

Access Statement for Chestnut Cottage, Trevalgas Cottages, Poughill Nr. Bude EX23 9HH

Introduction

Chestnut cottage is one of 14 cottages in a complex which has communal leisure facilities including a swimming pool, games room and playing field . Some of the cottages are conversions of farm buildings and some, like Chestnut, are purpose built. Although modern Chestnut has been designed to give a “cosy cottage” feel. It is constructed on the side of a hill high above the valley and it’s position means that access both outside and inside involves a great number of steps which means Chestnut could not be considered “wheelchair friendly”.

Pre-Arrival

- We have a comprehensive website and are also listed on a number of internet directories.
- Bookings/enquiries can be made via email or phone.
- The nearest bus stop is by the post office in Poughill village (about half a mile) – the bus service is not frequent.
- There are a number of taxi services available locally. Here are three: Seagull Cabs 01288 356761, Bill’s Taxis 07875 720413, Bea-Line 07747 196090.
- There isn’t an easily accessible train service – Bodmin is the nearest station (30 miles away) and Exeter is about 50 miles away.
- All guests are provided with written directions to the cottage (available in different font size and dyslexia friendly font).
- The nearest RADAR toilet is in Poughill, opposite the church in the main street.
- This access statement is available in the “welcome folder” in the cottage.

Arrival and Car Parking Facilities

- Luggage can be unloaded at the front of the cottage only.

- There is parking for two vehicles at the top of the steps at the front of the cottage. Additional parking is available in a large car park near the entrance to the complex. This is about 100m from the cottage down a gravelled incline.

Main Entrance

- The front door is approached by steps and a short path. There are 11 steps with two turns. The steps are 18cms high x 44.5cms deep x 90cms wide. The path is concrete and about 2m long. The distance between the wall of the cottage and the garden wall is 116cm.
- The entrance at the front has a step up which is 28cms from the path. The lip down to the floor is 5cms high. The door is 83cms wide and is hinged on the right. The keyhole is 144cms from the ground.
- The front door opens into the kitchen. The light switch is on the left above the work surface. There is a non-slip mat inside the door and the floor covering is vinyl.
- There is no access from the parking area to the rear of the cottage. There is a sliding door at the rear leading onto the patio. The step from the patio is 23cms high and the lip to the floor is 5cms.

Public Areas

- Not applicable

Kitchen

- The front door leads directly into the kitchen. Directly opposite the front door are three steps down into the open plan living/dining area. The distance from the door to the top of the steps is 2.57m. The overall length of the kitchen is 4.82m and the width is 2.9m.
- There is a minimum 1.75m X 1.75m of free space available.
- The worktops are 92cms high and 60cms deep.

- There are three wall cupboards used for crockery and some food items.
- The electric oven door is drop down. The electric hob is 94cms high.
- The sink is 92cms high. There is no free space under.
- There is a freestanding island unit which is 90cms high, 120cms long and 53cms deep. There is a shelf which means there is no free space under.
- The larder fridge is floor standing and has a freezer unit over. The fridge is 87cms high and the whole unit is 139cms high.
- There is a dishwasher with drop down door. The controls are at the top right hand corner 75cms from the floor.
- All electrical switches are at the rear of the worktops at a height of 17cms above the worktops.
- The flooring is vinyl.
- The kitchen is evenly lit by fluorescent tube lighting.
- There is a fire extinguisher and fire blanket on the right opposite the front door 1m off the floor.

Open Plan Living/Dining Room

- There are three steps down to the living area. They are 19cms high, 30cms deep and 129cms wide.
- The overall size of the room is 7.46m X 6.05m. The largest free space measures approximately 2.3m X 2.5m.
- The carpet is beige/cream coloured. It is short pile polypropylene.
- There are four armchairs and one three seater settee(with arms) and one wicker chair.
- The TV with digital topbox, VCR and DVD can all be controlled remotely.
- There is a woodburning stove on a granite hearth on the wall to the right as one comes down the steps. This does not have any additional guard and can get very hot.
- The dining table is 152cms X 86cms with legs at each corner. It is 78cms high with 73.5cms of free space under.
- There are 6 “country kitchen” style dining chairs with cushions.

- There are 2 double and one single power points which are 26.5cms from the floor.
- A sliding door leads out onto the patio. The maximum width when open is 72.5cms and the height 192.5cms. There is a 5cm lip at the bottom. The keyhole is 1m above the floor.
- There is an open plan staircase that leads from the lounge. An understairs cupboard is used for storage of garden furniture etc.
- Leading off the living room is a door to:

Downstairs Toilet

- There are two doors – one leading into the area with washbasin and one into the toilet area. The doors are 74cms wide. Once through first door there is a sharp left turn to the second door. The toilet area is 84cms by 154cms. The toilet seat is 44cms from the floor and there is 23cms of space either side of the toilet.

Laundry

- There is a communal laundry available on the site equipped with washers and dryers (see separate access statement).

Shop

- Not applicable

Leisure Facilities

- A swimming pool, games room and playing field with children's play equipment are all available on site (see separate access statement).

Conference Facilities

- Not applicable

Stairs

- 13 steps which are 19cms high, 24.5cms deep and 79cms wide. There is a half landing 90cms by 79cms.
- On one side only (right going up) there is a handrail 97cms above the tread at the bottom and 93cms at the top.

Landing

- 240cms long and 88cms wide.
- 4 doors lead off the landing. All are 74cms wide and 2m high.

Bedrooms

- One double, two twin bedded rooms.
- All have a freestanding wardrobe and dressing table with mirror.
- All duvets and pillows are non feather.
- All sheets, duvet covers and pillow cases are poly-cotton.
- All bedrooms are carpeted. Carpet is twist pile, polypropylene.

1st Bedroom

- Twin bedded room. 3.24m X 2.55m overall.
- Limited space around the beds – minimum 32cms.
- 2 single beds 2m X 1m.
- Space between beds 37cms
- Bed height is 51cms.
- 1 bedside light between beds

2nd Bedroom

- Twin bedded room 4.1m X 2.55m overall.
- Minimum space around beds 34cms.
- 2 single beds 2m X 1m.
- Bed height is 51cms.
- Space between beds 47cms.
- Access space with the door back to furniture is 61cms.
- 2 bedside lights

Master Bedroom

- Double bed 2.16m X 1.43m. Bed height is 47cms.
- Room 3.36 X 3.06 overall
- Access to right of bed 34cms – to left (as you come in) 97cms
- Distance from foot of bed to wall 93cms
- Maximum free area 250cms x 97cms
- 2 bedside lights, 1 double and 1 single power point
- Door opposite end of bed to:

En-Suite Toilet & Shower room

- Door 74cms X 1m
- Free space 70cms X 80cms
- Heated towel rail with pull switch
- Toilet seat 42cms high – space to left of toilet 27cms and to right 32cms.
- Wash basin 80cms high
- Shower has a lip 28cms from floor
- The shower control is 150cms from the base
- Shower door width when open is 52cms
- Flooring is vinyl

Family Bathroom

- The door measures 74cm x 1m.
- The family bathroom is L shaped. Maximum size 2.33m x 3.16m. Free space immediately inside door measures 1.9m X 1.02m.
- The floor covering is vinyl.
- The toilet seat is 42cm high. There is 20cm space to the left of the toilet and space to the right is unrestricted.
- Wash basin is 80cm high.
- There is a bath with grab handles on both sides. There is restricted access from the side, the distance between the bath and the wall is 76cms max.

- There is a shower with curtain over the bath – the shower controls are 1.4m above the bottom of the bath.
- The bath measures 135cms X 46cms internally. It is 54cms high.
- Pull switch for light.
- Heated towel rail operated by pull switch
- Cupboard containing hot water tank and hot water timer.

Outside

- There are outside lights back and front which operate automatically.
- The garden measures 12.5m X 8.5m and is mainly grass with one large circular flower border in front and to the left of the patio.
- The patio measures 3.75m x 3m. It is made from concrete slabs, the surface is slightly uneven.
- The garden slopes away fairly steeply from the patio to a built brick barbeque in the bottom corner.

Additional Information

- Heating is from electric night storage heaters. Additional heating is available from the wood burning stove and from a free standing fan heater which can be found in the cupboard under the stairs. All storage heaters have a timer which is set so that they provide heat in the mornings and from late afternoon onwards.
- There is good mobile phone reception
- A “wifi” internet connection is available

Onsite Facilities and the Leisure Building

The indoor heated pool

- The Leisure Building is three cottages away from Bramblewood, (approx 35 metres) and is reached across the stone chipping car park, then up a concrete ramp along the side of the leisure building with side handrail on the outer side of the path.

Main Entrance Area:

- The indoor heated swimming pool is situated in the main Leisure Building.
- The main entrance can be reached by a concrete ramp, with handrail on the outer side of the path.
- The main entrance door is 78cm wide with a step 10cm high. The door has is locked from the outside, and a Yale key is provided to unlock this. The keyhole is 107cm above the base of the door. It is weighted to close automatically.
- Children less than 15 years of age can only be admitted to the pool area with an adult to supervise them.
- The entrance hall is 186cm wide, 380cm long and has a door 80cm wide to the main corridor, and is carpeted with a short pile carpet.
- The main corridor (120cm wide) has changing areas, shower cubicle, relaxation area, and entrance to pool off this. There are pale walls, contrasting with deep blue rubberized flooring

Shower Area:

- The shower is off the main corridor. There is a 13cm step into the shower cubicle that is 90cm wide by 90cm deep. There is a shower curtain and the shower control is a push button (single warm temperature) that is 167cm above the floor of the shower tray.

Relaxation Area:

- There is a table and four plastic chairs in an area 220cm wide by 270cm long just outside the pool room door.

Ladies' Changing Area:

- The door to the ladies changing room is 70cm wide and the changing area has slatted wooden benches around two sides at 50cm high and 40cm wide.

- There is a doorway (76cm wide) to the ladies' toilet that contains a washbasin and WC. The free space in this WC is 50cm by 70cm.
- Toilet seat height is 40cm, and there is 25cm of space between the toilet and both walls.
- There are pale walls and a pale coloured suite, contrasting with deep blue rubberized flooring
- The space under washbasin is free of obstructions, such as pipes

Men's Changing Area:

- The door to the men's changing room is 70cm wide and the changing area has slatted wooden benches around two sides at 50cm high and 40cm wide. There is a doorway (76cm wide) to the ladies toilet, which contains a washbasin and WC. Free space in this WC (free of doors and furniture) is 110cm by 80cm.
- Toilet seat height is 40cm
- There is 30cm of space between the toilet and both walls.
- There are pale walls and a pale coloured suite, contrasting with deep blue rubberized flooring
- Space under washbasin is free of obstructions, such as pipes

Pool Room:

- The door to the pool is 89cm wide and swings open.
- The flooring is pale paving slabs and there is an area around the pool of between 125cm and 300cm wide.
- There are slatted wooden benches along one wall (50cm high) 38cm deep.
- There are two sets of metal stepladders into the pool - one at each end.
- The pool is virtually all one depth, being 1.25m at one end, and 1.27m at the other.
- There is a safety pole mounted on one end wall of the pool room 153cm above the floor.

The Games Room

- The Games room is reached from the concrete ramped pathway alongside the Leisure building. The games room door is always unlocked, and the lights operate on a movement sensor after dusk.
- The door is 80cm wide and has one step of 13cm high into the short pile carpeted games room.

- There is a standard coin operated pool table. It is 84cm high, 120cm wide and 215cm long. Two 20p coins are needed to release the pool balls.
- Cues are provided
- The table tennis table is 154cm wide, 274cm long and 76cm high. Table tennis bats are provided. This is free to use. There is 131cm wide clearance around both the pool and table tennis tables

Laundry

- There is a laundry room in the main Leisure building.
- There is a step into the laundry room of 13cm high.
- A night-light is always left on in this room, by the wall-mounted coin-operated telephone, (though calls to the emergency services are free of charge). The phone is positioned 150cm above the floor.
- The lights to the remainder of the laundry room are on a movement sensor and will automatically switch on when the laundry room is entered from dusk onwards. The lights remain on for 30 minutes once triggered.
- There are three washing machines and two tumble dryers, with control dials 110cm above the floor, and there is also a sink that is 90cm above the floor.

Outdoor Facilities - The Meadow and Play Area

- The Meadow is reached by the path behind the leisure building and is a large area of grass with herbaceous borders along the boundary and the Play Area at the top.
- The Play Area in the meadow behind the pool building is an area covered by wood chips, with 2 rope swings (40 & 49cm high) with an inside diameters of 40 & 42cm, and a course of climbing frame, stepping stones (or rather logs) and wobbly plank with chain link handrails.
- There is also a pyramid-climbing frame (made by TP Toys). There is also a Wendy House.
- The Wendy House has a step at the open doorway of 14cm high and 61cm wide.

Contact Information

- Address for enquiries: Black Swan Cottage, 2 Church Lane, Rode, Frome BA11 6PN. Cottage address: Chestnut Cottage, Trevalgas Cottages, Stonehill, Poughill, Bude EX23 9HH
- Telephone: 01373 830977
- Email: chestnut@trevalgascottages.co.uk
- Website: www.trevalgascottages.co.uk
- Owner: Martin McCleave

Future Plans

- We plan to construct a separate play area for under 7's (Spring '09)
- We are also considering incorporating some Solar Panels on Leisure Building to provide some renewable energy towards our Pool heating (Autumn '09)
- We hope to have our Welcome Pack available in dyslexia friendly large print by Easter 2008.
- We plan to introduce kitchen aids to help with opening bottles and cans and a liquid alerter to indicate when vessels are nearly full.

We welcome feedback to help us continuously improve. If you have any comments please phone or email or write.

Chestnut Access Statement prepared 27/01/08