



## YHA Kings – Access Statement

### Introduction

YHA Kings is a stone-built country house dating from 1830. This rural hostel is quite remote, set 102m above sea level in a beautiful, wooded ravine on the slopes of the Cader Idris mountain range. This southern part of Eryri (Snowdonia) National Park is a great base for fans of outdoor adventures and the ideal retreat to find some peace away from the pressures of modern life.

Accommodation is split between the main house and annexe (former stable block) with a distance of 65m between these buildings. YHA Kings is available for exclusive hire only so family, friends, clubs, schools, religious organisations and other groups can hire out the hostel on a self-catered basis for their private use. Hires are not staffed and we operate a 'contactless' reception. The hostel and its grounds are not open to the public. YHA Kings has its own water supply and is not on mains water.

We look forward to welcoming you. If you have any queries or require assistance, please phone 01629 592700 or email [customerservices@yha.org.uk](mailto:customerservices@yha.org.uk). You can also view photos of the hostel at [www.yha.org.uk/hostel/yha-kings](http://www.yha.org.uk/hostel/yha-kings).

This access statement was last updated in April 2024.

### Pre-arrival

- The nearest rail station is Fairbourne, 6.2 miles away.
- The nearest bus stop is at the bottom of the lane for the X28 service between Dolgellau and Tywyn.
- Local taxi companies can provide taxis.
- The hostel's location can be viewed on YHA's website at [www.yha.org.uk/hostel/yha-kings/directions](http://www.yha.org.uk/hostel/yha-kings/directions).
- You can contact the hostel by phone or e-mail (see contact information).

### Car parking and arrival

YHA Kings' postcode is LL40 1TB though we recommend that you don't just rely on sat nav. The hostel is signposted with a brown sign via the A493 from Penmaenpool. The mile-long lane up to the hostel from the A493 is steep and narrow with passing places. There are brown hostel signs for you to follow. This lane is not suitable for HGVs including coaches. We advise no vehicles larger than a minibus.

Free parking is available at this hostel (permit system in operation). When you arrive, turn off the lane directly into the main car park. The annexe will be in front of you. The car park is uneven in places and has space for 10 cars or 4 minibuses in unmarked bays. The car park is lit by lights mounted onto the annexe building.

From the main car park, there is a path (94cm wide on average) with a gate (1.1m wide) leading across the lawn. There is another gate (1.1m wide) and a lane to cross to the main building. The distance from the main car park to reception is 65m.

The second small car park is next to the main building which merges into the lane. It has space for up to 4 cars or a minibus. This car park is 50m from the main building and guests can enter the hostel via the main hostel door (72cm wide). This access path (approximately 9m long) crosses grass and has a gentle gradient. This route is lit by external wall lighting from the hostel building.

There are secure external power sockets which can be used to charge electric/hybrid cars in both car parks. The charge is a slow 3kw charge with a 3-pin 13-amp plug outlet. Please remember to bring your own charging cable. A cost applies for this service and it must be pre-booked by contacting the hostel before arrival.

ASDA and Tesco will deliver goods to the hostel. The hostel is not staffed during Exclusive Hire stays, so any orders must be taken inside by the group after check-in.

### **Main entrance and reception**

Access via the main hostel door requires a small step without a ramp. There is an access code reader and handle on the front door which is 55cm from the doorstep. The code is required to open the door at all times.

Reception has a level tiled floor with a mat directly in front of the service hatch. Our hatch (93cm high) has a hearing loop and a notice next to it explaining how to contact staff in an emergency. There is also useful information for guests on display. There is space available for guests using a wheelchair or frame to manoeuvre.

To the right of reception is the downstairs corridor. On the left-hand side is a set of 15 steps (20cm each) up to the bedrooms and bathroom. Next to the staircase is a small payphone cubicle (67cm wide). The phone is mounted 1.1m from the floor and is coin operated.

### **Shared areas**

#### **Cloakroom**

The door to the downstairs cloakroom at the end of the corridor is 67cm wide. The floor is level, mid-grey relief ceramic tile. In the outside lobby area is a small corner-mounted hand basin (91cm high) with a lever tap. The soap and hand towel dispenser is attached to the wall. There is a small swing top bin on the floor.

There are two gender-neutral toilets, each 40cm from the ground within a cubicle that is 55cm wide. This room has a small window and electric lighting. There are no emergency call points or grabrails. We do not have a baby changing station.

#### **Dining room**

To the left of reception is a narrow corridor to the dining room. The dining room door is 72cm wide. One side of the dining room has windows and a patio door. One end of the dining room leads into the commercial kitchen (staff only).

The large dining room can also be used as an additional lounge, classroom or meeting room. There are 3 wooden dining tables (74cm high) and chairs (45cm floor to seat), plus 2 black laminate dining tables with black stools (44cm high). Tables are usually grouped to seat up to 8 people each. There is also a stainless steel servery (84cm high) where guests can lay out food 'buffet style'.

The floor is mid-tone wooden parquet. Walls are painted white with cream woodwork and black fireplace surrounds (both period fireplaces are not in use). Lighting is a mixture of natural and electric light with extra floor lamps. There is a football table in the dining room (99cm high). Clearance around the table varies depending on how the room has been laid out and can be re-arranged by guests as needed.

### Lounge

Directly across from reception is the door (70cm wide) to the lounge. The lounge has windows on 2 sides, an integral bookcase on one side and a multi-fuel burner stove placed against the back wall. The stove is 35cm from the ground and mounted on a stone plinth with an unattached fireguard surround. Wood packs can be purchased for the stove at the hostel or at the local Dolgellau petrol stations.

There are 7 dark brown leather-effect sofas with 3 three-seaters and 4 two-seaters. All of the sofa seats are 42cm from the floor. There are 3 single upright armchairs – the 2 largest have seats 42cm from the floor and the smallest is 30cm from the floor.

There is plenty of natural light in this room from the large windows. These ground floor windows can be opened so it is important that they are secured when guests are out. The floor is a mid-tone parquet wood. Three of the walls are painted white, and the back wall is a bright contrast red colour.

There is a good selection of books to read for adults, young people and children plus a small selection of books in Welsh. There is no TV.

### Self-catering kitchen

YHA Kings is self-catering only when booked via Exclusive Hire. To the right of reception is the downstairs corridor. On the right-hand side of the corridor is a door (74cm wide) to the self-catering kitchen. There is a 14cm (15 degree) low from the corridor into the kitchen. Flooring is a mid-grey relief ceramic tile. Walls are painted white. The kitchen has lots of windows which can open quite wide so it is important that they are secured when guests are out.

The kitchen has fluorescent lighting. Along the right-hand side wall is a stainless steel workstation unit. The upper shelf is (1.5m high) and provides storage for hot drinks equipment. The workstation food preparation area is 90cm high. There are 2 electric kettles, a filter coffee machine, and 2 four-slot electric toasters on this surface. The lower shelf is 25 cm from the floor and can be used to store food. There is no dishwasher.

On the left-hand side wall are 2 cookers with gas hobs/ovens and an electric oven. There is a worktop for food preparation (91cm high). There are low-level shelves

which store cooking equipment. There are 2 cooking extractor fan cords (1.2m high). Above this workstation is a wall-mounted knife store.

Next to the worktops with the ovens are 2 double washbasins. The washbasin unit is 90cm high with lever taps. Underneath the washbasins are stainless steel storage areas. There are 2 large free-standing fridges and a larder (under counter) freezer. A small microwave sits on top of the small fridge at a height of 1.4m. A stainless steel shelving unit stores cups and glasses on the top shelf. The middle shelf has cutlery, bowls and cooking equipment and the bottom shelf stores plates.

There are 2 additional stainless steel workstations (90cm high) with low-level storage shelves (25cm high). These workstations are placed back to back in the centre of the room creating an 'island'. Clearance between the island and the back wall with windows is 88cm, and between the island and fridges is 1.48m. There is also an emergency exit door (71cm wide) which can be opened in an emergency using the key inside a 'break glass to open' container.

### Drying facilities

To the right of reception is the downstairs corridor. Further down the corridor on the left is a door (65cm wide) to the drying room with a 20cm step down to the mid-grey concrete floor. The door opens outwards back into the corridor. There is no ramp. The walls of the drying room are painted a mid-green. There are 2 drying rails – one is 1.96m high and the other is 1.99m high.

We also have a small clothes airer, an ironing board and an iron. The iron is stored on a window ledge (1.25m high). The heater and dehumidifier are at a low level. A mop, bucket and floor brush are stored in the drying room for guest use.

### Bedrooms and bathrooms

Unless otherwise stated, all bedrooms have bunk beds. Entry doors are 70cm wide. Each room has white walls, dark grey/brown carpet flooring and cream blackout curtains. All bedding is provided.

#### Main building (first floor)

There is no lift so access to this floor is only via a set of 15 steps (20cm each).

#### **Bedroom 1**

This room sleeps up to 6 people. It includes 2 sets of bunk beds (upper bunk is 1.3m high and headroom clearance between bunks is 60cm) and 2 single beds (46cm high). There is a washbasin (84cm high) in the room with a mirror and wall-mounted shaving point above. There are 2 large windows which can be partially opened. There is a radiator under a window with a control 30cm from the floor.

#### **Bedroom 2**

This room sleeps up to 6 people. It includes 3 sets of bunk beds (upper bunk is 1.3m high and headroom clearance between bunks is 60cm). There is a washbasin (85cm high) in the room with a mirror and wall-mounted shaving point above. There is a

large window which can be partially opened, offering views of the grounds. There is a radiator under the window with a control 30cm from the floor.

### **Bedroom 3**

This room sleeps up to 6 people. It includes 2 sets of bunk beds (upper bunk is 1.3m high and headroom clearance between bunks is 60cm) and 2 single beds (46cm high). There is a washbasin (80cm high) in the room with a mirror and wall-mounted shaving point above. There is a large window which can be partially opened, offering views of the grounds. There is a radiator under the window with a control 30cm from the floor. This bedroom is closest to the shared bathroom.

### **Main shared bathroom**

The bathroom door is 68cm wide. There is a sharp turn to the right. In front of you are two gender-neutral shower cubicles – one with a door that is 60cm wide and another with a door that is 50cm wide. There is a small 15cm step up onto the shower tray. The shower head height in both showers can be adjusted from 1.5m to 1.95m. Water flow and temperature is controlled by a dial (1.1m high). The white shower curtains must always be used to prevent the floor becoming water-logged. There are no grabrails, emergency buttons or shower stools in either cubicle.

There are 2 large washbasins fitted with lever taps and mounted 79cm from the floor at the far end of the bathroom. There is a mirror on the right-hand side wall. Opposite the washbasins are two gender-neutral toilet cubicles (both 56cm wide). The toilet seat height is 40cm. There are no grabrails or emergency buttons in the cubicles.

The bathroom floor is mid-grey linoleum. The walls are cream coloured and the ceramic tile work is blue/grey. There is a large window above the sinks and another small window, both of which can be partly opened. This bathroom does not have a baby changing unit.

The emergency exit door (67cm wide) opens onto a first floor metal staircase. The emergency exit door can be opened in an emergency using the key inside a 'break glass to open' container.

### Annexe building

Access to the ground floor of the annexe building is directly from the main car park, while access to the first floor is via 2 external staircases.

### **Bedroom 5 (ground floor)**

This en-suite room sleeps up to 6 people. It includes 2 sets of bunk beds (upper bunk is 1.19m high and headroom clearance between bunks is 69cm) and 2 single beds placed next to each other. There is a double washbasin (88cm high) in the room with lever taps and a mirror wall-mounted above. There is a window which can be partially opened. There is a radiator with a control 30cm from the floor.

Through a 70cm wide door is a 65cm wide corridor to the 'en -suite' toilet and shower room. This room has white painted walls and grey linoleum flooring. There are no emergency alarms, shower stools, grabrails or baby changing. The shower

cubicle is 56cm wide with a 25cm step up into the shower. The shower screen is wall mounted and opens outwards. Water flow and temperature is controlled by a dial mounted 1.12m high. The shower head height is adjustable between 1.45m and 1.95m. On the right-hand side of the lobby is a toilet door (70cm wide). The toilet cubicle is painted white with grey linoleum flooring. The toilet is 45cm high.

### **Bedroom 6 (first floor)**

This en-suite room sleeps up to 6 people. It includes 2 sets of bunk beds (upper bunk is 1.19m high and headroom clearance between bunks is 69cm) and 2 single beds placed next to each other. There is a double washbasin (88cm high) in the room with lever taps and a mirror wall-mounted above. There are 2 windows which can be partially opened and one of these offers mountain views.

Through a 70cm wide door is the en-suite toilet and shower room. This room has white painted walls and grey linoleum flooring. There are no emergency alarms, shower stools, grabrails or baby changing. The shower cubicle is 52cm wide with a 28cm step up into the shower. Water flow and temperature is controlled by a dial mounted 1.12m high. The showerhead height is adjustable between 1.45m and 1.95m. On the right-hand side is a toilet door (66cm wide). The toilet is 40cm high.

### **Bedroom 7 (ground floor)**

This en-suite room sleeps up to 6 people. It includes 2 sets of bunk beds and 2 single beds placed next to each other. There is a double washbasin (95cm high) in the room with a mirror wall-mounted above.

The shower cubicle is 55cm wide with a 26cm step up into the shower. Water flow and temperature is controlled by a dial mounted 1.12m high. The shower head height is adjustable between 1.45m and 1.95m. From the floor level, there are 2 steps (11cm each) up with a handrail to the toilet. The entrance door is 70cm wide and the toilet is 45cm high. There are no emergency alarms, shower stools, grabrails or baby changing.

### **Bedroom 8 (first floor)**

This en-suite room sleeps up to 6 people. It includes 2 sets of bunk beds and 2 single beds placed next to each other.

Through a 72cm wide door is a small lobby with a shower cubicle (52cm wide) on the right, fitted with a grabrail. There is a 34cm step up into the shower. Water flow and temperature is controlled by a dial mounted 1.12m high. The showerhead height is adjustable between 1.45m and 1.95m. On the left is a 66cm wide door leading to the toilet cubicle. The toilet is 43cm high. There are no emergency alarms, shower stools or baby changing.

### **Grounds and garden**

YHA Kings has extensive grounds for guests and is set within its own wooded steep-sided ravine. The grounds and car parks are only for hostel guests (this hostel is not open to the public). The main lawn covers about an acre and has the river Gwynant

running through it. The riverbanks are steep in places but it is possible to step down from the riverbanks onto stony river beaches to paddle and river dip. The river is fairly shallow and contains very large boulders. The river is fed by the mountain streams and the flow speed and the depth can increase after heavy rain. On the other side of the river is steep woodland.

In the centre of the main lawn is a large firepit for campfires. This is about 20m from the hostel reception. There are 4 benches placed in a semi-circle around the firepit – 3 of these are backless and fixed 35cm from the ground, while the other has a back and its seat is 43cm from the ground. Extra chairs are stored inside the cycle shed. The woodlands at YHA Kings is a site of special scientific interest, which means that you must buy or source alternative wood to use.

The main lawn is fenced with gates to access the small public road which runs directly in front of the small lawn and the main hostel building. There is a loose chipping path (94cm wide on average) that bisects the main lawn and leads to a gate, the main car park and annexe building. This path is uneven in places.

There is a small, fenced lawn area with a BBQ and picnic bench (53cm high) directly outside reception. Some specific BBQ utensils are provided and BBQ briquettes are sold in the supermarkets and petrol stations in Dolgellau. This lawn has a large gate which can be opened to allow vehicle access via the small public road. This makes drop-off or pick-up possible close to the hostel front door with entry from into the hostel via a narrow path accessible through a gate (1.13m wide). On the other side of the road is another gate that opens onto the small path that crosses the main lawn and leads to the annexe building and main car park. Most of the grounds and outside areas at this hostel are uneven in places.

### **Cycle store**

The cycle shed is located on the main lawn between the main and annexe buildings. The shed is wooden and stained a dark brown colour. The shed is located about 10m away from the small path. The floor of the bike shed is concrete and is a light grey/brown colour. There is no lighting inside the shed, just a small window. When the large access door is open there is plenty of natural light.

### **Recycling and refuse area**

Next to the small car park is a fenced garden area. This area is where the private hostel recycling and bin units are stored. Access to this area is via a small gate and requires a step up of 26cm onto hard standing. This area contains an outbuilding and a single-storey building (staff only). The units have closing lids and are 1.13m high.

### **Additional information**

- Pets are not permitted at YHA Kings, though assistance dogs are welcome throughout – please notify us at the time of booking.
- Smoking and vaping is not permitted anywhere in the hostel.

- Staff are not on-site so reception is 'contactless' for Exclusive Hire bookings. There is an emergency contact number to connect guests to 'on call' staff.
- A fire alarm is fitted. This alarm is sound only so there are no visual indicators to show that the alarm has been activated or 'trembler devices' for guests with hearing difficulties. There are no evacuation chairs or sledges.
- Evacuation procedures are displayed at reception. We advise that any guests who need assistance to evacuate should make arrangements for a 'buddy' from their group to assist if required.
- Mobile phone reception is only available on EE within the hostel.
- Free Wi-Fi is in the main building but coverage can be intermittent (access via a code displayed in reception).

### **Contact information**

- Address: YHA Kings, Islawrdref, Dolgellau, Gwynedd, LL40 1TB
- Telephone: 0345 2602761
- Email: [kings@yha.org.uk](mailto:kings@yha.org.uk)
- Ordnance Survey map: 124
- Local buses: [traws.cymru](http://traws.cymru) 0300 200 2233, [lloydscoaches.com](http://lloydscoaches.com) 01654 702 100
- Local taxis: [cadercabs.co.uk](http://cadercabs.co.uk) 07766 983 103, [machtaxis.com](http://machtaxis.com) 01654 702048
- Nearest electrical vehicle charging station: PoGo Charging Station, Marian Mawr Car Park, Dolgellau, LL40 1DL

**We welcome your feedback to help us to continue making improvements. Please contact us directly if you have any queries or if you would like to make any comments.**