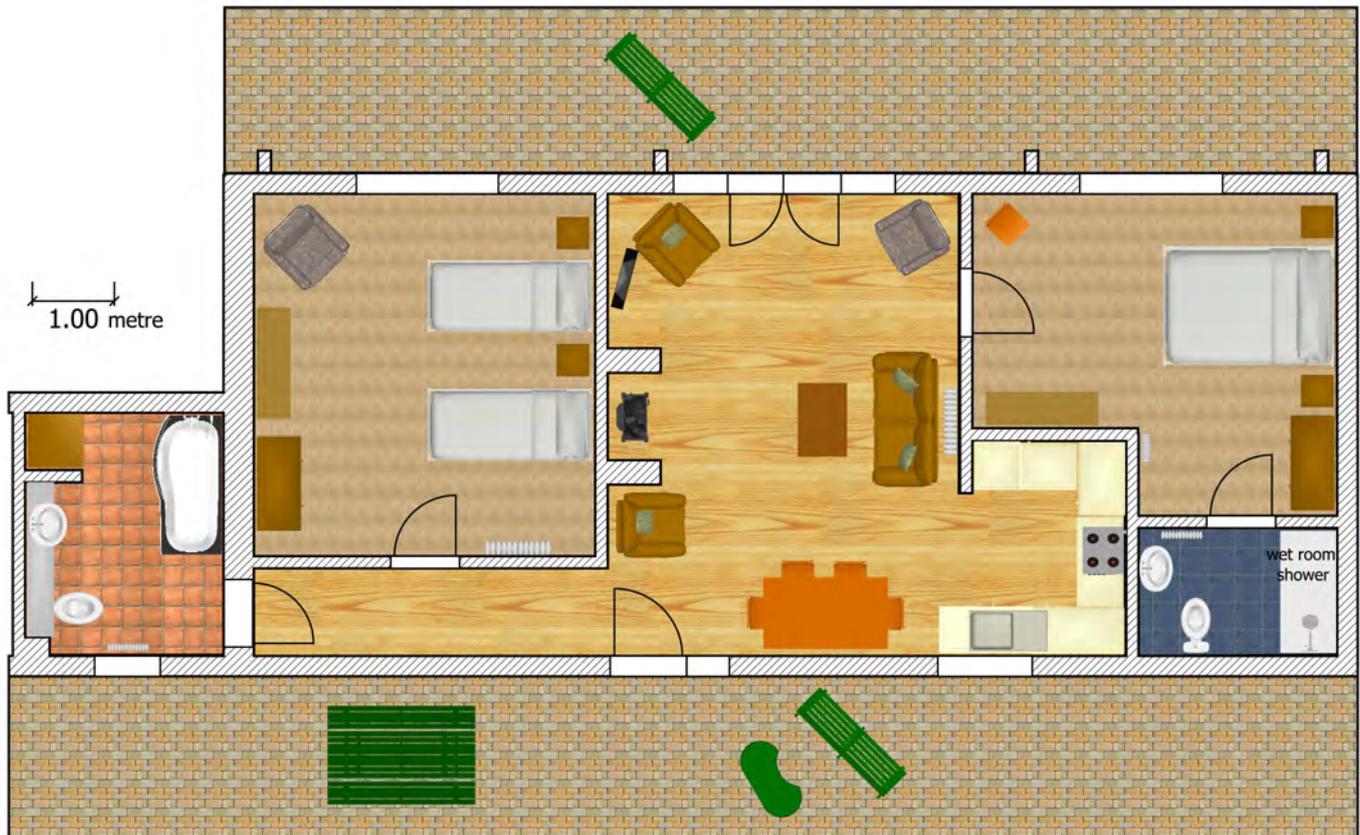


Detailed Access Statement
Plan view and access measurements for Elm Cottage



Entrance door:

- Door bell press button 1050mm high
- French patio door lever handles at 1010mm high
- French patio doors with 1 door open will give a clear opening width of 680mm
- French patio doors with both doors open will give a clear opening width of 1350mm
- French patio door bolts 130mm high at the bottom and 1900mm high at the top
- French patio door curtain is pulled across by hand, curtain extends from floor to ceiling
- Rubber doorstep 15mm high leading into lounge
- Window sills 710mm high each side of the French doors.
- Window retaining bar 780mm high
- Window lockable handle 1500mm high

Lounge:

- Level access wooden floor, leading to double bedroom, kitchen, dining area and hall
- Light switch for the lounge lights at 1110mm
- 3 pin sockets at 650mm high next to double bedroom door
- Storage heater controls 690mm high
- Storage heater isolator at 690mm high

- Light switch for kitchen situated above the storage heater is 1110mm high
- French patio doors leading to the central Courtyard with 1 door open gives a clear opening width of 660mm; with both doors open they give a clear opening width of 1350mm. The door handles are 1020mm high with locking bolts at 130mm high at the bottom and 1850mm high at the top. The door curtain is pulled across by hand and extends from floor to ceiling
- The single door opening onto the Paddock patio has a clear opening of 805mm. The door handle is 990mm high and the lock is 930mm high. The door curtain is pulled across by hand and extends from floor to ceiling
- Patio light switch on the left hand side of French patio doors at 1120mm high
- TV wall sockets and aerial 670mm high
- TV, freeview and DVD player are 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 and armchair seats are 470mm high
- Log burner fire guard (when requested) 750mm high with guard gate opening lever 700mm high
- Log burner fire guard opening access gate 410mm clear opening width
- Log burner hearth has a 80mm rise and 250mm depth from chimney wall into the room
- Log burner door opening knob 275mm from the edge of the hearth
- Log burner lower sliding vent knobs 200mm high from the top of the hearth
- Log burner top sliding knob 525mm high from the top of the hearth
- Log burner doors opening area 200mm by 400mm wide. Log basket 360mm high

Kitchen/dining area:

- Level access open plan from the lounge with wooden floor
- Fire extinguisher wall mounted at 850mm high
- 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 450mm depth of reach
- Oven door handle 680mm
- Hob unit flush mounted in worktops at 900mm high
- Hob extractor fan switch and lights at 1650mm high
- Hob isolator at 1110mm high with 600mm depth of reach
- Microwave on the 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 1430mm
- Fridge freezer combined: fridge door handle at 810mm, freezer door handle at 860mm high
- Dishwasher controls 760mm 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
- Window sill above worktops at 1150mm
- Window retaining bar 1200mm high with 900mm depth of reach
- Window lockable handle 1550mm high with 1100mm depth of reach

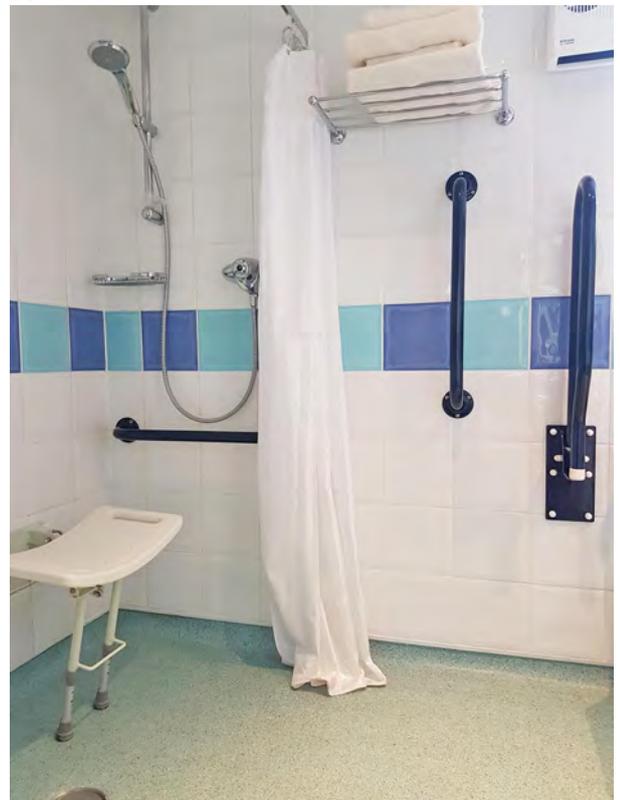
Double Bedroom:

- 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 1110mm high
- 1 double bed with 240mm gap from the floor to the bed base
- 550mm from the floor to the top of the mattress
- Bedside table, 1 each side of the bed, 600mm high with top surface of 400mm by 410mm
- Bedside light switches and sockets each side of the bed 800mm high
- Storage radiator isolator at 670mm high
- Dressing table 760mm high with top surface 1370mm by 420mm

- Dressing table underneath clearance of 640mm
- Dressing table drawer handles at 170, 330, 480 and 640mm high
- Dressing table lamp switch 760mm
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Wall mirror 875mm to bottom of mirror and 1620mm to top of mirror, 495mm wide
- Wardrobe drawer knobs 280mm high
- Wardrobe door knobs 1110mm high
- Wardrobe hanging rail can be moved between 1350mm or 1460mm high
- Wardrobe top shelf fixed at 1600mm high
- Window sill at 710mm
- Window retaining bar 780mm high
- Window lockable handle 1475mm high

En-suite shower/wet room:

- Level access from the double bedroom with 'Altro' waterproof wet room floor throughout
- Door handle 980mm high with a door lock 930mm high
- Door clear opening width of 790mm
- Pull cord light switch starting from 550mm from the floor
- Toilet pan 400mm high, with seat down 420mm high
- Toilet flushing buttons on top of cistern 810mm high
- Toilet roll 850mm high
- Fixed horizontal hand rail on left hand side of toilet 700mm high and 600mm long
- Horizontal swing down hand rail on right hand side of toilet 650mm high and 700mm long
- Shaver socket 1250mm high
- Toothbrush and glass holder 1070mm high
- Mirror 1210mm from the floor to the bottom edge, 1810mm to the top and 450mm wide
- Washbasin 760mm high with 600mm clearance
- Washbasin lever water tap height 850mm with 220mm depth of reach
- Washbasin fixed vertical handrail from 800mm to 1400mm high
- Shower fixed horizontal hand rail 700mm high and 600mm long
- A fixed vertical handrail from 800mm to 1400mm high between shower controls and toilet
- Shower on/off and temperature control 1200mm high
- Soap dish 1200mm high
- Shower head variable from 1480mm to 2000mm high
- Shower seat variable height from 400mm to 650mm high
- Fixed vertical handrail next to shower seat from 700 to 1350mm
- Heated towel rail rungs at 380, 600, 790, 980 and 1140mm high
- Heated towel rail isolator at 650mm high
- Shelves at 1090 and 1525 high



Hall:

- Level access wooden floor from the lounge giving access to a twin bedroom and bathroom
- Light switch for hall and lounge light on right hand side at 1120mm high

Twin bedroom:

- Level access from the hall with carpet floor
- Door lever handle 980mm high
- Doorway 820mm wide with a clear opening width of 800mm

- Light switch at the entrance of the bedroom door 1120mm high
- 2 single beds with 250mm 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 each side of each bed at 780mm high
- Storage radiator isolator at 680mm high
- Dressing table 760mm high with top surface 1370mm by 420mm
- Dressing table underneath clearance of 640mm
- Dressing table drawer handles at 170, 330, 480 and 640mm high
- Dressing table lamp can be operated from the 3 pin socket switch at 680mm high
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Wall mirror 990mm to bottom of mirror and 1390mm to top of mirror, 750mm 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 710mm
- Window retaining bar 780mm high
- Window lockable handle 1475mm high
- Ironing board height is variable from 690mm to 860mm
- Clothes airer has drying rungs at 260, 510, 760 and 1010mm high

Bathroom:

- Access from the hall with a 20mm sloped rise to a tiled bathroom floor
- Bathroom door handle 1000mm high with door lock at 940mm high
- Bathroom door clear opening width of 800mm
- Light switch by using pull cord from 670mm high from the floor to the ceiling
- Window sill 1100mm with retaining bar 1150mm high and 400mm depth of reach
- Window lockable handle 1475mm high with 400mm depth of reach
- Window blind cord at 1250mm with 400mm depth of reach
- Toilet pan 400mm high, with seat down 430mm high
- Toilet flushing buttons 750mm high
- Toilet roll 850mm high
- Shaver socket 1850mm high with 500mm depth of reach
- Mirror 1220mm from the floor to the bottom edge, 1820mm to the top and 450mm wide
- Washbasin set in vanity unit 900mm high
- Washbasin lever tap height 1020mm with 350mm depth of reach
- Hand towel ring holder 900mm high
- 'P' shaped bath 560mm high, 730-900mm wide and 1700mm long (external measurement)
- Bath lever taps 700mm high
- Bath horizontal grab rail 700mm high and 600mm long
- Shower 'over bath' on/off temperature control 1250mm high
- Shower head variable from 1580mm to 2200mm high
- Soap dish 1300mm high
- Fixed vertical handrail from 1130mm to 1730mm high
- Shower door on the side of the bath and can be swung away, 580mm from floor to 1980mm high
- Airing cupboard door pull handles at 1130mm and 1800mm
- Airing cupboard shelves at 1390mm and 1830mm high

Patio:

- Level access through the French doors in the lounge with 20mm high sloped rubber door step leading to block paving 2500mm wide, picnic table, bench seat and level access to the lawn
- Picnic table 730mm high with bench seats 450mm high
- Bench seat 420mm high

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