

ACCESS STATEMENT

Cae Llwyd Holiday Cottage

- **All Ground Level**
- **No changes of level throughout the cottage**
- **Accessible to a wheelchair user with assistance**

Approach

The cottage is situated halfway down a short but steep tarmacked private farm drive. The name of the cottage is displayed on the fence at the top of the lane and on approach to the cottage.

The Driveway

The cottage has its own enclosed smooth concreted surface driveway, where it is possible to park directly outside the cottage within 1m of the entrance door with ample space to open car doors fully. There is sufficient room for 2 cars to park here. There is also a garage on the same level. There is a light outside the main entrance with an outdoor switch that can also be controlled from the inside.

The main entrance

There is one step (150mm) to enter through this entrance to the cottage. There is a small porch with shoe rack and coat hooks.. The door is a wooden stable door whereby the top half can be opened whilst the bottom is left closed. The door is 800mm wide. Once inside the cottage all floors are level. From the porch you enter a utility room through a doorway (720mm) and then through to the kitchen. There is no delay mechanism and it is not a fire door so it does not slam closed behind you. All door handles are black wrought iron lever action at 1000mm which contrasts the pine doors. The doors contrast in colour to the painted walls. entrance leads into a short hallway with coat hanging space on your left.

Internal Circulation

Once inside the cottage all the rooms lead from a wide hallway (1500mm). The colour contrasting is good. The walls are cream and all doors are pine with black wrought iron handles. There are no high gloss finishes or complicated patterns and all rooms are well lit. There are no steps or changes of level throughout the cottage.

The Utility

The utility room houses the floor mounted combination boiler in a large double door cupboard and controls are at a height of 800mm. There is a fire blanket and fire extinguisher at the height of 1200mm. There is a front loading washing machine and tumble drier.

The Kitchen

The kitchen is thoughtfully laid out with no obstructions. The floor is tiled with terracotta coloured tiles. The kitchen is entered via the utility room and provides the 1100mm minimum space needed for the turning circle of a wheelchair. The work surfaces are 900mm high. The kitchen cupboards are pine with black metal pull handles. The cooker's grill has a drop down door when open. The cooker's oven has a vertically hinged door. The controls are at the front of the hob. The microwave is on a worktop at a height of 900mm. The sink is stainless steel against a cream work surface. The extractor fan is at a height of 1700mm. The kettle is cordless. There is a front loading dishwasher.

The Bathroom

The bathroom is accessed from the wide hallway. The door has a black wrought iron bolt lock at the height of 750mm. It opens to a gap of 720mm. The bathroom is tiled with yellow tiles. There are no mats, but a wooden duckboard is provided. The shower is over the bath. The bath rim is at 510mm. The controls for the shower are 510mm high. The washbasin rim height is 810mm with knee room underneath. The bathroom suite is white which contrasts with the pine toilet seat and side panel of the bath is tiled. There is no toilet seat adjuster available. The mirror is at a height of 1240mm.

Living Room

The entrance to the living room is wide (720mm). There is brown leather sofa, two armchairs and a low pine coffee table. Lighting is balanced and sufficient to allow for lip reading. The furniture takes up around two thirds of the floor space in the room. There is a set of shelves stacked with tourist information, books and videos which is at an appropriate height and accessible to all. There is a television, video and DVD player in the room, all of which have a remote control.

The Bedrooms

The doors are single leaf and 720mm wide. The doors are pine and have a black wrought iron handles. The tan coloured carpet contrast in colour to the cream walls and there are no high gloss finishes or complicated patterns. Non-feather pillows and duvets with poly cotton covers and sheets are used.

The Double Room

In the double room there is a double bed, wardrobe, chest of drawers, two bedside tables and a bedroom chair. There is extra lighting in the form of bedside lights, which are operated from a switch on the lamps. There is space to walk or manoeuvre a wheelchair alongside the bed. The bed transfers on both sides.

The Twin Bedroom

The twin bedroom has two single beds and a wardrobe, a dressing table and a bedroom chair. The twin beds transfer from middle aisle. There is extra lighting in the form of bedside lights, which are operated from a switch on the

lamps.

The Conservatory

The conservatory is accessible from the main hallway through double pine and glass doors (1480mm wide) and also from the garden via double doors (1200mm wide). There is a wicker conservatory suite and low wicker table. The floor of the conservatory is tiled.

The Patio Area

Wooden double doors with a lever action handle leads out onto an enclosed paved patio area. There is a step down (18mm) out of the cottage onto the patio area, although one can also walk around the house on level concrete paths and there are two small gates to access the patio and garden at both ends. There is no external light over this area. There is a table and four chairs for al fresco dining.

The Garden

The garden is lawned with flower and shrub borders which are all on the same level as the cottage.

Over the years, we have welcomed many guests to Cae Llwyd Holiday cottage. It is all on one level which is ideal for those with mobility impairments such as an ambulant disabled person who sometimes uses a wheelchair. Whilst the lounge and kitchen, hall and double bedroom have sufficient room to turn a wheelchair, there is limited space to manoeuvre in the bathroom and twin bedroom.