

ACCESS STATEMENT

THE DOVECOT

The whole house has cream walls, oak flooring throughout apart from the kitchen and bathrooms which are black riven slate. Low thresholds in each door way. Stairs only to one bedroom and shower room – the rest of the house is on the ground floor.

Main Entrance

The main entrance is within disability regulations. There is a manager on site who can help if required. The key hole to the Dovecot is 95cm high. The main entrance opens on to a corridor 1.4 ms wide with all doors leading off at a minimum of 80cm wide. The entrance floor is wooden and level throughout. Small thresholds exist between rooms.

The house is mainly all on one level apart from 1 bedroom and shower room which are up stairs accessible from the living/dining area. The other 3 bedrooms and bathrooms are all on the ground floor.

Living/Dining Area

Door width is 80cm

The dining room and living room are open plan and has an open door way through to the kitchen (there is a small wooden threshold over this opening). The entrance through to the kitchen is 1m wide.

The living room will house sofas situated around the wood burner. Enough seating for 8 people. There is space to move the chairs if need be. There are double doors out to the garden and patio from this area which low thresholds in each door way.

A TV is provided with remote control (also available is a DVD, CD player with radio)

Laundry

There is a small utility with a washing machine and drying machine – both front loading and clear instructions are provided for use.

Kitchen

The kitchen is accessible from the living/dining area via an open door way 1m high. Hob, work surfaces and sinks are all 91cm high. There is a breakfast bar with a 26 cm over hang with unobstructed space beneath. Evenly lit kitchen with lighting for all work surfaces and spot lighting with dimmer switches. Good colour contrast between the floor, walls, work surfaces and sink. Slate floor is even and level with a shallow riven contours on the surface. Spacious area with smallest gap being 80 cms.

Bedrooms/bathrooms

3 bedrooms are on the ground floor and one upstairs. Door openings are 80cms. Double 5ft beds are provided in one of the bedrooms downstairs and one bedroom upstairs the other two are double or twin provided by zip and link beds. All linen is 50/50 cotton polyester. All duvets and pillows are non feather. Bedrooms are all ensuite – 3 with walk in showers with a step of 9cms up into shower tray and one with a shower over bath. There is also a small and narrow downstairs toilet. Good colour contrast between floor, walls and units.

Bedrooms are large and spacious.

3 downstairs bathrooms are 2.4 m x 1.8m , 1.7m x 3.1m and 3.1 ms x 2.2ms. Toilets are 45cms high. Bath is 58cm high and sinks are 81 cms high. There is a step of 9cm high into each shower.

Games Room

The games room is accessible through a corridor that leads from the living dining area. It is large and spacious with table tennis, tv/dvd games and books.

Garden is accessible from the kitchen and living/dining area via 3 double doors. Door thresholds exist. Doors lead onto a flat paved patio. The garden is flat, grassed and enclosed. Garden furniture is provided on the patio – large table and chairs.

Tennis Court is accessed via a gravel and grass path. There are stone benches provided for seating on one side to of the tennis court.