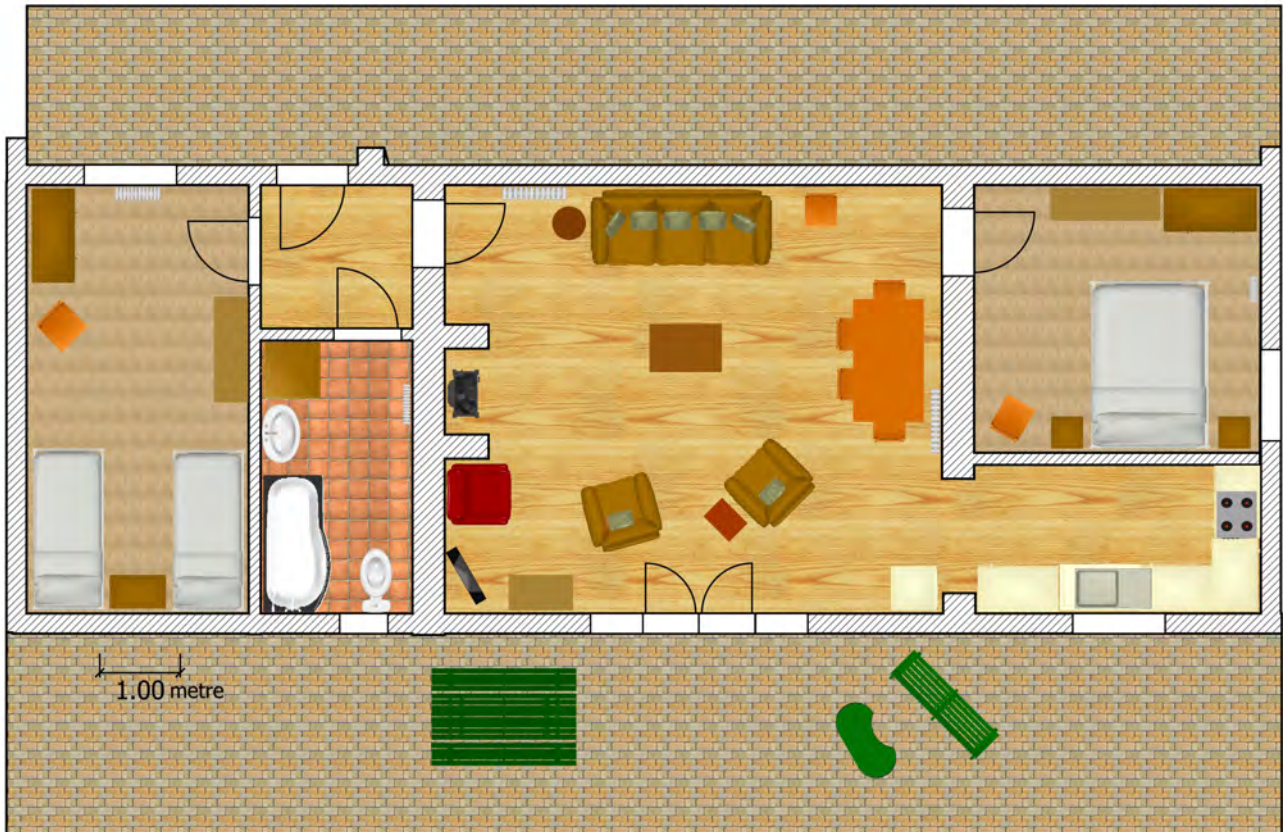


Detailed Access Statement
Plan view and access measurements for Oak Cottage



Entrance door:

- Door bell press button 1050mm high
- Door lever handle at 1010mm high
- Door with a width of 885mm and a clear opening width of 850mm
- Rubber doorstep 15mm high leading into the indoor porch area, with a wooden floor

Porch:

- Level access porch wooden floor leading to the twin bedroom with a carpet floor
- Level access porch wooden floor leading to the bathroom with a tiled floor
- Level access porch wooden floor leading to the lounge with a wooden floor
- Outside light and porch light switches at 1110mm

Twin bedroom:

- Level access from the porch 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 1100mm high
- 2 single beds with 50mm gap from the floor to the bed base
- 600mm from the floor to the top of the mattress
- 1 central double bedside table 600mm high with top surface of 700mm by 410mm
- Bedside light switches and sockets above the bedside table at 780mm high
- Storage radiator isolator at 650mm high

- 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 can be operated from the socket switch at 680mm high
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Wall mirror 850mm to bottom of mirror and 1750mm to top of mirror, 600mm 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 1575mm high
- Window sill at 930mm with retaining bar 1000mm high
- Window lockable handle 1700mm high
- Ironing board height is variable between 690mm and 860mm
- Clothes airer has drying rungs at 260, 510, 760 and 1010mm high

Bathroom:

- Access from the porch with a 10mm sloped rise to a tiled bathroom floor
- Bathroom door handle 970mm high and door lock 920mm high
- Bathroom door has a clear opening width of 810mm
- Light switch by using pull cord from 920mm high from the floor to the ceiling
- Toilet pan 400mm high, and with seat down 420mm high
- Toilet flushing buttons 810mm high
- Toilet roll 830mm high
- Shaver socket 1950mm high
- Mirror 1200mm from the floor to the bottom edge, 1800mm to the top and 450mm wide
- Washbasin 870mm high on vanity unit with door handles at 550mm
- Washbasin lever water tap height 1000mm with 380mm depth of reach
- Hand towel ring holder 830mm high
- 'P' shaped bath 560mm high, 730-890mm wide and 1700mm long (external measurements)
- Bath lever taps 680mm high
- Bath horizontal grab rail 700mm high and 600mm long
- Shower 'over bath' on/off temperature control 1250mm high
- Shower head variable from 1600mm to 2200mm high
- Soap dish 1150mm high
- Fixed vertical handrail from 1130mm to 1730mm high
- Shower door on the side of the bath and can be swung away, 560mm from floor to 1950mm high
- Airing cupboard door pull handles at 1100mm and 1880mm
- Airing cupboard shelves at 1390mm and 1900mm high
- Fan heater pull cord 1440mm
- Heated towel rail with rungs at 500, 730, 920, 1110 and 1280mm
- Heated towel rail isolator at 660mm
- Window cill at 1210mm with retaining bar at 1290mm and 250mm depth of reach
- Window lockable opening handle at 1710mm with 250mm depth of reach

Lounge:

- Level access wooden floor from the porch
- Lounge leads to kitchen/dining room, double bedroom and patio
- Lounge light switch next to entrance door at 1080mm high
- 3 pin sockets at 650mm next to double bedroom door
- Storage heater controls at 690mm with isolator at 690mm high
- Light switch for kitchen situated above the storage heater is 1110mm high
- French patio door handles at 990mm high and door lock at 940mm
- French patio doors with 1 door open will give a clear opening width of 610mm
- French patio doors with both doors open will give a clear opening width of 1200mm
- French patio door bolts 140mm high at the bottom and 1930mm high at the top
- French patio door curtain is pulled across by hand, curtain extends from floor to ceiling
- Patio light switch on left hand side of French doors at 1120mm high
- TV wall sockets and aerial 670mm high
- TV with 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 450mm high
- Log burner fire guard (when requested) 750mm high with gate opening lever 700mm high
- Log burner fire guard opening access gate 410mm clear opening width
- Log burner hearth has an 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 vent knob 525mm high from the top of the hearth
- Log burner doors opening area 200mm by 400mm wide. Log basket 360mm high
- CD player on top of drawer unit at 965mm high. Drawers at 260, 340, 510, 690 and 860mm 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 420mm depth of reach
- Oven door handle 680mm
- Hob unit flush mounted in worktops at 900mm high
- Hob extractor fan switch and lights at 1720mm high
- Hob isolator at 1110mm high with 620mm depth of reach
- Microwave on top of 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 above freezer: fridge door handle at 900mm, 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
- Kitchen table underneath clearance at one end of the table at 690mm
- Kitchen chairs, seat at 460mm high
- Waste bin 550mm high
- Window sill above worktops at 1150mm with
- Window retaining bar 1200mm high with 900mm depth of reach
- Window lockable handle 1750mm 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
- 525mm 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 780mm high
- Convector radiator isolator 670mm high with temperature control at 530mm
- 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 switch on the cable from floor to 760mm high
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Wall mirror 850mm to bottom of mirror and 1750mm to top of mirror, 600mm wide
- TV with Freeview above wall mirror, operated by a handset control
- TV wall sockets and aerial 1920mm high
- 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 940mm
- Window retaining bar 1000mm high
- Window lockable handle 1700mm high with 300mm depth of reach

Patio:

- Level access through the French doors in the lounge with 25mm high sloped metal & rubber door step leading to block paving 2500mm wide, picnic table, bench seat and level access to the paddock
- 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