

# Access Statement



Property

23 church lane

Tuesday, May 12, 2009

## INTRODUCTION

This is a 2 bedroom house in Torquay, Devon. The property is accessed directly from the pavement via double glazed door.

## PARKING

ON STREET PARKING

Entry gate to car park - electronic	N/A	Clicker to be provided	N/A	Signage to property	YES
Allocated space clearly marked	No	Surface of parking area	TARMAC	Lighting	NO
Slope/ramp/steps to property		Kerb		Refuse bin area	NO
Height/width of steps			10cm	Handrail	N/A

## ENTRANCE TO BUILDING

ACCESSED FROM PAVEMENT VIA DOUBLE GLAZED DOOR

Directions to apartment	NUMBER ON DOOR	Exterior door width	66CM
Slope/steps to main door	KERB...10CM HIGH	Level change at threshold	YES
Height of doorstep	DOOR FRAME...7CM HIGH	Floor surface of entrance	FLAGSTONE FLOORING
Doormat	YES		

## APPROACH TO APARTMENT

PUBLIC FOOTPATH

Directions to apartment	N/A	Stairs height/width		Handrail	
Stairs up/down		Floor surface			
Number of stairs					
Mini-landing		Stairs height/width		Handrail	
Stairs up/down		Floor surface			
Number of stairs					
Mini-landing					
Lift available		Size of lift			

## LAYOUT OF PROPERTY

Property has lounge and kitchen accessed from the lounge. Stairs rise to 2 bedrooms and bathroom. At rear of property is a courtyard garden.

## GENERAL

Fire alarm procedures displayed	NO	Location of fuse box	ENTRANCE LOBBY
Location of main building fire alarm	N/A	Height of fuse box	57CM
Location of fire extinguisher/fire blanket	BLANKET & EXTINGUISHER IN KITCHEN	Location of smoke alarms	LOUNGE CEILING AND LANDING
Type of heating/hot water	GAS CENTRAL HEATING AND WATER	Contact #s for medical services	YES
Location of heating thermostat	N/A		
Height of thermostat from floor	N/A		
Appliance instructions available	YES		

## HALLWAY

N/A

Exterior door width		Floor surface	
Height of door step		Width at narrowest point	
Security - peep holes/chain/entry phone		Change in level/steps	
Level change at threshold		Lighting	
Door mat			
Describe shape			

## LOUNGE

ACCESSED DIRECTLY FROM ENTRANCE LOBBY

Describe shape	SQUARE	Describe furniture	1 X 3 SEATER SOFA AND ARMCHAIR, 2 X COFFEE TABLES
Door width	73CM		
Level change at threshold	YES DOWN BY 3CM		H=73CM, 60CM CLEARANCE AND 71CM

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Floor surface	LAMINATE FLOORING	Dining chairs seat height/arms	UNDERSPACE
Loose rugs/mats	1 BY DOOR, 1 BY SOFAS		H=48CM, NO ARMS
Lighting	2 X PENDANT LIGHTS WITH SHADES	Width at narrowest point	80CM
Heating/thermostatic TV/Remote/Text	2 RADIATORS WITH TCV YES	Level change	NO

## KITCHEN

ACCESSED FROM LOUNGE/DINER AREA			
Describe shape	SQUARE/T SHAPE	Tap design	SWAN NECK MIXER TAP
Door width	64CM	Location of 'fridge/freezer	FREESTANDING ON FLOOR
Level change at threshold	NO	Type of cooker	ELECTRIC FREESTANDING COOKER AND HOB
Floor surface	TILED	Microwave	YES
Loose rugs/mats	YES BY BACK DOOR	Height of microwave	ON WORKTOP, 91CM FROM FLOOR
Lighting	1 FITTING WITH 4 SPOTLIGHTS ON	Cordless kettle	YES, ON WORKTOP
Colour of work surfaces vs critical areas such as hobs	BEECH WORKTOPS WITH WHITE COOKER AND STAINLESS SINK	Height of wall unit, lowest pt	1.52CM FROM FLOOR
Location of crockery/glassware/cookware	WALL UNITS	Overall space	T SHAPE, 1x 1m x1.4m, 1 x 2.2m x .75m
Dining table- height, clearance between legs, under space	N/A	Heating/thermostatic	N/A
		Dining chairs seat height/arms	N/A

## BEDROOM 1

ACCESSED FROM LANDING			
Bed type	DOUBLE	TV/Remote/Text	YES
Door width	72CM	Opening width of wardrobe	DOUBLE DOORS, 77CM TOTAL
Level change at threshold	NO	Height of hanging rail	153CM
Floor surface	CARPET	Width at narrowest point	46CM
Loose rugs/mats	NO	Heating/thermostatic	RADIATOR WITH TCV
	1 X CENTRAL CEILING LIGHT AND 2 BEDSIDES		

## BEDROOM 2

ACCESSED FROM LANDING			
Bed type	2 X SINGLES	TV/Remote/Text	N/A
Door width	71CM	Opening width of wardrobe	103CM
Level change at threshold	NO	Height of hanging rail	161CM
Floor surface	CARPET	Width at narrowest point	50 CM
Loose rugs/mats	NO	Heating/thermostatic	RADIATOR WITH TCV
Lighting	1 X CENTRAL PENDANT		

## MAIN BATHROOM

ACCESSED FROM LANDING			
Describe shape	SQUARE	Open width of shower door	N/A
Door width	62CM	Height of step into shower	N/A
Level change at threshold	YES, SLIGHT AT 1CM	Tap design	MIXER ON BATH, SINGLE TAPS ON BASIN
Floor surface	VINYL	Height of bath	57CM
Loose rugs/mats	NO	Grab rails in bath	NO
Lighting	PENDANT FITTING	Overall space	N/A
		Heating/thermostatic	NONE

## En Suite

N/A			
Describe shape		Open width of shower door	
Door width		Height of step into shower	
Level change at threshold		Tap design	
Floor surface		Height of bath	
Loose rugs/mats		Grab rails in bath	
Lighting		Heating/thermostatic	

## Downstairs Cloakroom

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Describe shape			
Door width		Tap design	
Level change at threshold			
Floor surface			
Loose rugs/mats		Overall access	
Lighting		Heating/thermostatic	

<b>Internal Stairs</b>		ACCESSED FROM LOUNGE	
Describe shape		Handrail height	96 CM
Door width		Stair height/width	2 X STEPS 83 WIDE & 19 HIGH
Level change at threshold		Stair height/width	1 X Right Turn step 90CM W & 19 CM h
Floor surface	WOOD		10 STEPS 83 CM= W X19 cm =H
Loose rugs/mats		Landing	197CM X 65CM, CARPETED
Lighting	PENDANT FITTING	Heating/thermostatic	NONE

<b>EXTERNAL SPACES</b>		ACCESSED FROM KITCHEN	
Shape	L SHAPED	Door step	YES 17CM DOWN
Door width	62 CM	Steps/ramps/slopes	NO
Level change at threshold	7cm door frame, concrete surface	Table	ROUND 70CM HIGH
Floor surface		Chairs	4 CHAIRS W=44CM, H=42
Loose rugs/mats	DOOR MAT	Overall access	NO ARMS
Lighting	NO		
Door width		Railings	