opening of 32" (80cm) over a 4" (10cm) step and 1" (3cm) threshold.

The entrance door to the Ticket Office gives access to a combined **kitchen/lounge** area, floored with slip-resistant polyurethane tiles (kitchen) and carpet (lounge). The floor is level and flat throughout the accommodation, with no steps or raised thresholds between rooms. In the kitchen, work surfaces are at a height of 36" (90cm), the highest shelf height is 42" (105cm) and the centre of the oven is 40" (100 cm) from floor level. Water is supplied to the kitchen sink via a lever-operated mixer tap.

The kitchen is well illuminated by LED ceiling lamps operated from a switch at a height of 42" (105cm) above floor level.

A rear door with a clear opening of 29" (78cm) gives access from the kitchen/lounge area to the former station platform.

**The lounge** is carpeted and level throughout and well illuminated by two overhead lamps. Principal furniture comprises a settee with integrated recliner/footstool and a rocking chair, both fitted with armrests.

**Bedroom 1** is accessed from the lounge area via a door with a clear opening of 27" (68cm). Facilities comprise a double bed which is 18" (45cm) high to top of mattress with a clear space of 6" (15cm) beneath the bed. Illumination is by way of wall and centre ceiling lights operable from the bed. 21" (53cm) clear space is available at either side of the bed, which could be moved to create a maximum of 38" (95cm) at one side of the bed. A double wardrobe is provided with a hanging rail height of 50" (150cm).

The **en-suite shower room** from Bedroom 1 has clear access of 28" (70cm) and is level and carpeted. The shower is accessed via a swivel door with a 21" (50cm) clear opening. The shower is electric and switch-operated. The washbasin height is 32" (80cm). It is fitted with individual twist taps and the basin is supported by a slim pedestal. WC height from floor is 15" (38cm).

**Bedroom 2** is entered from the kitchen area with clear access of 27". Furniture comprises 2 single beds with mattress heights of 21" and 17" (50 and 48cm) respectively. There is clearance of 20" (50cm) between beds, one of which could be moved or removed to maximise available space. A 35" (89cm) door gives access to the former station platform over a low threshold.

The bedroom is well illuminated by LED ceiling lights plus wall uplights. A double wardrobe is provided with a rail at a height of 72" (180cm).

**En-suite shower room** from bedroom 2 is accessed via a 25" (63cm) wide door. WC height is 15" (37cm) and the washbasin, which is supported by a slim pedestal, is 32"(80cm) high. Taps are twist-operated. The shower room is flat, level and carpeted throughout. Lighting is provided by LED ceiling lights and a shaving mirror light.

### **Décor/visibility**

The cottages are decorated throughout in light, bright colours which contrast with the darker carpeting and flooring and in most cases the doorways, fixtures, furniture and fittings. Lighting is good throughout, but may be supplemented on request by the provision of additional standard/tables

### **Grounds and Garden**

Guests residing in the cottages are welcome to walk in the grounds which comprise the adjacent 'adults only' caravan park. The park is flat and level throughout and has a single, continuous access road to all pitches, which is of level, smooth and of well-maintained hardcore construction. The minimum width of the road is 7 feet (210cms) and it is suitable for wheelchair use throughout. There are no 'pedestrian only' footpaths. Motor vehicle speeds are restricted to 5mph.

### **Staff Disability Awareness**

Awareness training has been provided informally by a staff member, a former Equalities and Diversity Officer in a large public sector organisation.

### **Assistance Dogs**

For the convenience and comfort of the majority of our guests, pets are not generally permitted in Station cottages. However, bona-fide assistance dogs are welcomed. Water and dog tethering facilities are provided close to Reception. There a number of dog-walking areas available the closest being within 200 feet (60 metres) of the cottages. Staff will be pleased to advise guests as to the suitability and location of these walks. A dedicated dog-waste bin is provided at the entrance to the site.

### **Orientation/familiarisation**

Our experienced and friendly give a familiarisation tour of the accommodation to all arriving guests, and will take particular care in explaining the location and operation of our facilities to guests with particular needs or restricted abilities. Staff will be happy to supply a contact telephone number at which they can be reached for advice or assistance during office hours, or on a 24 hour basis in cases of emergency.

### **Mobility Scooters/Powered Wheelchairs**

There are no dedicated charging facilities for disability aid vehicles, but facilities may be made available upon request.

### **Communications**

Mobile phone access is generally good throughout the Park. Free Wi-Fi is provided.



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### **Communications**

Mobile phone access is generally good throughout the Park, and free Wi-Fi is provided.

### **Local Attractions**

The following popular local attractions offer facilities for the disabled:

**The North Yorkshire Moors Railway** - Tel 01751 472508 or visit [www.nymr.co.uk](http://www.nymr.co.uk) then go to 'Frequently Asked Questions' for details of the Railway's facilities for the disabled.

**Eden Camp Second World War Museum** - Tel 01653 697777 or visit [edencamp.co.uk](http://edencamp.co.uk) then go to 'Plan Your Visit'

**Flamingo Land Theme Park** – Tel 0871 911 8000 or visit [flamingoland.co.uk](http://flamingoland.co.uk) then go to 'Accessibility Guide'.

Further information on local attractions may be obtained from Ryedale Tourist Information (01653 600048 or [www.visitryedale.co.uk](http://www.visitryedale.co.uk)).

### **LOCALLY-AVAILABLE MEDICAL FACILITIES**

The nearest town to the site is Pickering, where the following relevant services and facilities are available.

**Local Hospitals:** Malton Community Hospital. Tel 01653 693041 or visit [www.Malton Hospital](http://www.MaltonHospital) for services and opening times.

Scarborough General Hospital. Tel 01723 368111 or visit [www.yorkhospitals.nhs.uk/ourhospitals/scarborough-hospital](http://www.yorkhospitals.nhs.uk/ourhospitals/scarborough-hospital)

**Local Medical Centre:** Pickering Medical Practice, Southgate, Pickering, Tel 01751 471296, or visit [www. Pickering Medical Practice](http://www.PickeringMedicalPractice).

**Pharmacies:** Becks Pharmacy, Maltongate, Thornton-le-Dale. Tel 01751 476968  
Pickering Pharmacy, 22 Market Place, Pickering. Tel 01751 472550

**Hire/Purchase of equipment for the disabled:** Dewar Mobility, 47 Market Place Pickering. Tel 01751 477668

**Wheelchair-accessible Taxis:** Station Taxis, Malton Station, Malton. Tel 01653 696969

Kappa's Cars and Minibuses, Railway Street, Malton. Tel 01653 699999

## **STATION HOUSE COTTAGES - CONTACT INFORMATION**

Postal Address: Station Cottages, Maltongate, Thornton-le-Dale, Ryedale District, North Yorkshire. YO18 7SE. Telephone 01751 474417.

e-mail [enquiry@stationhousecottages.co.uk](mailto:enquiry@stationhousecottages.co.uk)

Please visit our websites at [www.stationhousecottages](http://www.stationhousecottages) and [www.overbrookcaravanpark](http://www.overbrookcaravanpark) where photographs and full details of the location, facilities and contact/booking arrangements for the Cottages and associated caravan park site can be found.

The Ordnance Survey Grid Reference for the Park is SE 833822

### **Message to Our Customers**

Please accept our assurance that we will do all that we can to meet your needs and make your stay as happy and comfortable as possible.

Every effort has been made to provide the fullest, most accurate information on our facilities in this access statement. If you are unsure about our cottages' suitability for you, or require any advice, please do not hesitate to contact us.

When making your booking, please advise us of any particular requirements. Our experienced, friendly and helpful staff will be happy to discuss your needs with you and will do everything practicable to facilitate your requests and maximise your holiday enjoyment.

We look forward to welcoming you to Station House holiday cottages.

Darren and Natalie Ellis,  
Proprietors.



