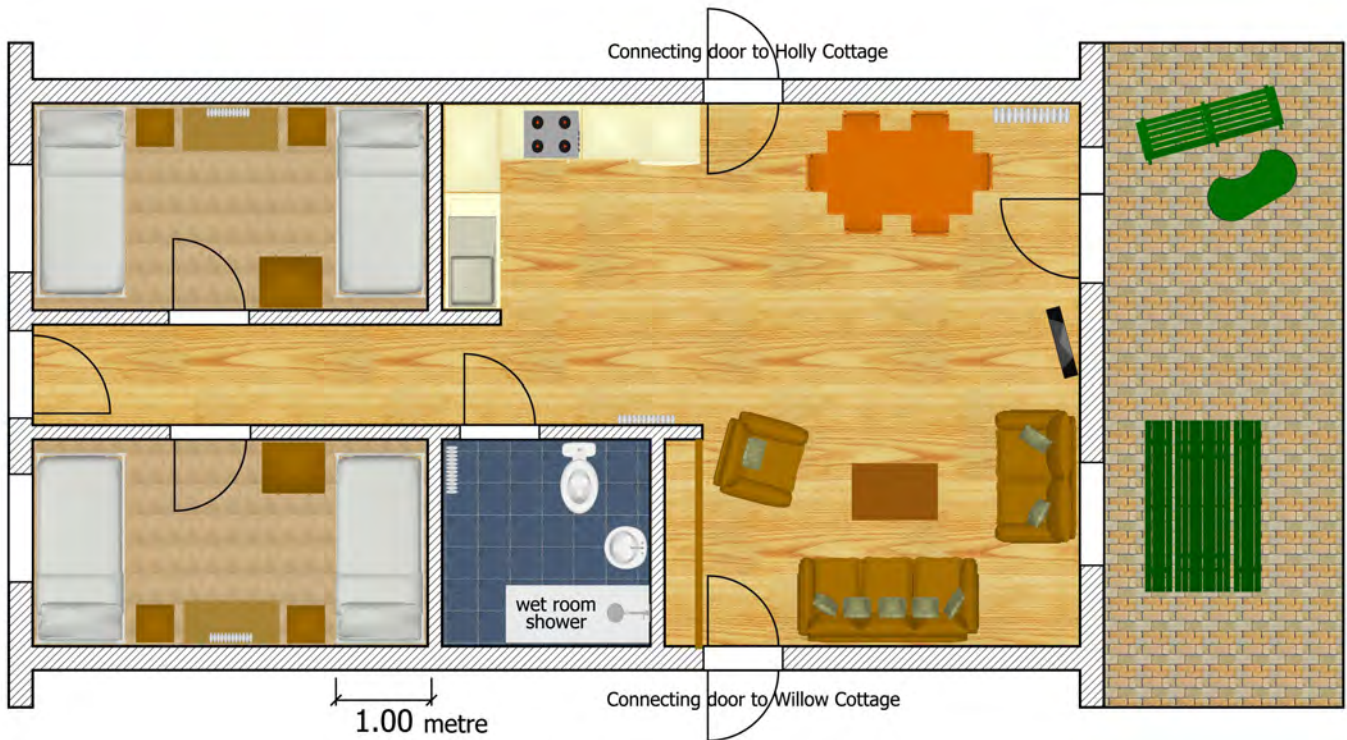


Detailed Access Statement  
Plan view and access measurements for Walnut Cottage



**Entrance door:**

- Door bell press button 1050mm high
- Door lever handle 890mm high
- Door with a clear opening width of 820mm
- Rubber door step 10mm high leading into the hallway

**Hall:**

- Level access wooden floor which continues into kitchen, dining and lounge areas
- Light switch for outside light and hall lights on left hand side at 1220mm high
- Double 3 pin socket 670mm high
- Light switch for hall, lounge and kitchen on left hand side at 1100mm high

**Bedroom 1:**

- Level access from the hall with a carpet floor
- Door lever handle 1000mm high
- Doorway 820mm wide with a clear opening width of 790mm
- Pull cord at the entrance of the bedroom door starting at 750mm from the floor
- 2 single beds with 25mm gap from the floor to the bed base
- 610mm 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 800mm high
- Convector radiator isolator at 800mm high
- Convector radiator thermostat under dressing table fixed on the convector at 230mm high
- Dressing table 760mm high with top surface 1000mm by 470mm

- Dressing table underneath clearance of 570mm
- Dressing table risers will raise dressing table by 120mm to give total clearance of 690mm
- Dressing table stool 420mm high with top surface of 350mm by 480mm
- Wall mirror 890mm to bottom of mirror and 1390mm to top of mirror, 750mm wide
- Wardrobe drawer knobs 300mm high
- Wardrobe door knobs 1180mm high
- Wardrobe hanging rail can be moved between 1200mm or 1600mm high
- Wardrobe top shelf fixed at 1680mm high

#### Bedroom 2:

- Same as bedroom 1

#### Kitchen/dining area:

- Level access from the hall with a wooden floor
- Worktops 900mm high and 600mm deep
- 3 pin sockets above worktops at 1150mm 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 1740mm high
- Hob isolator at 1150mm high with 600mm depth of reach
- Microwave on the worktop at 900mm high or on top of fridge freezer at 1200mm high
- Kitchen cupboards under worktop, door handles at 720mm
- Kitchen drawer unit under worktop, 4 drawers with handles at 230, 410, 600 and 780mm high
- Kitchen cupboards above worktop, door handles at 1500mm
- Fridge freezer combined: fridge door handle at 895mm, freezer door handle at 650mm high
- Inter-connecting cottage door, door handle 1000mm high
- Inter-connecting cottage door, clear door opening of 785mm
- 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
- Convector radiator thermostat 470mm high
- Convector radiator isolator at 660mm high

#### Lounge:

- Level access floor with a wood floor
- Storage heater control 690mm high
- Storage heater isolator at 690mm high
- Patio door handle at 1030mm high
- Patio door will give a clear opening width of 830mm
- Patio door curtain is pulled across by hand, curtain extends from floor to ceiling
- Light switches for outside light and lounge lights at 1120mm next to patio door
- TV wall sockets and aerial 670mm high
- TV, freeview and video recorder are all operated by handset controls
- Coffee table 480mm high with top surface at 900mm by 600mm
- Waste bin 230mm high
- Reading lamp on/off switch variable height, can be placed on coffee table at 480mm high
- Sofa seats are 430mm high
- Window sill 780mm high
- Window retaining handle 820mm high
- Window lower lockable retaining handle 1080mm high
- Window upper lockable retaining handle 1700mm high
- Curtains pull across by hand, lowest point at 550mm
- 3 door cupboard handles at 1000mm high
- 3 door top cupboard handles at 2000mm high
- Cupboard hanging rail fixed at 1820mm high
- Ironing board height is variable between 690mm and 860mm
- Clothes airer has drying rungs at 260, 510, 760 and 1010mm high

#### Shower/wet room:

- Level access from the hall with ' Altro ' waterproof wet room floor surface throughout
- Door handle 1000mm high
- Door lock 950mm high
- Door clear opening width of 820mm
- Door horizontal hand rail fixed on the inside at 830mm high 600mm long
- Light switch by using pull cord from 550mm high from the floor to the ceiling
- Toilet pan 470mm high
- Toilet pan with seat down 500mm high
- Toilet flushing buttons on top of cistern 900mm high
- Toilet roll 890mm 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 1130mm high
- Toothbrush and glass holder 1070mm high
- Mirror 1080mm from floor to the bottom edge, 1690mm to the top and 450mm wide
- Washbasin variable height from 660mm to 900mm high
- Washbasin mixer lever water tap height from 740mm to 980mm high and 270mm depth of reach
- Washbasin fixed vertical handrail from 800mm to 1400mm high
- Shower fixed horizontal handrail 700mm high, 600mm long
- Shower controls have a Fixed vertical handrail each side from 800mm to 1400mm high
- Shower on/off and temperature control 850mm high
- Soap dish 1230mm high
- Shower head variable from 1270mm to 1700mm high or fixed at 1900mm high
- Shower seat variable height from 400mm to 650mm high
- Shower seat swing down support rail 780mm high and 800mm long
- Heated towel rail rungs at 430, 640, 830, 1020 and 1190mm high
- Heated towel rail isolator at 650mm high



#### Patio:

- Level access through the patio door in the lounge with 20mm high low threshold sloped rubber door step leading to block paving 2500mm wide, picnic table and level access to the lawn
- Picnic table 720mm high with bench seats 460mm high

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)