

Hill Top Access Statement

Hill Top is Beatrix Potter's house in the Lake District. It is a small farm house filled with all Beatrix's furniture, pictures and special mementoes

Contact details

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Points to note

- Hill Top is a small house and cottage garden in the small village of Near Sawrey.
- The house is furnished with all of Beatrix Potter's favourite things. There are some low beams, and light levels are low.
- There is limited mobile phone reception across the site. In an emergency staff would be on hand to assist.
- Assistance dogs are welcome throughout the property. There are water bowls outside the Ticket Office (by the car park), and outside the shop, which are refilled regularly or can be filled on request.
- Light levels in the house are kept low to maintain the atmosphere Beatrix Potter lived and worked in and to protect the collection.
- There is a small, cottage garden with two paths, one of an uneven slate surface, the other with a smooth surface.
- There is no cloakroom facility. Large bags need to be left at the entrance of the house.
- Access is difficult for any visitors with restricted mobility, further details are given later in this document.
- The house is popular and will be busy and noisy at peak times.
- Visits are by timed tickets and visitors may sometimes have to wait to enter the house.
- Early sell-outs are possible in peak season.

Arrival & Parking Facilities

- The main car park is sign posted in the village
- The main car park surface is tarmac with embedded space markers.
- There are 2 designated spaces for disabled people, on a firm surface, in the main car park. These spaces are the shortest distance from the Ticket Office.
- Cycle racks are available alongside the Ticket Office building.
- Additional designated accessible parking is available closer to the house for those who cannot manage any steps. This additional space is in Hill Top Farmyard, a short drive from the car park. Directions to this space are available from Visitor Reception staff in the Ticket Office. Accessing this space involves opening and closing two farm gates and the farm drive is uneven gravel and stone.
- The house operates a timed ticket entrance. All visitors (including members) should collect their timed tickets from the ticket office in the main car park.
- The house is 150m from the car park, on an uphill route. The road has no pavement and at peak times can be busy with traffic.



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- There five steps from the road to Hill Top garden.
- The route to the house is through a small cottage garden, which is on a slope uphill. There are two paths, one is tarmac with a smooth surface, the other is flagstones which are uneven and can be slippery when wet or icy.
- Hill Top can be very busy and during peak times visitors may have to wait to enter the house.
- At present, timed tickets cannot be booked in advance and early sell outs are possible.

WCs

- There are toilets in the garden at Hill Top down three steps. There is a toilet with a pull down armrest, however this is not accessible to wheel chair users. It does not have an alarm.
- The nearest RADAR wheelchair accessible toilets are in Hawkshead Village main car park 2 miles away.
- Baby changing facilities are available in the visitor toilets. All the WCs have automatic hand driers, stone floors and brick walls surfaces and are lit with fluorescent lights.

Ticket Office

- This stone building is right next to the car park and is accessed by a flat, surfaced pathway of about 10 metres. The door is fixed open and is approx.100 cm wide.
- There is stone, cobbled flooring in this area and it is lit with low energy bulbs.
- The reception desk is 115 cm high but the reception team will move from behind the desk for admission and membership enquiries. There is currently an induction loop. There is space for a 150 cm diameter turning circle in front of the reception desk.
- There are three chairs with backs but no armrests and a table within the Ticket Office.
- We do not have wheelchairs or mobility scooters to borrow.
- On arrival visitors are given a time to enter the house and reception staff will give directions and advice about access and parking as required.

House

- The house is a 5 minute walk from the car park and ticket office, across the car park, up the road and then up 5 steps into the garden and shop area. Each step is 16cm high and 27cm deep and there is a gate at the bottom of the steps which is 79 cm wide. This is the exit gate but you are welcome to use it to enter as the entrance gate beside it is only 74 cm wide.
- For those who cannot enter the house we have a photograph album of the interior of the house to take outside for visitors to view. We offer a 'touch list' of items that visually impaired visitors can touch.
- Light levels are low, especially in overcast weather. The lamps are 25 W equivalents and either LED or compact fluorescent bulbs.
- The door to the house is 95cm wide. There is a slight slope into the house.
- The ground floor consists of the kitchen and parlour and although numbers are restricted, these rooms can be busy and noisy in peak season.
- Visitors enter the kitchen where the floor is flag stones with carpet on top. Visitors can rest on the window seat.
- The door through from the kitchen to the parlour is 76cms wide and the parlour floor is wood with a rug on top.

- The stairs to the first floor are 96 cm wide and are wood with a carpet runner. There are 7 steps to a small landing and 6 further steps to the main landing. The steps are 16cm high and 27cms deep.
- On the first floor there are three rooms to the front of the house. The door to the sitting room is 84cm, the door to the treasure room is 74 cm and the door to the bedroom is 74 cm wide. All three rooms have wooden floors and the sitting room and bedroom have rugs.
- There is a fourth room on the first floor (called the New Room), reached by a short corridor with three doorways between 74 and 76 cm wide. There is a 10cm step down into the 'New Room'.
- Window seats are in each room where visitors can sit and rest.

Catering

There is no catering facility at Hill Top, although the Tower Bank Arms and the Sawrey House Hotel, both located in the village of Near Sawrey, offer refreshments.

Retail

- Entrance from the road via 5 steps of 16cm height, 29cm depth.
- The doorway is 80 cm in width; the doors open inwards to at least 90 degrees and are non-power operated.
- There is stepped access to the shop at both entrances; the entrance closest the road is 16 cm high; the step on the house side is 20cm high. There is a ramp available for the entrance of the shop closest to the house, please ask shop staff for assistance.
- The counter is 80 cm high but staff and volunteers are able to assist with service here and with lifting and carrying goods if required.
- There is an induction loop installed.

Garden

- Hill Top has a small cottage garden. Access is via two sloped paths. One is stone flagged and is uneven; this path is 125cm wide. The second is tarmac and is 115cm wide. Neither path has passing places.
There is also a small vegetable garden. It has an uneven path around it made up of loose stone. This path varies in width and is very narrow at points. There is a flagstone path through the centre which is uneven and can be slippery when wet or icy. This path has a step at the entrance opposite the house. The step is 15 cm high and the gate is 123 cm wide. It also has 2 steps and a slight level change mid path with a maximum height of 18 cm and step depth of over 30 cm. There is an alternative entrance around the side of the vegetable garden which has a slight level change and is 74 cm wide. There are two benches outside the shop. There are 4 small benches around the house. The seating position of these chairs is very low.