

# **Access Statement for Redcot Holiday Home**

## **Introduction**

Redcot Holiday Home is a detached residential property built in the early 1900s. The house has 5 bedrooms, a kitchen, dining room, 2 reception rooms, 2 bathrooms and a shower room. Redcot is provided as a self catering property. Access is via the front of the property only.

This access statement has been written as accurately as possible to allow you to make informed decisions about whether you will find the home suitable for your needs. If you need any further information or more detailed pictures, please do not hesitate to contact us.

We look forward to welcoming you.

## **Pre-arrival**

- Enquiries and bookings can be made by telephone, email, text via mobile phone or via our website contact form.
- A large print information sheet is available for download from our website.
- Distance to nearest town is 15 minutes walk or less than 5 minutes by car or bus. The nearest bus stop is in Thanet Road (approx 200 metres) from the property. The nearest train station is Dumpton Park (1 km) or Ramsgate (2 km).
- Delivery of provisions can be arranged by guests through Tesco and Sainsbury Websites. Delivery to 3 Lyndhurst Road, Ramsgate, CT11 8EA.
- The nearest shop-mobility scheme is at Westwood Shopping Centre, Broadstairs. Telephone (01843) 871444. Equipment must be booked in advance.

- Radar toilets are situated in King George VI Park and Cavendish Street Car Park.
- Accessible taxis are available in advance from Airport Connections. Telephone (01843) 823700.

## **Arrival & Car Parking Facilities**

- There are no designated parking spaces or allocated parking spaces for guests / visitors with a disability. There is ample street parking with tarmac paths with dropped curb. The road has a small incline from Victoria Parade. No assistance is available from parking to entrance.
- There are no speed bumps / traffic calming measures in the road.
- From the road, access to the property is through the front gate (105 cm wide) along a level tiled pathway (350 cm long, 110 cm wide). The pathway is illuminated at night.

## **Main Entrance, Hall, Staircase & Landing Areas**

The entrance has one step (16 cm high, 32 cm deep, 110 cm wide) to the main door (hinged to the left, 92 cm wide). Access through the main entrance to the hall is through a second interior door (hinged to the left, 80 cm wide – restricted by radiator cover to 76 cm wide).

- The hall flooring is composed of contrasting black and white smooth tiles (minimum free space is 265 cm x 120 cm). There is ceiling lighting and timed security lighting in the hall.
- The house is set over 3 storeys (5 floor levels), the ground floor (level 1) consists of a lounge, a dining room, kitchen and the breakfast room. Level 2 consists of a family bathroom and

separate shower room, level 3 consists of a double bedroom and a twin room next to each other along with a family bathroom (which can be used as an en-suite). Level 4 consists of a double bedroom and level 5, there is a double bedroom next to a twin room. For a floor plan, see appendix at the end of this document.

- The staircase and landings are fully carpeted (light brown in colour), well lit by ceiling lighting and contrasted by white skirting boards and door frames. The staircase width is 81 cm wide; each step is 17 cm high and 27 cm deep. There is a continuous banister on one side of the staircase.
- From the ground floor, there are 15 steps to Level 2 leading to a landing area of 180 x 90 cm (min). A further 4 steps leads to level 3 with a narrow landing area of 140 x 60 cm. There are a further 10 steps to level 4 with a landing area of 180 x 90 cm (min) and then a further 8 steps to the level 5 landing area of 110 x 96 cm.
- There are no telephones on the premises.

### **Lounge and Dining room**

The lounge is located on the ground floor. Access to the lounge is through a door (hinged to the left, width 83 cm) with a contrasting white door frame. There is a door threshold (2.5 cm high, 10 cm deep).

- There is a polished wooden floor with contrasting white skirting boards.
- There are 2 wide sofas and 2 chairs (with arms) and a coffee table (movable). Free space available (from furniture and doors) is 230 cm x 180 cm.
- The room is well lit by ceiling lights, side lights and natural light – access to curtains and window is restricted due to sofa in bay.

- Teletext or subtitles are available on the television.

The dining room is located on the ground floor. Access to the dining room is through a door (hinged to the right, width 83 cm) with a contrasting white door frame. There is a door threshold (2.5 cm high, 10 cm deep).

- There is a polished wooden floor with contrasting white skirting boards.
- There is a dining suite comprising of a cabinet, table (legs in the centre, the table is 74 cm high / 66 cm high from the floor to the table underspace, 220 cm long and 100 cm wide) and 10 chairs with padded seats (6 with no arms and 4 with arms).
- Free space available between table and cabinet is 80 cm, table and door is 120 cm, table to fireplace is 90 cm and 130 cm from table to an external door (glass door, 73 cm wide, 2.5 cm threshold, 5 cm deep) leading to garden decking.
- The room is well lit by ceiling lights, side lights and natural light.

## **Laundry**

There is no separate laundry but there is a standard size front loading washer-dryer in the kitchen.

## **Outdoor Facilities**

Access to the small rear garden is either through the breakfast room (via the kitchen) or through the dining room. The garden comprises of a decked area, a pebbled area with garden seating (seats with no arms) and planted borders. There is one step (15 cm high) from the decking to the seating area.

- Access via breakfast room: leading from the hall, access the kitchen through a door (hinged to the right, 71 cm wide) which has one step (12 cm high and 7 cm deep). The kitchen floor is tiled with terracotta tiles with contrasting dark grouting. Access to the breakfast room is through a door (hinged to the left, 70 cm wide). Access is restricted to 85 cm between the table and the sofa which then leads to the garden double doors (glass, 115 cm wide) which has one step (15 cm high) to the garden decking.
- Access via dining room: leading from the hall, access the dining room through a door (hinged to the right, width 83 cm) with a contrasting white door frame. There is a door threshold (2.5 cm high, 10 cm deep). Access is restricted to 130 cm from table to an external door (glass door, 73 cm wide, 2.5 cm threshold, 5 cm deep) leading to garden decking.
- The garden can be illuminated at night.

## **Bedrooms & Sleeping Areas**

There are no bedrooms for wheelchair users on the ground floor as all bedrooms are located on Levels 3 to 5.

All bedrooms are fully carpeted (short pile, light brown shades) and walls decorated in light shades with white skirting boards and door frames. Lighting is provided by ceiling lights, side lights and natural light. Non-feather duvets and pillows are provided.

- There are audible smoke detectors on levels 1, 3 and 5.
- There are no televisions, telephones, kettles or special aids in the bedrooms.
- Bed combinations:

Level 3 - Bedroom 1(twin room), Bedroom 2 (double room).

Level 4 – Bedroom 3 (double room).

Level 5 – Bedroom 4 (twin), Bedroom 5 (double).

For bedroom locations, landing and staircase details, please refer to the Main Entrance, Hall, Staircase & Landing Areas section of this document.

- Bedroom 1 is accessed through a door (hinged to the right, 81 cm wide). The room comprises of 2 single beds (bedsteads), approx 3 ft 2 in x 6 ft 3 in. Bed height is 50 cm. Largest width to one side is 85 cm. Free space clear from doors and furniture is 140 cm x 130 cm (approx).
- Bedroom 2 is accessed through a door (hinged to the right, 81 cm wide) and an inner door (hinged to the left, 71 cm wide). The room comprises of one king size bed (divan), approx 5 ft x 6 ft 6 in. Bed height is 65 cm. Largest width to one side is 145 cm. Free space clear from doors and furniture is 200 cm x 140 cm (approx). Limited access of 50 cm to curtains / bay window due to wardrobe.
- Bedroom 3 is accessed through a door (hinged to the right, 67 cm wide). The room comprises of a double bed (bedstead), approx 4 ft 6 in x 6 ft 3 in. Bed height is 55 cm. Largest width to one side is 75 cm. Free space clear from doors and furniture is 200 cm x 90 cm (approx).
- Bedroom 4 is accessed through a door (hinged to the right, 74 cm wide). The room comprises of 2 single beds (bedsteads), approx 3 ft 2 in x 6 ft 3 in. Bed height is 55 cm. Largest width to one side is 50 cm. Free space clear from doors and furniture is 110 cm x 70 cm (approx).
- Bedroom 5 is accessed through a door (hinged to the left, 74 cm wide). The room comprises of one king size bed (bedstead), approx 5 ft x 6 ft 6 in. Bed height is 55 cm. Largest width to one side is 160 cm. Free space clear from doors and furniture is 240 cm x 240 cm (approx).

## **Bathroom, Shower-room & WC**

Access to Level 2 Bathroom is through door (hinged to the left, 67 cm wide) from landing.

- Toilet seat height is 42 cm, maximum space to side of toilet is 28 cm.
- Bath rim height is 51 cm. The bath is 160 cm long and is fitted with a mixer taps with cross-head handles and a lever handle for a single headed shower.
- Sink height is 79 cm, the sink is fitted with cross-head handles.
- Free space clear from doors and furniture is 140 cm x 110 cm (approx).
- The bathroom suite is white. The floor surface is non-slip lino with contrasting black and white checked design associated with white skirting boards. The walls comprise of contrasting white tiles and bold design wallpaper.

Access to Level 2 Shower room is through door (hinged to the right, 69 cm wide, opens outwards) from landing.

- The shower has a sliding door (maximum opening of 35 cm), there is one step (15 cm) up to the shower. The shower is fitted with a mixer taps with cross-head handle and a lever handle for a single headed shower.
- Free space clear from doors is 60 cm x 115 cm (approx).
- The floor surface is non-slip lino with contrasting black and white checked design associated with white skirting boards. The walls comprise of painted white wood panelling and light wood mirror.

Access to Level 3 Bathroom is accessed through a door (hinged to the right, 81 cm wide) and an inner door (hinged to the left, 71 cm wide).

- Toilet seat height is 42 cm, maximum space to side of toilet is 35 cm.
- Bath rim height is 54 cm. The bath is 160 cm long and is fitted with a mixer taps with cross-head handles and a lever handle for a single headed shower.
- Sink height is 77 cm, the sink is fitted with cross-head handles.
- Free space clear from doors and furniture is 130 cm x 115 cm (approx).
- The bathroom suite is white. The floor surface is non-slip patterned lino tiles with white skirting boards and contrasting painted walls.

### **Self-Catering Kitchen and Breakfast Room**

Leading from the hall on the ground floor, access to the kitchen is through a door (hinged to the right, 71 cm wide) which has one step (12 cm high and 7 cm deep).

- The kitchen floor is tiled with terracotta tiles with contrasting dark grouting.
- Hot water is provided by a gas boiler which is thermostatically controlled.
- Work surfaces and sink are 92 cm high (there is no underspace provided). The sink is fitted with a mixer taps with lever handles.
- The combined gas cooker hob and electric oven is 88 cm high, the oven door is drop down, the lowest shelf is 50 cm high.

- The microwave is located on top of the fridge / freezer, approx 150 cm high from the floor.
- The minimum and maximum heights of the cupboards to store food, access crockery and glassware is 140 cm and 176 cm respectively, the cutlery and cookware storage areas are less than 90 cm from the floor.
- Free space clear from doors and furniture is approx 200 cm x 150 cm (approx).
- Lighting is provided by ceiling lights, side lights and natural light.
- The fridge / freezer is located near the kitchen entrance, the minimum and maximum heights of fridge shelving is 5 cm and 78 cm respectively, the height of freezer compartment is 110 cm.

Access to the breakfast room is through a door (hinged to the left, 70 cm wide).

- There is a light coloured wooden floor with contrasting white skirting boards and white walls. Lighting is provided by ceiling lights and natural light.
- There is a dining table (legs in each corner, the table is 75 cm high / 58 cm high from the floor to the table underspace, 165 cm long and 90 cm wide) and 10 chairs (collapsible) with padded seats (all with no arms).
- Largest free space available is 105 cm x 180 cm (approx).
- Access is restricted to 85 cm between the table and the sofa which then leads to the garden double doors (glass, 115 cm wide) which has one step (15 cm high) to the garden decking.

### **Additional Information**

- Evacuation procedures and escape routes provided.
- There is a large print Guest Information Pack supplied.
- Light switches and power sockets are positioned at a sensible height for sitting and standing guests.
- Food bowls are provided for one dog. One well trained dog is permitted in the property on condition that they are not allowed on the furniture nor left unattended in the house.
- Smoking is not permitted inside the property.
- Most mobile networks are available within the property.
- Address: 3 Lyndhurst Road, Ramsgate, Kent, CT11 8EA
- Telephone: (01462) 732828
- Email: [redcot@staceandnoble.com](mailto:redcot@staceandnoble.com)
- Website: [www.redcot-ramsgate.co.uk](http://www.redcot-ramsgate.co.uk)
- Hours of operation: 8:00 – 20:00
- Emergency number: 07779 880459 / 07899 080448

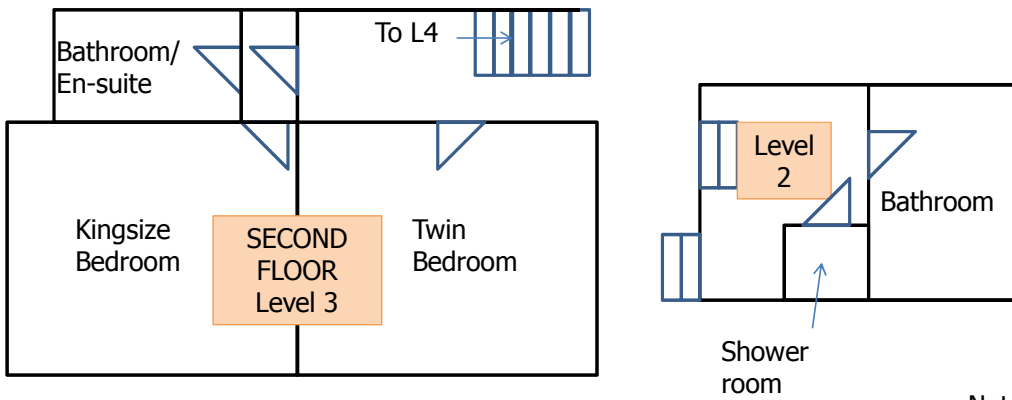
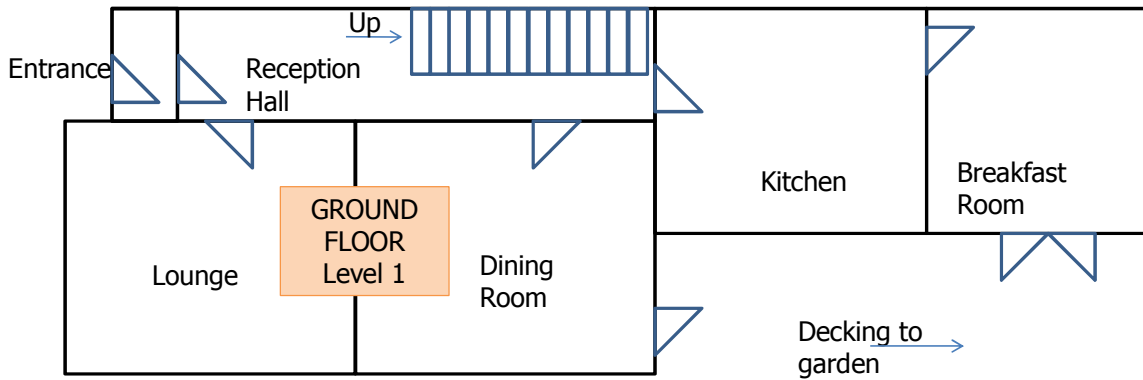
## **Future Plans**

- Further consultation will be sort to fully understand the limitations of the property concerning wheelchair access.
- Website accessibility – test website against W3Cs Bobby programme and determine if fonts can be enlarged and colours changed and has PAS 78 been referenced.

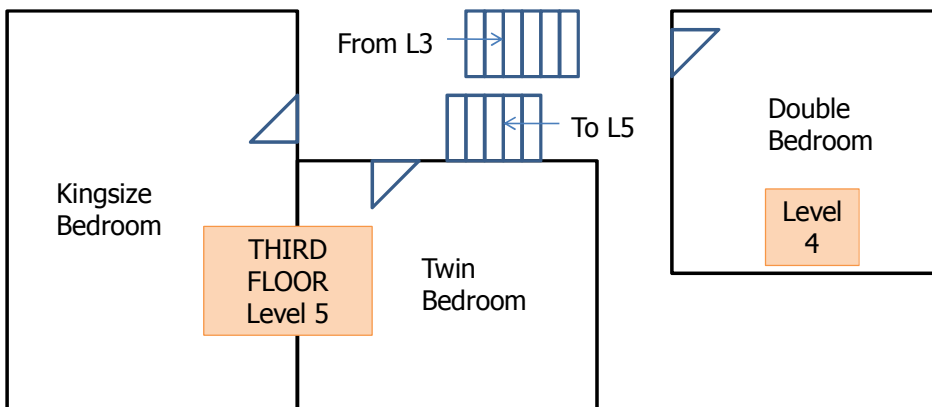
**We welcome your feedback to help us continually improve if you have any comments please phone 020 8144 2955 or email [redcot@staceandnoble.com](mailto:redcot@staceandnoble.com)**

Created: 27 January 2010

# Appendix: Floor Plan



Not to scale



Not to scale