

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Drakes cottage**

### **Entrance to Property**

- Shared access and external hallway with Tilly's Cottage
- Concrete ramp to door with 2cm threshold
- Door handle 92cm
- Timed light switch on the left
- Hallway 1.3m wide
- Entrance to cottage immediate right, door 91cm and opens inwards
- Door handle at 100cm
- Light switch to left 90cm
- Small ramp, carpeted, down into living space
- Hand rail on the left 105cm high

### **Halls, Stairs, Landings, Passageways**

- Stairs and landing short pile carpet
- Downstairs oak laminate flooring
- 7 steps to half landing, 5 steps to main landing
- Stair tread 23cm and height 18cm
- Handrail and banister on the right
- Main landing 3m x 1m

### **Sitting Room/Lounge**

- Oak laminate floor
- Overall area for sitting approximately 3 x 4 meters
- Two x 2 seat sofas, seat height 43cm
- Low coffee table 46cm high
- Hearth rug
- Log burning fire, logs provided
- Remote control television and DVD player
- Night storage heater
- Sliding patio doors
- Wall lights and table lamp

### **Dining Room**

- Table 100cm x 165cm

- Free space underneath table 72cm
- 4 leather chairs, no arms, seat height 44cm
- Approximate space in dining area 3.5m x 4.5m

### **Kitchen**

- Oak laminate floor
- Fully fitted kitchen with under unit appliances, dishwasher and fridge with icebox
- Height of work top 92cm
- Inset ceramic hob above the oven
- Electric double oven. lower door opens to the left
- Wall cupboards highest shelf 183cm and lowest 140cm
- Lighting by spotlights and natural illumination

### **Bedrooms and Sleeping Areas**

- Bedroom 1 Double Bedroom at the end of the landing approximately 3 m
- Door width 76cm, handle 95cm
- Good colour contrast between walls, door and carpet
- Lighting central pendant light and 2 bedside lamps
- Double bed, mattress height 55cm
- Space at either side of the bed 65cm
- Available room space approximately 2.3m x 1.7m
- Wardrobe top hanging rail at 160cm
- Chest of 3 drawers, height 90cm, bedside tables 72cm high
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- Bedroom 2
- Door width 76 cm
- Bunk beds, top bed mattress at 130cm, bottom bed mattress height 35cm
- Chest of drawers 77cm high
- Bedside table 40cm high
- Available space approximately 1.5 x 2m

### **Bathrooms, Shower-rooms and Toilets**

- Door 76cm wide and opens inwards
- Toilet behind the door, height of toilet seat 42cm
- Pedestal wash basin 80cm high
- Shower cubicle 77cm x 117cm to the right of the basin

- Sliding door into shower, door width 45cm and threshold step 25cm
- Electric shower
- Bath height 53cm