

WOODLAND VIEW, 7 REGENCY HOUSE ACCESS STATEMENT (SELF CATERING UNIT)

Introduction

Our self-catering apartment is located on the second floor of a purpose-built apartment block.

Pre-Arrival

- Bookings are made through an agency and can be made via email, fax or phone.
- We can provide information in large print on request.

Arrival and Car Parking

- There is a car park at the front of the flat block with an allocated car parking space for the flat, annotated as 'RH7'. Additionally there are two disabled parking spaces.
- The car park is constructed of block paviors, flat and even. The allocated car parking space is approximately 30m from the entrance.

Main Entrance and Reception

- There is a 6cm high kerb from the car park up onto a raised area immediately in front of the entrance door.
- The door is 95cm wide and can be doubled by opening the accompanying door by releasing the door catches at the top and bottom of the end face of the door. The door is heavy. The maximum height of the threshold is 4cm.
- This leads to a porch area measuring 1.9m wide by 1.95m deep. There is a postal room to the left (door width 85cm) where a key safe holding the apartment key is located (approximately 1.4m high off ground).
- A fire door leads into the ground floor hallway. The opening is 77cm wide and can be doubled by opening the accompanying door by releasing the latches at top and bottom of the rear of the door. The keyhole is 1.42m high.
- The hallway is approximately 2m wide by 5m long and provides access to both the stairs and the elevator. There are contrasting colours between floor, furnishings and walls.
- The lift doors are 90cm wide and the interior is 1.08m by 1.33m. It has a visual floor indicator and a call switch. Buttons have to remain depressed to call/move the lift.
- The staircase is 1.08m wide, with 2½ flights to the first floor and the same again to the second, with a landing in between and hand rails either side.
- The landing of the second floor is approximately 2.8m by 2.5m. Access to the corridor is via a fire door (width 90cm) and into the corridor (1.15m wide) to the flat door, first on the left.
- A fire alarm system and smoke alarms are fitted to the whole block.

The Flat

- The entrance door (fire door) is 90cm wide and opens inwards into a hallway. It has an assisted closer.
- The hallway is 1.45m wide by 4.15m long, with laminate flooring. It leads to all other rooms.

Dining Room and Lounge

- The dining room is open-plan with the lounge and kitchen.
- The dining table is round with 4 legs. 73cm underspace.
- One side of the table faces the wall, with a minimum of 50cm of free space. All other sides are open to the rest of the room. The table is moveable if required.

- There are 4 chairs with padded bases and backs, but no arms.
- The flooring is laminate with a red/orange rug under the coffee table.
- There are 2-seater and 3-seater black leather sofas with arms. Seats at 45cm high.
- Teletext TV, DVD player and VCR are provided, with remote controls, plus stereo with CD player.
- There is good colour contrast between the floor, walls and furniture.

Bedrooms (Double & Twin)

- Doors to both bedrooms are 75cm wide.
- Both rooms have velux windows with blackout blinds. Handles at 2.1m height.
- All bedding is non-feather and mattresses are at 60cm high.
- The largest space to the sides of the beds is 1.0m (double room) and 85cm (twin room).
- There is moderate colour contrast between the floor, walls and furniture.

Bathroom & WC

- The door width is 75cm and opens to free space measuring 1.2m by 1.9m.
- The bath has no bath rails and is 53cm high.
- The shower has a flexible shower hose with vertical rail to the left of the shower controls.
- The toilet seat height is 41cm with 90cm space to the right.
- Flooring is carpet and there is moderate colour contrast between the floor, walls and furniture.

Kitchen

- Kitchen is U-shaped and open-plan with the dining room and lounge.
- Worktop height is 92cm.
- The lower oven door is drop-down, with the height of the lowest shelf being 66cm and the handle, 97cm. The handle of the upper oven is at 127cm with its lowest shelf being at 112cm.
- The sink is located in the corner and is at 92cm height, with a cupboard underneath.
- The hob is 98cm and is gas-powered.
- The flooring is light brown laminate and units are white.
- The width of the U is 1.8m.
- The kitchen is evenly lit with spotlights above work surfaces in appropriate locations.
- The separate fridge and freezer have their lowest shelves set at 80cm.

Ground & Gardens

- There are small grassed areas around the car park which are not permitted for use as a playground or BBQ use.

Additional Information

- The information is produced in Arial 12 point.
- There is good mobile phone reception within the apartment.
- The whole apartment complex is no smoking.
- No pets are allowed in the complex.

Contact Information

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