

Access Statement for Birchcroft – 2018 part 2

- Door width is 74cm wide
- Flashing and audible smoke alarm



First Floor:

- Reached via a paddle staircase [not suitable for elderly or disabled persons]
- Handrails on both sides of stairs
- Stairs are stained wood, open plan.
- Width of stairs is 70cm
- Landing is fully carpeted with opening [71cm wide] leading to small hall on right of staircase. There is a corridor to the left of the stairs [minimum width 72cm and length 102cm] that leads to storage rooms for the sole use of the owner and her family and the new shower room.
- All doors to bedrooms are 71cm wide
- All bedrooms are fully carpeted.
- There is a stair-gate that can isolate the 2 bedrooms from the stairs as a safety point for children but allows them access to the parents' bedroom.

Double room:

- Door width 71cm
- Double bed is 4ft 6in wide, height 43cm floor to top of mattress. Width from bed to windowsill is 48cm and 54cm from bed to wardrobe.
- Largest free space is 120cm x 210cm
- Escape window to ground – 3.m metres.
- Window has child locks.

Twin room:

- Door width is 71cm
- Twin beds are 3ft each, height is from floor to top of mattress is 58cm
- Beds against wall on one side only
- Largest free space is 95cm x 210cm
- Escape window is Velux Escape type and leads onto roof – height from floor to window is 160cm.

Bathroom & WC [Shared]:

General:

- All bathroom and shower rooms are fully tiled or laminated.
- All are heated
- All have release mechanism on outside of locked door

Ground floor:

Family bathroom:

- Door width is 74cm
- Shared with all bedrooms
- Curved shower bath with Power Shower.
- Vertical grab handle over bath/shower
- Grab rail by WC
- Large wall-hung basin
- Hot air heating and electric towel rails
- Light switch outside of bathroom
- Push button operated WC
- Access to bath, shower or WC is 53cm between open door and half wall

Ensuite shower room:

- Door width is 64cm
- Large shower cubicle with Power Shower – one step entry [step height 24cm] – door width is 45cm
- Grab handle in shower cubicle
- Electric towel rail
- Wall-hung basin
- Push button operated WC
- Grab rail to side of WC

Wet room:

- Door width is 70cm
- Walk in electric shower area – level walking from hall with shallow slope – suit wheelchair shower
- Adjustable shower head
- Vertical grab handle by shower
- Shower stool with back or wheeled shower chair to enable easier access to wetroom for those in a wheelchair. [*Please ask for this chair when booking.*]
- Lever operated WC – seat height is 41cm
- Toilet seat heightener available – please request.
- Pull down grab rail by WC and horizontal grab rail on other side
- Small wash-hand basin with lever taps
- Vertical grab rail by right side of washbasin
- Pull cord light switch
- Pull cord electric shower operation
- Fully tiled flooring and walls
- Large folded wall drying rack
- Full length mirror
- Mirror and shelf over sink at wheelchair height [97cm]



First Floor:

Shower room:

- Door width is 75cm
- Large shower cubicle with electric shower – one step entry [step height 19cm] – door width is 61cm
- Electric towel rail
- Wash-hand basin in cupboard unit
- Push button operated WC
- Bathroom laminated floor.

Self-Catering Kitchen:

- Kitchen entrance from dining room is 121cm wide
- Backdoor width is 77cm with step down [12cm high] to conservatory
- Worktop height is 93cm
- Built-in oven has drop down door – height 66cm
- Height of lowest shelf in oven is 75cm – front access only
- Built-in microwave has left hand opening door – height 134cm
- Sink is 93cm high with 51cm width. Built-in cupboards under.
- Lever action taps
- Hob is gas and height is 93cm
- Flooring is ceramic tiles
- At least 123cm x 250cm free space between fitted furniture
- Evenly lit kitchen with spotlights above work surfaces where required
- Built-in Larder fridge – highest shelf height is 190cm – right hand opening door
- Built-in Freezer – lowest drawer is 35cm – right hand opening door
- Built-in Dishwasher – pull down door with pull out drawers
- CD/Radio player on worktop [sometimes found in conservatory]
- Easy pull-out pots and pans drawers under hob
- Front loading Wash/Drier – right hand opening
- Easy access utensils – cordless kettle, can opener, jar opener
- Perching stool under worktop.