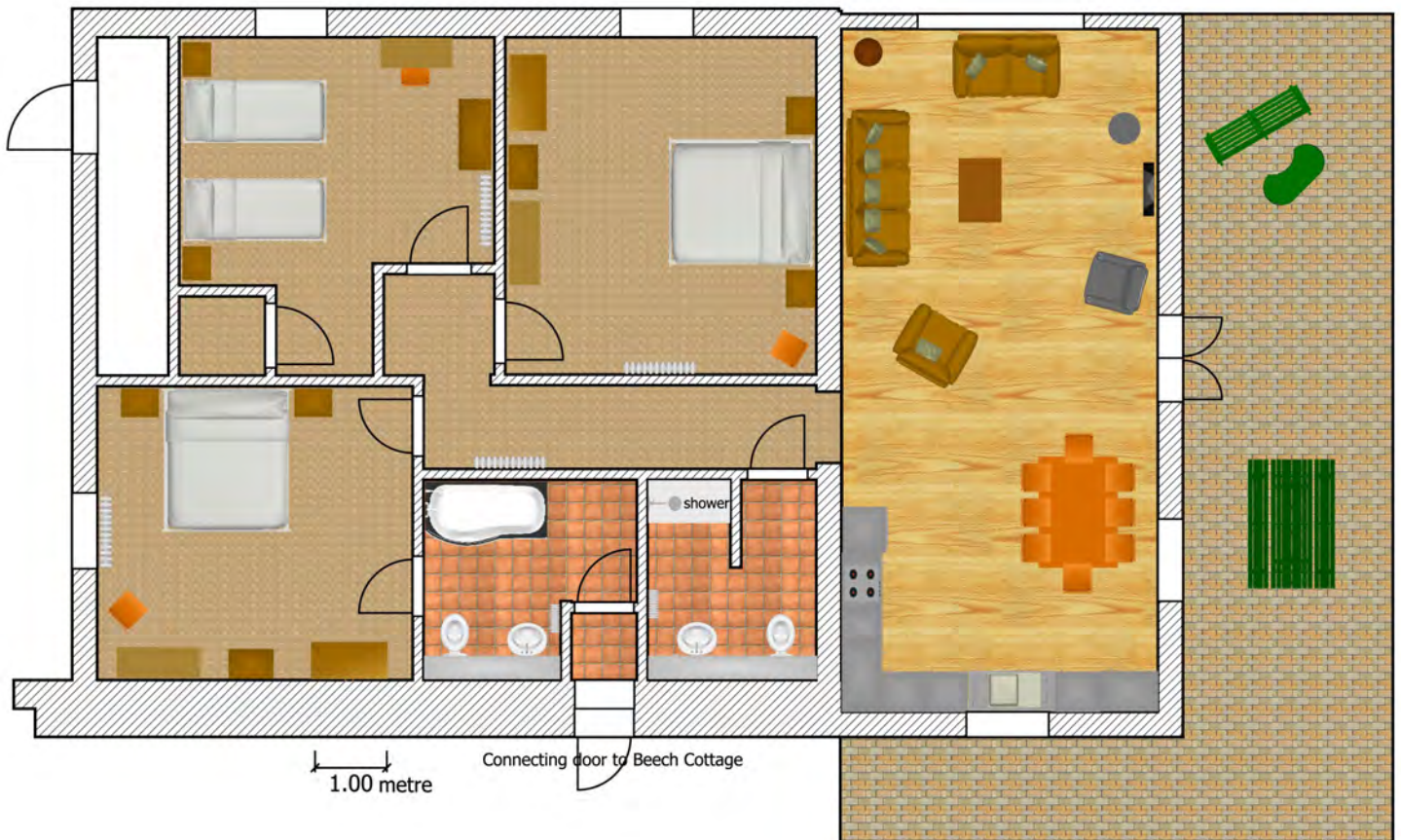


Detailed Access Statement
Plan view and access measurements for The Stables



Entrance door:

- The Stables is not recommended for wheelchair users
- French patio door lever handles at 1050mm high
- French patio doors with 1 door open will give a clear opening width of 530mm
- French patio doors with both doors open will give a clear opening width of 1070mm
- French patio door bolt 1900mm high at the top of the door
- Wooden doorstep 55mm high leading into lounge

Lounge:

- Level access wooden floor with underfloor heating
- Open plan lounge with kitchen and dining area leading to a hallway
- Light switch for the lounge, kitchen and outside wall lights at 1150mm
- 3 pin sockets in the lounge are at 450mm high
- Underfloor heater thermostat control 1500mm high
- TV wall sockets and aerial 1800mm high, TV and DVD player are operated by handset
- Coffee table 450mm high with top surface at 950mm by 650mm
- Waste bin 260mm high
- Reading lamp on/off switch variable height, placed on corner table at 450mm high
- Sofa seats and armchair seats are 420mm high
- Log burner hearth has a 15mm rise and 920mm depth from the wall into the room
- Log burner door opening lever 250mm from the edge of the hearth

- Log burner sliding vent lever 900mm high from the top of the hearth
- Log burner doors opening area 400mm wide by 530mm high

Kitchen/dining area:

- Level access open plan area with the lounge and a wooden floor
- Fire blanket wall mounted at 850mm high
- Worktops 910mm high and 610mm deep
- 3 pin sockets above worktops at 1110mm high with 610mm depth of reach
- Kitchen sink lever operated taps at 1050mm high with 520mm depth of reach
- Oven door handle 1325mm
- Hob unit flush mounted in worktops at 910mm high with controls between 125 to 325mm depth
- Hob extractor fan switch and lights at 1700mm high
- Hob isolator at 1110mm high with 600mm depth of reach
- Microwave on the worktop at 910mm high
- Microwave controls between 910 to 1110mm high and 450mm depth of reach
- Kitchen cupboards under worktop with door handles at 750mm
- Kitchen drawer unit under worktop, 4 drawers and handles at 290, 460, 630 and 790mm high
- Kitchen drawer unit under hob with 2 drawers and handles at 430mm and 790mm high
- Kitchen cupboards above worktop, door handles at 1500mm with 325mm depth of reach
- Window sill above worktops at 1040mm
- Window retaining bar 1100mm high with 860mm depth of reach
- Window lockable handle 1540mm high with 860mm depth of reach
- Fridge freezer combined: fridge door handle at 1200mm, freezer door handle at 900mm high
- Dishwasher controls 860mm high
- Kitchen table 750mm high with top surface at 1100mm by 1555mm
- Kitchen table underneath clearance 650mm high
- Kitchen chairs, seat at 470mm high
- Window sill next to kitchen table 1040mm high
- Window retaining bar 1100mm high with 300mm depth of reach
- Window lockable handle 1540mm high with 300mm depth of reach
- Pedal operated waste bin 600mm high

Hall:

- Level access carpet floor from the lounge giving access to a shower room, double bedroom, twin bedroom and a double bedroom with en-suite bathroom
- Light switch for shower room at 1150mm high
- Light switch for hall lights at 1150mm high
- Electric trip switchboard at 1880mm high

Shower room:

- Level access from the hallway with a tiled floor
- Door handle 980mm high with a door lock 930mm high
- Door clear opening width of 800mm
- Toilet pan 400mm high and with seat down 420mm high
- Toilet flushing buttons 810mm high
- Toilet roll on floor stand up to 350mm high
- Fixed horizontal hand rail on right hand side of toilet 730mm high and 600mm long
- Mirror 1275mm from the floor to the bottom edge, 1870mm to the top and 450mm wide
- No switch for mirror light, just pass your hand under the mirror to switch on and off
- Shaver socket on side of wall mounted mirror 1520mm high
- Toothbrush holder on worktop at 870mm high
- Washbasin 880mm high with 700mm height clearance
- Washbasin lever water tap height 1000mm with 350mm depth of reach
- Shower controls has 1 fixed vertical handrail on right hand side from 800mm to 1400mm high
- Shower on/off control at 1050mm high and temperature control 975mm high
- Soap dish shelf 1140mm high
- Shower head fixed at 2050mm from floor and 300mm from wall
- Shower cubicle area 1140mm wide and 1200mm long
- Shower seat variable height from 400mm to 650mm high (not wall mounted)
- Heated towel rail rungs at 710, 1070 and 1380mm high

- Heated towel rail on/off tap at 175mm high
- Bathroom floor cabinet with door handles at 550mm, with worktop at 870mm
- Pedal operated waste bin 250mm high

Double Bedroom with en-suite:

- Level access from the hall with carpeted floor
- Door with lever handle 1020mm high
- Doorway 820mm wide with a clear opening width of 790mm
- Light switch at the entrance of the bedroom door at 1160mm high
- Super king size bed with 160mm gap from the floor to the bed base
- 620mm from the floor to the top of the mattress
- Bedside table each side of bed with lamp, 620mm high with top surface of 420mm by 530mm
- Bedside sockets each side of the bed 550mm high
- Main room light switch next to the bed at 1000mm
- Radiator thermostat at 300mm high
- Dressing table 780mm high with top surface 1170mm by 430mm
- Dressing table with underneath clearance of 570mm and drawer handles at 650mm
- Dressing table mirror 880mm to bottom of mirror and 1260mm to top of mirror, 290mm wide
- Dressing table stool 410mm high with top surface of 330mm by 440mm
- TV stands on drawer unit at 1220mm high, DVD on TV is 1600mm high
- Drawer unit handles at 220, 440, 650, 870 and 1070mm high
- TV sockets and aerial connection at 1750mm, but TV and DVD operated by handset
- Wardrobe door knobs 1000mm high
- Wardrobe hanging rail fixed at 1780mm high
- Window sill at 965mm
- Window lockable retaining bar 1000mm high
- Window lockable bolts at 1065 and 1960mm with 500mm depth of reach
- Window handle 1465mm high
- Window blind cord at 1115mm with 500mm depth of reach
- Window curtain can be pulled across at 1000mm high

En-suite bathroom:

- Access from the double bedroom to a tiled bathroom floor
- Bathroom door handle 1020mm high, with door lock 950mm high
- Bathroom door clear opening width of 780mm
- Light switch in bedroom at 1160mm high
- Toilet pan 395mm high and with seat down 410mm high
- Toilet flushing buttons 750mm high
- Toilet roll floor standing at 330mm high
- Mirror 1080mm from the floor to the bottom edge, 1680mm to the top and 450mm wide
- No switch for mirror light, just pass your hand under the mirror to switch on and off
- Shaver socket on side of wall mounted mirror 1320mm high
- Bathroom floor cabinet with door handles at 370 and 430mm
- Bathroom floor cabinet shelves at 90 and 460mm from floor
- Worktop behind toilet at 820mm high and 350mm depth
- Toothbrush holder on washbasin at 870mm high
- Washbasin lever tap height 1000mm with 350mm depth of reach
- Heated towel rail rungs at 730 and 1000mm high
- Heated towel rail on/off tap at 200mm high
- 'P' shaped bath 580mm high, 730 to 890mm wide and 1680mm long (external measurement)
- Bath lever taps 680mm high
- Shower 'over bath' on/off control at 1200mm and temperature control 1130mm high
- Shower head fixed at 2020mm high
- Shower door on the side of the bath and can be swung away, 580mm from floor to 1990mm high

Double bedroom:

- Level access from the hall with carpet 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 1130mm high

- Super king size bed with 260mm gap from the floor to the bed base
- 625mm from the floor to the top of the mattress
- Main room light switch next to the bed at 1000mm
- Bedside table, one next to each bed, 620mm high with top surface of 405mm by 530mm
- Bedside lamp switch on bedside table at 620mm, sockets each side of bed at 550mm high
- Radiator thermostat at 300mm high
- Dressing table 775mm high with top surface 1170mm by 430mm
- Dressing table underneath clearance of 570mm
- Dressing table drawer handles at 660mm high
- Dressing table stool 410mm high with top surface of 330mm by 440mm
- TV stands on drawer unit at 1220mm high, DVD on TV is 1600mm high
- Drawer unit handles at 220, 440, 650, 870 and 1070mm high
- TV sockets and aerial connection at 1750mm, but TV and DVD operated by handset
- Mirror 1080mm from the floor to the bottom edge, 1680mm to the top and 450mm wide
- No switch for mirror light, just pass your hand under the mirror to switch on and off
- Shaver socket on side of wall mounted mirror 1320mm high
- Wardrobe door knobs 1000mm high
- Wardrobe hanging rail fixed at 1780mm high
- Window sill at 990mm
- Window lockable retaining bar 1040mm high with 350mm depth of reach
- Window lockable bolts at 1090 and 1900mm with 350mm depth of reach
- Window handle 1500mm high with 350mm depth of reach

Twin bedroom:

- Level access from the hall with carpet floor
- Door lever handle 980mm high
- Doorway 820mm wide with a clear opening width of 780mm
- Light switch at the entrance of the bedroom door 1140mm high
- 2 single beds with 30mm gap from the floor to the bed base
- 625mm from the floor to the top of the mattress
- Bedside table, one next to each bed, 660mm high with top surface of 400mm by 485mm
- Bedside light switches at each side of the bed at 1070mm high, and 3 pin sockets at 550mm
- Radiator thermostat at 300mm high
- Dressing table 760mm high with top surface 1010mm by 415mm
- Dressing table underneath clearance of 540mm
- Dressing table drawer handles at 640mm high
- Dressing table chair 490mm high with top surface of 420mm by 450mm
- Wall mounted TV and DVD player at 1600mm high with 450mm depth of reach for DVD player
- Wall mirror 930mm to bottom of mirror and 1630mm to top of mirror, 550mm wide
- Drawer unit knobs at 250, 490, 700 and 880mm high
- Window sill at 930mm
- Window lockable retaining bar 980mm high with 350mm depth of reach
- Window lockable bolts at 1030mm and 1830mm with 350mm depth of reach
- Window handle 1430mm high with 350mm depth of reach
- Walk in wardrobe with door handle at 980mm high, doorway 740mm wide, clear opening 710mm
- Hanging rail at 1470mm and light switch at 1140mm high
- Ironing board height is variable between 690mm to 860mm
- Clothes airer has drying rungs at 260, 510, 760 and 1010mm high

Patio:

- Access through the cottage entrance French doors from the lounge leading to block paving 3550mm wide, picnic table, bench seat and level access to the lawn
- 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