

# chillihols

## Well Cottage

### Access Statement

#### Overall

**chillihols regrets that it is currently unable to accommodate guests with significant mobility difficulties.**

Within the next five years we aspire to build a small cottage at the top of the drive that will be suitably equipped for access to all.

#### The cottage exterior, including driveway

The access to chillihols is directly off the A379 in the middle of the village of Chillington. Almost immediately opposite there is the only public house of the village, accessible by a level walk of approximately 30m. In the direction of Dartmouth, along the road (the pavement is partial and raised), within 50m there is the village store and post office. The bus stop for access to both Dartmouth and Kingsbridge is adjacent to the post office. Specially adapted low access buses are used on this service.

The chillihols, or Allerdale Farmhouse access is through double main gates that give rise to a long driveway. At the roadside, the entrance width is 2.86m, with a bell mouth in addition. The two main gates through which cars pass are 5m beyond the road junction, with sufficient space for an average sized vehicle to stop in order for gates to be opened or closed. The main gates are 1.35m high when open, 1.16m high when closed (due to the driveway incline). When one gate is open there is a 1.46m width for access. The driveway is tarmacked.

In addition to the main gates, there is a separate, pedestrian entrance to the property. This flagstoned pathway is accessed off the tarmacked driveway by one step 10cm deep. The pathway has a very gentle incline. The path width is 1.18m, and over about 20m (including a turn to the right) leads to a single gated entrance, width 1.04m width when gate

open. The height of the handle from the floor when the single gate is shut is 1.27m.

Returning to the front main gates, there is a 2m walk on the tarmacked driveway to a flagstone walkway to access the main inner courtyard which both cottages front on to. There is a 10cm single raise in the pavement, which has an access width of 90cm. This walkway joins with the access from the side gate, becoming level following a slight decline.

The flagstones course along the edge of The Pound House cottage, with a low walled, raised flowerbed to the right and the cottage to the left. There is an almost 90 degrees turn in to the main courtyard. The width at the point of the turn is 1m.

The courtyard is slate and stone and level. Within the courtyard there is a twin bench and coffee table for each cottage. The height of the bench seat is 44cm, and 48cm for the coffee table. The main door to each cottage is accessed off this inner courtyard.

Returning to the main driveway, the driveway consists of a moderate climb, of 36m total length to the garages and car park area. There is a twin bench 5m from the top of the driveway for comfort.

Almost half way up the drive (16m) on the left hand side is the refuse and recycling bin store. A further 20m distance from this store to the garages. At the top of the driveway the maximum width of the driveway is 14.7m. Below the bin store level there is a signed area to invite parking for un-/loading purposes only. At this point the driveway is 5.65m wide, so it is important to park at the side of the drive to maintain access for all. At the widest part of the driveway at the top it is possible to turn around a vehicle – including a small van.

Each cottage has the benefit of an open fronted garaged area for car storage. There is room for one vehicle from each cottage in the garaged area. By arrangement a further vehicle/boat may be parked in front of the relevant garage space. The height of the garage access is 2.2m (sufficient for a 4 wheel drive vehicle with a top box, access to top box may be restricted depending upon size). The width of an individual garage is 2.7m. The length of the garage bay is approximately 5.2m.

The refuse and recycling bin store has a wide door (1.06m). The door catch is also 1.06m from the ground.

There are multiple external sensor lights to assist safe movement in the driveway and path access to the cottages. These include lights at the garage, opposite the refuse store, above the pavement access from the drive to the courtyard, and also two lights within the courtyard itself.

Ease of access to help from the owners is facilitated by the provision of telephone, including mobile telephone numbers on the white door in the courtyard, the entrance to the farmhouse. In addition, to raise our attention, when we are in the farmhouse the outer front door is left unlocked. Opening this door sets off a bell.

In addition, a hand bell is maintained in the farmhouse entrance. In the event of fire, the electric alarms in the cottages will raise awareness of the need for evacuation. Please also raise our awareness, supposing it is safe to do so. We will then also use a hand bell for continuous ringing to add to the effort to ensure that everyone, including the hard of hearing, has awareness of the need to evacuate.

### **Well Cottage entrance to conservatory area**

We aim to greet all of our guests on arrival. Very occasionally this may not be possible, such as when we do not know when you intend to arrive. Three metres to the left of the conservatory main door entrance of the Well Cottage, immediately to the left of the cottage's kitchen window, there is a key security box. This box is fixed at 1.48m from the ground. There is a sensor light almost immediately above that assists use in the dark.

The Well Cottage main conservatory entrance consists of a double door. The left hand door is opened with the use of a key. There is a hook to hold open the door. The right hand door has a ground level lever bolt. The single door entry width is 76cm, the double width entry is 1.51m. The handle is 1m above ground level.

The conservatory entrance has a concreted slope between the courtyard and the cottage floor of 4cm. The conservatory is quarry tiled. The original well, a major feature of the cottage, is to the left of the entrance, and is 0.8m high. This well has a fixed (bolted and cemented) security glass and cast iron cover.

The light switch for the six bar conservatory lights is adjacent to the door leading to the kitchen. This is located 1.33m above ground. In addition there is an internal sensor light that automatically comes on when there is movement at night in the conservatory, making it easy to locate the main light switch.

There are four sets of vertical blinds in the conservatory. Each is fitted with a pulley system to open and close the blinds. The cords for each system extend their full length to ground level.

The width of the open door to the kitchen is 73cm, with the handle 1.03 above the ground.

### **Kitchen dining area**

The kitchen is part of an open plan kitchen, dining area and lounge. The floor is ceramic tiled. The kitchen has a range of modern floor and wall units along two sides. All ground level surfaces are 92cm high. The oven door handle is 60cm from the ground, with the grill door at 83cm.

The kettle has a security lid. The dishwasher, boiler and washing machine are all fixed under the work surface level. The washing machine has an extra large opening for laundry. Drawers containing cutlery and cooking vessels are also under worktop height as are the cupboards with crockery.

The fridge freezer is three quarters height, at 1.22m. The handles to open the fridge and the freezer are at about 81cm height.

There are two sash windows in the kitchen area, over the sink and by the microwave. The reach for opening windows, which includes over the worktops in both cases, is approximately 112cm.

The pine dining table provides generous accommodation for four chairs, and there is space for a highchair or wheelchair as needed. The minimum access between the kitchen units and the kitchen table is 97cm (by the door to the conservatory). Both windows are lockable.

### **Lounge**

The lounge area has a wood varnished floor. The minimum access between the kitchen dining area and the lounge area is 88cm. There is

a three piece suite that is on castors. The height of the settee seat from the ground is 47cm and the height of the back of the sofa is 79cm.

The cottage has a wood burning fire, located within a brick hearth. The height of the hearth is 22cm above the ground, with the height from the hearth top to the wood burner fuel door being 72cm. The fuel door includes a lift and pull safety catch. The hearth width is 1.12m. There is electric lighting in the hearth to assist with use. In front of the hearth there is a full size safety guard, also a hearth mat.

The television/DVD player is located on a television table to the left of the hearth. The function buttons on the television are 47cm above ground. There is a remote control for the television.

### **Stairs and landing**

Access to the first floor of the cottage is by stairs that lead directly off the lounge area. The average stair depth is 21cm, with 75cm width. There are four stairs rising from the lounge area, then a 90 degrees turn to the remaining seven steps. To the right there is a balustrade, 90cm above ground level. At the top of the stairs, there is one further step to each of the right and the left. The step depth is 20cm. This leads to a level access to both bedrooms.

The landing has a minimum width of 94cm, with balustrade height 87cm. There is a separate landing area that leads to the bathroom, this includes one further step between the landing to the bedrooms and the bathroom (20cm deep).

### **Twin bedroom**

The door width from the landing is 83cm. A part of the character of this very old cottage is its restricted height to both bedrooms. Beams slope from a maximum height of 2.42m at one end of the room to a minimum of 1.07m at the other. The room width is 2.36m so there is plenty of central space where full head height is afforded for movement.

The twin beds have a gap of 45cm between them. The divan height is 58cm.

At one end of the bedroom there is an almost full height window on to the rear terrace. The depth between the floor and the lower window

ledge is 35cm. The window has vertical blinds that are operated by a pulley system fixed to the right of the window.

The wall mirror is fixed 1.33m above the ground level.

### **Master bedroom**

The open door width is 83cm. To the left are french windows, with single door opening width of 56.5cm, and a total double door opening width of 1.14m. The height from ground level to the door handle is 98cm.

Again, the character of the cottage is partly within its beamed, sloping ceiling. The maximum height of the room is 2.52m, reducing at one end of the room to a minimum height of 70cm. The room is 3.2m wide. There is a minimum of 1m clearance around three sides of the king sized bed, with only one side with some head restriction.

The bedroom has a large lounge chair, the height from the ground to the seat being 40cm. The distance from the ground to the bottom of the wall mirror is 1.08m.

### **Rear garden terrace**

On stepping out from the french windows on to the rear garden terrace, there is a step down on to the flagstoned patio (15cm depth). The terrace is 12.6m long, width ranging 1.17-2.3m.

There is a garden table with four metal chairs on the terrace, the height of the metal seats being 45cm, and 70cm for the table.

### **Bathroom**

The bathroom comprises a white modern suite with toughened glass shower screen on the bath. The bath has a shower extension to the taps. It is our aim to instal a walk in shower unit with power shower to the bathroom by easter 2008.

The height of the bath is 53cm. A grip bar is fixed to the wall above the bath to assist use. The height of the sink is 78cm, 42cm for the toilet seat, and 1.24m to the bottom of the over-sink mirror. There is a courtesy light above the sink.