

Detailed Access Statement
Plan view and access measurements for Elm Cottage



Entrance door:

- Doorbell 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 650mm
- French patio doors with both doors open will give a clear opening width of 1295mm
- French patio door bolts 120mm high at the bottom and 1950mm high at the top
- French patio door curtain is pulled across by hand, curtain extends from ceiling to floor
- 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 700mm high
- Storage heater isolator at 670mm high
- Light switch for kitchen situated above the storage heater is 1110mm high
- The single door opening onto the Paddock patio has a clear opening of 850mm. The door handle is 990mm high and the lock is 910mm high. The door curtain is pulled across by hand and extends from ceiling to floor
- Patio light switch on the left-hand side of the patio door at 1110mm 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
- Sofa seats and armchair seats are 450mm 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
- Wall mounted fire blanket with pull down tapes at 1200mm high
- Worktops 920mm high and 600mm deep
- 3 pin sockets above worktops at 1100mm high with 600mm depth of reach
- Kitchen sink lever operated taps at 1000mm high with 500mm depth of reach
- Oven door handle 730mm
- Hob unit flush mounted in the worktop at 910mm high with heat controls at 170, 240, 300 and 370 depth of reach
- Hob extractor fan switch and lights at 1640mm high
- Hob isolator at 1110mm high with 600mm depth of reach
- Microwave on the worktop at 910mm high with controls between 950mm and 1150mm high
- Kitchen cupboards under worktop, door handles at 750mm
- Kitchen drawer unit under worktop, 4 drawers with handles at 270, 460, 630 and 790mm high
- Kitchen cupboards above worktop, door handles at 1400mm
- Fridge freezer combined: fridge door handle at 750mm, freezer door handle at 660mm high
- Dishwasher controls 870mm 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 580mm high with a swing top lid
- Window sill above worktops at 1130mm
- Window retaining bar 1200mm high with 900mm depth of reach
- Window lockable handle 1550mm high with 1100mm depth of reach

Double Bedroom with wet room shower:

- Level access from the lounge with carpeted 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 at 1110mm high
- 1 double bed with 240mm gap from the floor to the bed base
- 560mm 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 temperature controls at 500mm high with the 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 850mm to bottom of mirror and 1650mm to top of mirror, 700mm 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 a tiled wet room floor
- Door handle 980mm high with a door lock 930mm high
- Door clear opening width of 790mm
- Light switch outside en-suite door at 1110mm high
- Toilet pan 460mm high, with seat down 480mm high
- Toilet flushing buttons on wall 1030mm high
- Toilet roll 900mm high
- Fixed horizontal hand rail on left hand side of toilet 740mm high and 600mm long
- Mirror 1140mm from the floor to the bottom edge, 1840mm to the top and 500mm wide
- Shaver socket on right hand side of mirror at 1280mm high
- Washbasin 810mm high
- Washbasin lever water tap height 940mm with 370mm depth of reach
- Shower fixed horizontal hand rail 750mm high and 600mm long
- Shower on/off and temperature lever controls at 1170, 1250 and 1340mm high
- Soap dish 1160mm high
- Shower head either fixed at 1950mm, or flexible up to 1200mm from shower wall
- Shower seat on 4 individually braked castor wheels, with seat 450mm by 450mm and 490mm high
- Heated towel rail rungs at 630, 920 and 1210mm
- Heated towel rail isolator at 680mm high
- Shelves at 1120 and 1420 high
- Red pull cord safety alarm handle at floor level and at 900mm, with the reset button at 1160mm
- Fan heater, wall mounted with pull cord at 1200mm and isolator at 1940mm



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 810mm
- 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 heater controls at 680mm with 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 790mm
- 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
- Mirror 1215mm from the floor to the bottom edge, 1915mm to the top and 500mm wide
- Shaver socket on right hand side of mirror at 960mm high with 500mm depth of reach
- 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

Double Bedroom with shower:

- Level access from the hall with carpeted floor
- Other measurements will be added once the refurbishment has been completed

En-suite shower:

- Level access from the double bedroom with a tiled floor
- Other measurements will be added once the refurbishment has been completed

Patio:

- Level access through the lounge door 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 740mm high and 6 chairs with 440mm high seats
- Bench seat 440mm 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