

# **Pulteney House B & B**

## **Access Statement (July 2021)**

### **Introduction**

We aim to cater for the needs of all visitors in our home based 10 bedroom guest accommodation with breakfast, and 2 separate self-catering annex units. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavor to help.

Pulteney House is located on the A36 ( Pulteney Road ) about 5 to 10 minutes' walk from the centre of Bath. We offer :

- 1 x en-suite double room;
- 2 x en-suite king size double rooms;
- 1 x single room which is not en-suite, but has its own facilities opposite the room;
- 1 x en-suite family room for 4 people;
- 3 x en-suite family rooms for 3 people;
- 2 x en-suite twin rooms on the lower floor in the main house.

In the Annex we have self-catering accommodation:

- 1 x Annex Studio flat ( Brunel );
- 1 x Annex Coach House cottage for 4 people with 2 bedrooms

All bedrooms have en-suite facilities except 1 which has private facilities a single room, ( Room 6 ).

The Guesthouse is about one hundred and fifty years old and whilst we aim to meet the needs of all our guests there are some period features which might make access to some of the rooms on the first floor and basement rooms difficult for people with limited mobility. Access to the main building is up steps by either one of two entrances, or down into the basement by one entrance by 5 steps.

Access to the units in the annex Coach House is up one step, where there are 2 bedrooms on the first floor up 13 steps.

Access to Brunel Studio flat is up 13 steps

Ceilings are fairly low in the basement rooms and annex. Some rooms contain baths with showers contained within them. Some of the rooms, mostly those in the annex and basement rooms are of typical cottage proportions and not suitable for wheelchair users.

## **Pre-Arrival**

1) We are located on A36 about 10 minutes' walk from the centre of Bath and its' attractions. The Bath Spa railway station and bus station are 15 minutes' walk or 3 minutes by taxi ( approx. 6 GBP ).

2) We have a local pub ( Royal Oak ), just down the road from us about 5 minutes walk from the guest house. The nearest shop is up Bathwick Hill about 5 to 10 minutes' walk.

3) There is a bus stop situated at the bottom of Bathwick Hill about 3 minutes' walk from the Guest house which travels most days, every 10 to 20 minutes up and down from Bath University and into the centre of Bath. However we are close enough to the centre to walk or failing this a Taxi is always another option.

4) The nearest railway station is Bath Spa approximately 15 minutes' walk from Pulteney House. Taxis can be picked up at the entrance of the Train station.

5) There are a few local taxi companies, Abbey ( 01225 444444 ) or V Cars ( 01225 464646 ). We can supply details or make bookings in advance for you ( the greater the notice the better).

6) We have no pets ( except a rabbit which is housed outside ) and regrettably cannot accept pets in any of the rooms.

7) We regret we do not have facilities to prepare documents in Braille.

8) Our website [www.pulteneyhotel.co.uk](http://www.pulteneyhotel.co.uk) provides pictures of some of our accommodation, further information about other services we provide, as well as information and links for some of the local attractions.

9) Free Wi-Fi is available in the all areas, and a computer for guests to use free of charge in the Lounge.

10) There is a Pay Phone for guests to use for local and national calls but not for international calls. This takes small silver change.

11) You can contact us by telephone, text or e-mail. Please see the "Contact Information" section of this document for full details or refer to our web site.

## **Arrival and Car Parking**

1) Please advise us of your anticipated arrival time so that we can be sure we are here. Times are limited from 10am to 10pm.

- 2) You may check in any time after 10am although accommodation is not usually ready until 1pm. Once guests have signed in they are escorted to their allocated room and our facilities explained.
- 3) Registration cards and bell for assistance are located in main hallway.
- 4) Guests are issued with a main door key along with their room key. All we ask is that guests show consideration for others during their stay with us, both in communal areas and within their own room.
- 5) Additional keys are available on request.
- 3 )We offer assistance with luggage on request.
- 4 ) On Arrival at the property there is single entrance for cars and pedestrians.
- 5) There are marked parking bays for cars where there is an allowance for 1 car per room. If more than 1 car space is needed please inform us so we can try to accommodate you.
- 6) The surface is level, flat and with a tarmac or coach blocks surface. The area is lit at night by sensor lights.
- 7) The front garden area is slightly raised from the driveway with a slope to access the patio area. There are flowers in pots around this area. There are tables and chairs for guests to use at all times of the year.
- 8) The side garden is a raised lawn area with flower borders where there is 1 step from the drive to the garden for access. Tables and chairs are provided during the summer months on the lawn. There is a patio area with a Gazebo next to the side garden with tables and chairs which can be used at all times of the year. At night the area is lit inside the Gazebo until 11pm week days and midnight at weekends. Access is by a slight slope from the car park area. Smoking is permitted in this area.

## **Main Entrance**

- 1) There are 9 steps of 15cm high, 30cm deep, and 166cm wide at the front of the house and 1 step leading from the porch to the hallway. The side entrance has 6 steps to the hallway, and are 19cm high, 101cm wide and 27cm deep.
- 2) The front door is normally closed so please ring upon your arrival.

## **Guest Accommodation – Public Areas**

- 1) The Guest House contains, on the ground floor, the Office, Staff and public toilet, and 2 en-suite family rooms. The First floor contains 1 single room with private facilities opposite the room down the hallway, 2 x family rooms, and 3 double rooms. The Basement contains the Dining room, Lounge and 2 en-suite basement rooms. The annex contains the Coach House apartment with 2 bedrooms, 2 bathrooms, kitchen and sitting room, and The Brunel Flat with en-suite bedroom with kitchenette.
- 2) The entrance hall leads directly to the main staircase which leads to the rooms on the first floor, and to another staircase which acts as an emergency exit for the first floor rooms. From the entrance

hallway another staircase leads down to the basement for the Dining Room, Lounge and basement rooms.

3) The public and staff toilet is located off from the main hallway opposite the Office.

4) The office is also situated adjacent to the entrance hall along with visitor information displayed on the entrance hall table.

5) The basement side door leads to the kitchen, Lounge, Dining room and basement rooms where there are no additional steps to any rooms. There are 6 steps down to the basement and are 20cm high, 105cm wide and 28cm deep.

6) There are 14 steps from the ground floor hallway to the half landing leading to the first floor and then a further 7 steps to the first floor. The steps are 18cm high, 80cm wide and 24cm deep. There is a banister on the left hand side of these stairs. The stairs are carpeted.

7) We have six guest bedrooms on the first floor along with private facilities for Bedroom 6 (please see section "Bedrooms" for more information).

## **Lounge and Dining Room**

1) Guests are welcome to use the lounge throughout the day and in the evenings. It is locked at 11pm and re-opened from 7.30am.

2) The lounge has two sofas, two arm chairs, side tables, a bookcase containing a myriad of local information and guides. There is also a radio and TV for guests to use as well as a computer which is free of charge.

3) The lounge is carpeted and centrally heated.

4) The dining room has a carpeted floor and contains 3 large tables and 7 small tables with accompanying chairs for dining guests

## **Annex.**

The annex is at the rear of the property behind the main house and is a converted Coach house and stables. It is next to the Railway line so is affected by some train noise.

There are 2 x self-catering units here Coach House and Brunel. In the Coach House there are 13 stairs leading to the first floor bedrooms and bathroom with a walk-in shower, the dining room and sitting room being on the ground floor with a bathroom with shower over bath. The steps are 18cm high, 80cm wide and 24cm deep and carpeted. Central heating is installed throughout.

The Brunel self-catering unit is on the first floor up 13 steps which are 18cm high, 80cm wide and 24cm deep and carpeted. It has an en-suite bedroom with a kitchenette. Central heating is installed throughout.

## **Bedrooms**

- 1) All bedrooms are carpeted throughout, and all bathrooms have vinyl flooring.
- 2) All rooms have remote controlled colour televisions.
- 3) Tea and coffee facilities, and biscuits are provided in all rooms.
- 4) We also provide complimentary toiletries, a hair dryer, additional blankets, in all bedrooms.
- 5) Our beds are normally made with duvets (mostly synthetic). Pillows are also a mixture of feather and synthetic.
- 6) We are happy to provide sheets and blankets instead, please specify before your arrival if required.
- 7) There is a wardrobe, dressing table and chairs in each room, with a reading light above each bed.
- 8) There is a folder in each bedroom which contains further information about the Guest House, attractions, breakfast menus and fire procedures.
- 9) There are en-suite facilities in all rooms except Room 6. Bedrooms 1, 3, 14, 15, 8, 9 and 10 have showers, WCs and wash hand basins. Bedrooms 5, and 11 have showers over baths, WCs and wash hand basins.
- 10) Room 6 has a wash hand basin in the room. There is a WC, shower and hand basin for use by this room only on the same landing as the bedroom but opposite the room down the hallway.

### **Bedroom 1(Shower En suite)**

Bedroom 1 is on the ground floor next to the main entrance

This room has a 5ft king double bed with access to both sides and 2 x 3ft 3in single beds with access from one side. The room has a 30" flat screen TV with free view; 1 easy chair; 1 desk with chair; 2 wardrobes and 2 x bedside cabinets. The room is located at the front of the house with a garden and road view, so some traffic noise is inevitable.

### **Bedroom 3(Shower En suite)**

Bedroom 3 is next to side door on the ground floor

This room has a 4ft 6in double bed with access from both sides and 1 x 3ft 3in single bed with access from one side. The room has a 20" flat screen TV with free view; 1 easy chair; 1 wardrobe; 1 x tallboy cabinet and 2 x bedside cabinets and desk with chair. The room is located at the side of the house with a garden view. There can be some train noise as the train line is opposite.

## **Bedroom 5(Bath & Shower En suite)**

Bedroom 5 is at the top of the stairs of the first floor on the right.

This room has a 5ft king double bed with access from both sides, and 3ft 3in single bed with access to one side. The room has a 30" flat screen TV with free view; 1 desk with chair; 1 wardrobe; 2 x bedside cabinets and chair. The room faces the front garden and road so some traffic noise is inevitable, but has secondary glazing to limit this.

## **Bedroom 6(Private Facilities with Shower)**

Bedroom 6 is on the first floor on the right next to Room 5 and Room 8,

This room has a 3ft 3in single bed with access from one side and a basin in a vanity unit. The room has a 20" flat screen TV with free view; 1 desk with chair and 1 wardrobe. The room faces the front garden and the road so some traffic noise is inevitable, but has secondary glazing to limit this.

## **Bedroom 8(Shower En suite)**

Bedroom 8 is on the first floor to the right next to Room 6.

This room has a 5ft double bed with access from both sides and 1 x 3ft 3in single bed with access from one side. The room has a 20" flat screen TV with free view; 1 desk with chair and 1 wardrobe, and a chest of drawers, 2 bedside cabinets and 1 x easy chair. The room faces the front garden and the road so some traffic noise is inevitable, but has secondary glazing to limit this.

## **Bedroom 9(Shower En suite)**

Bedroom 9 is on the first floor to the left next to Room 10.

This room has a 4ft 6in double bed with access from both sides. The room has a 20" flat screen TV with free view; 1 desk with a stool and 1 wardrobe and 2 bedside cabinets. The room faces the side garden and the railway so some train noise is inevitable, but has secondary glazing to limit this.

## **Bedroom 10(Shower En suite)**

Bedroom 10 is on the first floor to the left next to Room 9.

This room has a 5ft king double bed with access from both sides. The room has a 20" flat screen TV with free view; 1 desk with chair and 1 wardrobe and 2 bedside cabinets and 1 x easy chair. The room faces the side garden and the railway so some train noise is inevitable, but has secondary glazing to limit this.

## **Bedroom 11(Bath & Shower En suite)**

Bedroom 11 is on the first floor to the left opposite Room 9.

This room has a King size 5ft double bed with access from both sides. The room has a 20" flat screen TV with free view; 1 desk with a stool; 1 wardrobe; 2 x bedside cabinets, 1 x easy chair and a small table. The room is on the side of the house with no garden view and less road traffic noise.

## **Bedroom 14(Shower En suite)**

Bedroom 14 is in the Basement next to the bottom side door to the right. Has 2 small windows

This room has 2 x 3ft 3in single beds with access from both sides. The room has a 20" flat screen TV with free view; 1 desk with chair and 1 wardrobe, and 2 x bedside cabinets. The room faces the side garden and the railway so some train noise is inevitable, but has secondary glazing to limit this.

## **Bedroom 15(Shower En suite)**

Bedroom 15 is in the Basement next to the kitchen opposite the bottom side door. Has 2 small windows. This room has 2 x 3ft 3in single beds with access from both sides. The room has a 20" flat screen TV with free view; 1 desk with chair and 1 wardrobe and 2 x bedside cabinets. The room has no garden view but is away from road or railway noise.

## **Coach House Cottage**

The **twin bedroom** is in the annex on the first floor to the left.

This room has 2 x 3ft 3in single beds with access from both sides. The room has a 30" TV with free Sat; 1 desk with a stool and 1 built-in wardrobe and 2 x bedside cabinets and 1 chair. The room faces the car park, and is away from the road so no traffic noise but is next to the railway line so some train noise is inevitable.

The **Double bedroom** is in the annex on the first floor to the right.

This room has a 5ft king double bed with access from both sides. The room has a 15" TV with free Sat; 1 desk with 2 chairs and 1 wardrobe and 2 x bedside cabinets and 1 chair. The room faces the car park, and is away from the road so no traffic noise but is next to the railway line so some train noise is inevitable.

The Bathroom is between both rooms with walk-in shower.

Downstairs to the right is where the kitchen is located with oven, microwave, hob, dishwasher. The sitting room is on the left next to second bathroom with shower over the bath.

## **Brunel Studio Flat**

Brunel is in the annex on the first floor to the right with its own entrance and staircase leading to the room. 13 stairs lead up to the room.

This room has a 4ft 6in double bed with access from both sides. The room has a 30" TV with free Sat; 1 desk with chair and 1 built-in wardrobe; 2 x bedside cabinets and a small table and 2 chairs, 2 easy chairs. The room faces the car park, and is away from the road so limited traffic noise, but is next to the railway line so some train noise is inevitable.

## **Gardens**

1) We have large mature front, and side gardens with lawns, borders and flower beds and baskets.

- 2) Guests are welcome to enjoy our garden at all times.
- 3) Access to the garden is via the front , side and basement doors from the main Guest House or directly from the annex rooms.
- 4) Tables and chairs and a Gazebo are situated in the garden for guests to use.

## **Additional Information**

- 1) There is a fire extinguisher on the first floor landing at the top of the stairs to the left, in the hallway on the ground floor by the rear window and in the hallway in the basement by the lounge. Two more extinguishers are located in the annex, one next to Brunel's bedroom door and the other by the bottom of the stairs in the Coach House. Powder extinguishers are provided for each kitchen in the annex.
- 2) Fire evacuation procedures are to be found in the welcome/information packs in each room and in the event of a fire we will alert guests either verbally or an alarm will sound. Please advise us if you have a hearing impairment.
- 3) We have a modern electronic fire alarm fitted with sounders/sensors in all rooms and fire points on all floors
- 4) The main building can be evacuated via either the front, side or basement doors.
- 5) The annex units can be evacuated via doors to the courtyard or garden.
- 6) We do not permit smoking in the main house, or any of the rooms but you may smoke in our garden. Ash trays. are available on tables outside.
- 7) A detailed Fire Risk Assessment is available
- 8) We are happy to cater for special diets or any specific likes or dislikes. Please advise us upon booking of these before your arrival.
- 9) We are happy to refrigerate any medication. We can also keep any perishables in our fridge/freezer for a limited period.
- 10) Guests are welcome to use our landline in the event of an emergency and we are happy to take messages for guests.
- 11 ) We recycle all paper, glass, cans and plastic etc.



## Contact Information

1 Address: Pulteney House, 14 Pulteney Road, Bath BA2 4HA

2 Telephone number: 01225 460991 Telephone answered from 8am until 10pm (answer phone service available otherwise ).

3 Fax: 01225 460991

4 E-mail address: [pulteneyhouse@gmail.com](mailto:pulteneyhouse@gmail.com)

5 Website: [www.pulteneyhotel.co.uk](http://www.pulteneyhotel.co.uk)

6 We are open all year apart from Xmas eve to Boxing day.

If you require further details or have any comments about the services we provide

do not hesitate to contact us. We welcome your feedback to help us continuously improve if you have any comments please phone 01225 460991 or email: [pulteneyhouse@gmail.com](mailto:pulteneyhouse@gmail.com)

## OUR GREEN POLICY.

### On waste ...

We recycle all vegetable and garden waste, waste paper, cardboard, plastic, aluminum, foil and steel cans as well as all glass bottles.

Our guests can also help by ..

Turning off lights in the bedroom when you go out.

Turning the TV off rather than leaving it on the stand-by mode.

Being considerate to the environment on the frequency of towel replacement/washing.

Controlling the temperature within your bedroom by using the radiator thermostat.

---

We are continually trying to improve our green policy.

---