

## **Access Statement – The Old Stables @ Linden Cottage**

***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.***

*The property is approached from the road over a level hard gravelled area leading up to a 14' five bar entrance gate and pedestrian gate, which are kept closed at all times. Within the gates is a level gravel parking area with parking for 3 cars and a turning area/space. The front door is approached by two low steps with a grab rail. Alternatively, there is a fixed long low ramp with a patio surface and a safety barrier rail where practical. The ramp complies with disability building regulations in terms of incline. We also have available, an aluminium mobile ramp which can be placed over the gravel, leading directly onto the fixed ramp, in order to enable guests to alight from a vehicle into a wheelchair. There is a floodlight which is on a timed motion sensor over the parking area and there is also a wall lantern on a timed motion sensor at the front door.*

*To the right hand side of the property is a level Cotswold gravel sideway approached down one step.*

*To the left hand side of the property is a level path which is a combination of rough patio slabs interspersed with Cotswold stone gravel. This path gives access to a rear external door from the kitchen where there is one step. There is a wall lantern outside the door with a timed motion sensor.*

*To the rear of the property is a retaining wall with eleven smooth patio steps with a rope handrail leading up to the rear garden. There is a child safety gate at the top of the steps. The garden is fully enclosed with close board fencing and picket fencing. There is a wall light over the steps which is controlled from inside the kitchen. The garden is laid to lawn with a very slight incline.*

*The laundry room is a separate building to the rear of the property and is approached by one step.*

### ***Inside the Cottage***

*There is a level threshold at the front door into the entrance porch where there is a 1m square coir mat. There is then an immediate right turn into the lounge. The turning space in the porch can accommodate small manual wheelchairs but there is insufficient turning for large electric wheelchairs. The sofa seat height in the lounge is 44cm.*

*The ground floor is all on one level except for a very small ramp into the wet room (approx. 2cm high by 8cm deep). The wet room is accessible for small manual wheelchairs. The wet room has non slip tiled flooring with a slight dip into the shower area drain, where there is a disability shower stool. The wall tiles are smooth and we have two suction grab rails available. We also have available, a free standing WC grab rail and a raised toilet seat. The sink is 88cm high, and the toilet seat is 44cm high.*

*The rest of the ground floor is wood laminate flooring.*

*The ground floor bedroom 5' bed is 62cm high.*

*The kitchen units are 91cm high and the dining chair seats are 46cm high.*

*The stairs to the first floor lead up from the kitchen, are short pile carpeted and have a solid hand rail. There are 3 steps from the bottom, then 3 angled quarter turn steps, followed by 8 further steps.*

*All the rooms on the first floor are on one level and are short pile carpeted, except for the bathroom and WC which have a vinyl floor.*

*The first floor bathroom has a small bath with shower over (max height 193cm or 6'3"), incorporating a seat at one end. The head height in the shower is limited with a sloping ceiling. The sink is 85cm high and the toilet seat height is 44cm.*

*The toilet seat in the first floor separate WC is 43cm and the sink is 86cm high.*

*The first floor 5' bed is 52cm high and the twin beds are 54cm high.*

*All the rooms on the first floor have sloping ceilings which extend to approx. 1' above floor height at the sides.*

*All the taps in the property are controlled by levers and have temperature safety restrictors fitted.*

*All the doors in the cottage are 33" wide and are fire doors.*