



Access Statement for Birkelunn

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.

Lower level

Main Entrance:

- Keys will be available for your arrival. You will be sent information as to where you will find the keys once your balance is paid for the cottage.
- Front door opens inwards with the hinge on the left.
- Door width is (useable) is 68cm and the handle is 90cm high.
- The car parking area is stone chips; the outer porch is of flat concrete leading to the door.
- 2 Slate Steps, each 14cm high.
- Door threshold has a 14cm raised wooden weather bar.

Main Entrance Hall:

- Entrance door leads to hall area.
- Door leading to family bathroom – 67cm wide (useable) and the handle is 90cm high.
- Door leading to main hallway – 79cm wide (useable) and the handle is 90cm high.
- 6 carpeted steps to upper hall area – each step 17cm high.
- The flooring is carpeted and the skirting boards are contrasting wood.

Family Bathroom:

- Door is 67cm wide (useable) and the handle is 90cm high.
- Glass Double size shower enclosure – access door is 50cm (useable).
- WC is 40cm high to seat.
- Flooring is linoleum and the skirting boards are contrasting wood.
- Hand basin is 82cm high.
- Bath is 54cm high.

Double Bedroom 1:

- Door is 78cm wide (useable) and the handle is 90cm high.
- Flooring is carpeted with contrasting wooden skirting.
- Double Bed is 68cm above floor level.

Twin bedroom 1:

- Door is 67cm wide (useable) and the handle is 90cm high.
- Twin beds are 56cm above floor level.
- Flooring is carpeted with contrasting wooden skirting.

Living Room:

- Doors leading to lower hall and lower entrance hall are both 87cm wide (useable) and handles 90cm high.
- 2x Double Sofas, each 48cm above floor level.
- 2x Arm Chairs, each 48cm above floor level.
- 2x Antique refectory style tables, 78cm above floor level.
- 2x long dining benches, 41cm & 52cm above floor level.
- Long window bench, 53cm above floor level.

Lower Entrance Hall:

- External door is 93cm wide, it has a 14cm wooden threshold step leading out to 2 slate steps, each 15cm high.
- Doors leading to Dining Room, living room, and kitchen.
- Wall mounted telephone at 150cm from floor level.
- Flooring is carpeted with contrasting wooden skirting boards.

Kitchen:

- Entrance door is 79cm wide (useable) handles at 90cm high.
- Galley style with worktops each side. Worktops are 90cm high and 63cm deep.
- Fitted sink in worktop.
- Double range cooker with 2 large electric ovens and 6 burner LPG hob. Hob height is 90cm. Oven lower shelves are 40cm from floor level; upper shelves are 60cm above floor level.
- Amtico tiled flooring with contracting wooden kick-boards and skirtings.

Dining Room:

- Fitted Sideboard with worktop area, 89cm high and 46cm deep.
- Large Refectory style table (seats 12) 275cm x 90cm. 72cm High with 68cm between floor and underside of table.
- 14 Dining chairs, each with a seat height of 52cm above floor level.
- Wooden Infant High Chair
- Preparation area worktops with fitted sink and cupboards beneath. 91cm high with a depth of 58cm.
- Flooring is carpeted with contrasting wooden skirting boards.

Upper level**Upper Hall Area:**

- Wide hall area leading to upper bedrooms and Utility Room.
- Flooring is carpeted and the skirting boards are contrasting wood.

Bathroom 2:

- Door to corridor is 79cm wide (useable) and the handle is 90cm high. Second door is also 79cm wide.
- Bath, 58cm high.
- WC is 41cm High to seat.
- Hand basin is 81cm high.
- Flooring is linoleum and the skirting boards are contrasting wood.

Twin bedroom 2:

- Door is 67cm wide (useable) and the handle is 90cm high.
- Twin beds are 56cm above floor level.
- Flooring is carpeted with contrasting wooden skirting.

Single bedroom:

- Door is 67cm wide (useable) and the handle is 90cm high.
- Single bed is 54cm above floor level.
- Room is also equipped with a 'day bed' that is 37cm above floor level.
- Flooring is carpeted with contrasting wooden skirting.

Master Bedroom:

- Door is 67cm wide (useable) and the handle is 90cm high.
- Flooring is carpeted with contrasting wooden skirting.
- King Size Bed – 66cm height above floor level
- Hand Basin is 91cm high with cupboard beneath.

Upper Entrance Hall:

- Large Entrance area – External door is 69cm wide. Outside slate steps leading to parking area. (2 steps at 15cm high)
- Doors leading to Utility, Double Bedroom 2 and Bathroom 3.
- Flooring is carpeted with contrasting wooden skirting.

Utility Room:

- Door is 67cm wide (useable).
- Utility room is fitted with worktop & sink area. Height is 85cm, Depth is 56cm.
- Under unit cupboards.
- Fitted with under-counter Washing Machine & Dryer raised on worktop level.
- The flooring is linoleum and the skirting boards are contrasting wood.

Double Bedroom 2:

- Door is 67cm wide (useable) and the handle is 90cm high.
- Flooring is carpeted with contrasting wooden skirting.
- Double Bed is 63cm above floor level.

Bathroom 3:

- Door is 67cm wide (useable) and the handle is 90cm high.
- Bath, 54cm high
- WC is 40cm High to seat
- Hand basin is 85cm high
- Flooring is linoleum and the skirting boards are contrasting wood.

General Notes:

- All Light switches are situated at 125cm above floor level.
- All Power Sockets are situated at floor level
- Telephone is wall mounted at 150cm from ground level
- Each internal door had a wooden threshold strip at ground level of 2cm high.