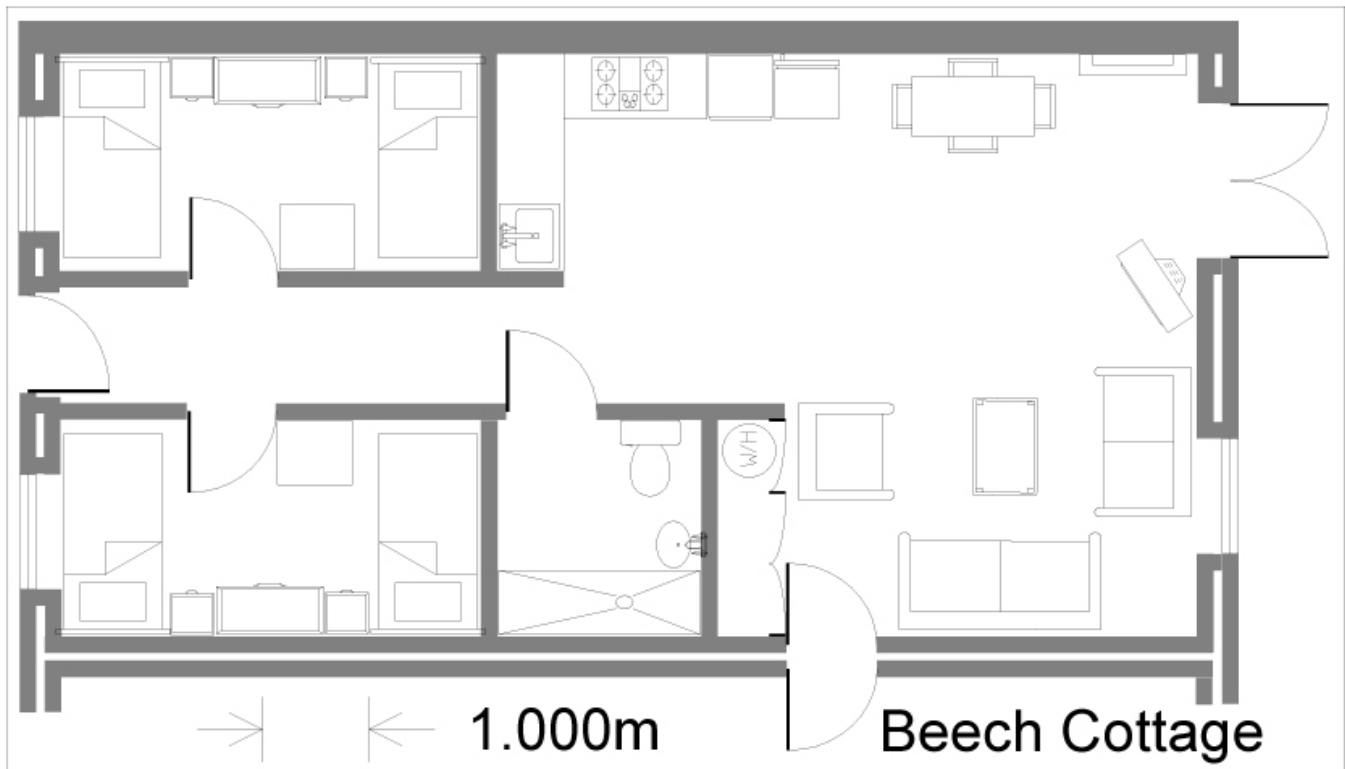


Detailed Access Statement
Plan view and access measurements for Beech Cottage



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
- Fire extinguisher wall mounted at 850mm high
- 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 810mm, freezer door handle at 860mm high
- Dishwasher controls 760mm 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 temperature control 690mm high
- Storage heater isolator 690mm high
- French patio door handles at 1010mm high
- French patio doors with 1 door open will give a clear opening width of 660mm
- French patio doors with both doors open, will give a clear opening width of 1300mm
- French patio door bolts 130mm high at the bottom and 1900mm high at the top
- French 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 French patio doors
- TV wall sockets and aerial 670mm high
- TV, freeview and video recorder or dvd 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 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 cupboards 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 and 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 the 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 hand rail 700mm high and 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 French doors in the lounge with 20mm high 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 info@elmsfarmcottages.co.uk or via our website at www.elmsfarmcottages.co.uk/contact-us.html.