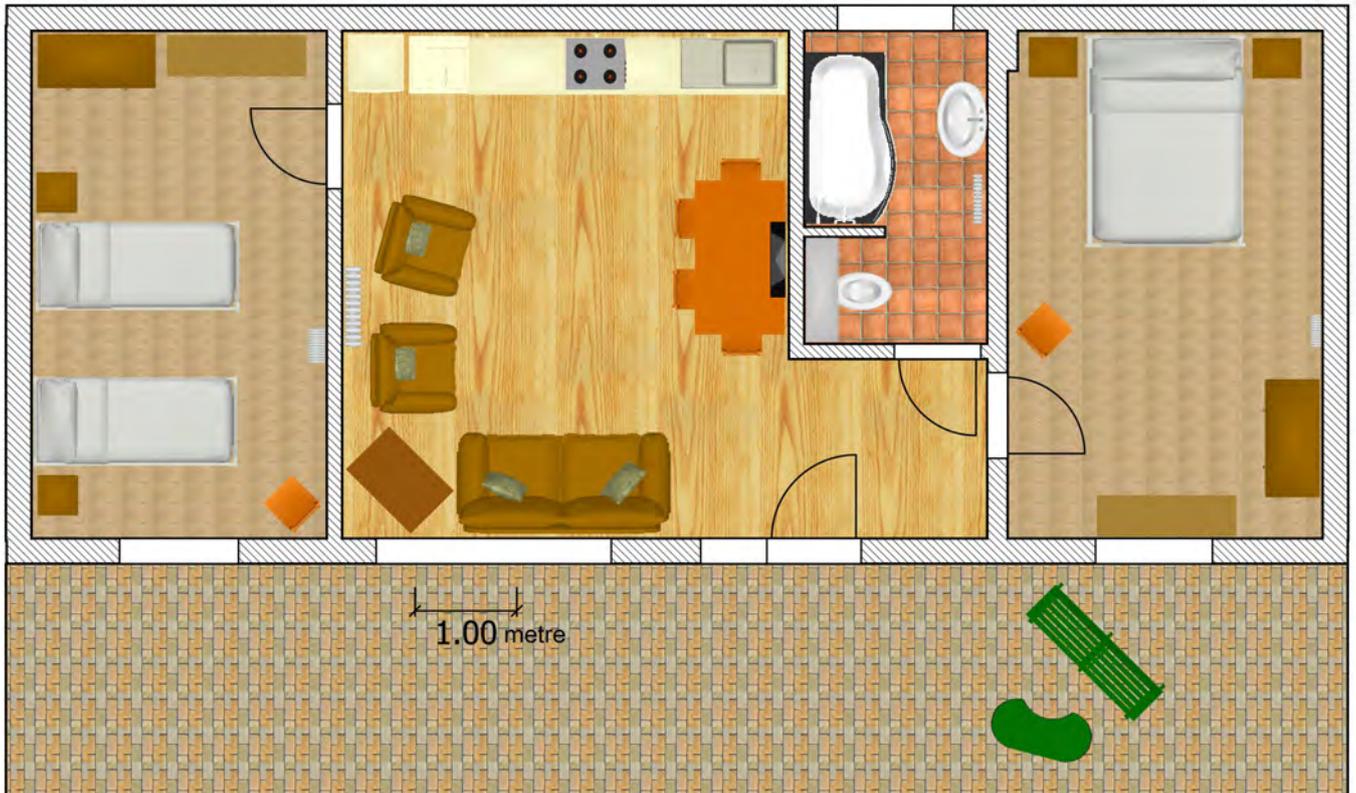


Detailed Access Statement  
Plan view and access measurements for Ash Cottage



**Entrance door:**

- Door bell press button 1010mm high
- Door lever handle at 1010mm high
- Door with a clear opening width of 875
- Rubber doorstep 15mm high leading into lounge with wood floor

**Lounge:**

- Level access to twin bedroom, kitchen/dining area, bathroom and double bedroom
- Light switch for outside, lounge and kitchen lights at 1110mm
- Storage heater control 700mm high with isolator at 680mm high
- TV wall sockets and aerial 1100mm high
- TV, freeview and video recorder all operated by handset controls
- Coffee table 480mm high with top surface at 900mm by 600mm
- Waste bin 300mm high
- Reading lamp on/off switch variable height, can be placed on coffee table at 480mm high
- Sofa seats are 380mm high
- Window sill 710mm
- Window retaining bar 770mm high
- Window lower lockable handle at 960mm high
- Window upper lockable handle at 1210mm high

#### Twin bedroom:

- Level access from the lounge with carpeted floor
- Door lever handle 980mm high
- Doorway 820mm wide with a clear opening width of 790mm
- Light switch at the entrance of the bedroom door at 1120mm high
- 2 single beds with 250mm gap from the floor to the bed base
- 600mm to the top of the mattress
- Bedside table 600mm high with top surface of 400mm by 410mm and drawer handle at 480mm
- Bedside light switches and sockets each side of each bed at 780mm high
- Storage radiator isolator at 670mm high with thermostat control at 230mm high
- Dressing table 760mm high with top surface 1370mm by 420mm
- Dressing table with underneath clearance of 570mm
- Dressing table drawer handles at 170, 330, 480 and 640mm high
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Dressing table mirror 840mm to bottom of mirror and 1710mm to top of mirror, 500mm wide
- Wardrobe drawer knobs 280mm high
- Wardrobe door knobs 1180mm high
- Wardrobe hanging rail can be moved between 1170mm or 1570mm high
- Wardrobe top shelf fixed at 1680mm high
- Window sill at 710mm
- Window retaining bar 770mm high
- Window lower lockable handle at 950mm
- Window upper lockable handle at 1620mm
- Ironing board height is variable between 690mm and 860mm
- Clothes airer has drying rungs at 260, 510, 760 and 1010mm high

#### Kitchen/dining area:

- Level access open plan from the lounge with wooden floor
- Fire extinguisher wall mounted at 900mm high and fire blanket at 1240mm
- Worktops 900mm high and 600mm deep
- 3 pin sockets above worktops at 1110mm high with 600mm depth of reach
- Kitchen sink lever operated taps at 1050mm high with 420mm depth of reach
- Oven door handle 680mm
- Hob unit flush mounted in worktops at 900mm high
- Hob extractor fan switch and lights at 1620mm high
- Hob isolator at 1110mm high with 620mm depth of reach
- Microwave on top of fridge/freezer at 1200mm high or on worktop at 900mm high
- Kitchen cupboards under worktop, door handles at 720mm
- Kitchen drawer unit under worktop, 4 drawers with handles at 230, 420, 600 and 780mm high
- Kitchen cupboards above worktop, door handles at 1500mm
- Fridge freezer combined: fridge door handle at 810mm, freezer door handle at 860mm high
- Kitchen table 770mm high with top surface at 880mm by 1520mm
- Kitchen table underneath clearance 600mm high
- Kitchen table underneath clearance at one end of the table at 690mm high
- Kitchen chairs, seat at 460mm high
- Waste bin 550mm high

#### Double Bedroom:

- Level access from the lounge with carpeted floor
- Door lever handle at 980mm high
- Doorway 820mm wide with a clear opening width of 790mm
- Light switch at the entrance of the bedroom door 1120mm high
- 1 king size bed with 190mm gap from the floor to the bed base
- 540mm from the floor to the top of the mattress
- Bedside table, one next to each bed, 600mm high with top surface of 400mm by 410mm
- Bedside light switches and sockets above each bedside table at 780mm high
- Electric radiator isolator at 670mm high with temperature control at 500mm
- Dressing table 760mm high with top surface 1370mm by 420mm
- Dressing table with underneath clearance of 640mm
- Dressing table drawer handles at 170, 330, 480 and 640mm high

- Dressing table lamp switch with variable height switch on the cable
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Dressing table mirror 840mm to bottom of mirror and 1210mm to top of mirror, 270mm wide
- Wardrobe drawer knobs 280mm high
- Wardrobe door knobs 1180mm high
- Wardrobe hanging rail can be moved between 1350mm or 1460mm high
- Wardrobe top shelf fixed at 1600mm high
- Window sill at 840mm with retaining bar 770mm high and 360mm depth of reach
- Window lockable handle at 1620mm high with 360mm depth of reach
- Bedroom chair with seat 470mm high and seat surface 450 by 470mm

#### Bathroom:

- Access from the lounge with a 10mm sloped rise to a tiled bathroom floor
- Door handle 1100mm high with a door lock 960mm high
- Door clear opening width of 790mm
- Light switch by using pull cord from 820mm high from the floor to the ceiling
- Window sill at 1140mm with a retaining bar 1170mm high with 490mm depth of reach
- Window lockable handle 1540mm high with 400mm depth of reach
- Window blind cord at 1150mm with 480mm depth of reach
- Toilet pan 400mm high and with seat down 420mm high
- Toilet flushing buttons 750mm high
- Toilet roll 850mm high
- Shaver socket 1920mm high
- Toothbrush and glass holder 1100mm high
- Mirror 1250mm to the bottom edge, 1850mm to the top and 450mm wide
- Washbasin in vanity unit 800mm high with door handles at 350 and 530mm
- Washbasin lever tap height 990mm with 350mm depth of reach
- Hand towel ring holder 880mm high
- Bath 570mm high, 740 to 900mm wide and 1700mm long (external measurements)
- Bath lever taps 700mm high
- Bath horizontal grab rail 700mm high and 600mm long
- Shower 'over bath' on/off temperature control 1150mm high
- Shower head variable from 1530mm to 2150mm high
- Soap dish 1350mm high
- Fixed vertical shower handrail from 1130mm to 1730mm high
- Shower door on the side of the bath and can be swung away, 570mm from floor to 1970mm high
- Fan heater pull cord 1450mm high
- Fan heater isolator at 2050mm high
- Heated towel rail with rungs at 390, 600, 790, 990 and 1150mm with isolator at 660mm
- Extractor fan on/off switch on ceiling at 2330mm (auto shut off when the light is switched off)

If further information is required please email us at [carol@elmsfarmcottages.co.uk](mailto:carol@elmsfarmcottages.co.uk) or fill out our enquiry form on our website at [www.elmsfarmcottages.co.uk/contact-us.html](http://www.elmsfarmcottages.co.uk/contact-us.html)