

Access Statement for The Bringewood

Car Parking

The Bringewood has a large car park accommodating up to 20 cars. The Cowshed has its own parking space.

The parking area is a 20mm granite gravel surface which leads onto a paved walkway which leads all around the Bringewood.

The entire area outside The Bringewood is well lit at night with 6 floodlights which can be switched on or off. Also there are motion sensor lights located all around the exterior walls.

Entrance to Property

The exterior main entrances to The Bringewood are 90cm these entrances have a level entry access. Door handle at 98 cm high, door threshold 15cm.

This leads you into the communal lounge/bar/function room (The Oakroom). The flooring is a sprung oak floor throughout. There are 3 fire escape routes from this area. The sounders are both noise and strobe. The emergency lighting provides light for the escape routes. The Oakroom is approx 800cm x 1500cm. The bar height is 102cm, the double door leading into the lounge is 145cm, the lounge size 900cm x 600cm. In the lounge the middle door of the 3 patio doors(patio door width 74cm)has a step down on to the western patio(step down 25cm)

Leading down to the Ladies toilets, Mens Toilets and disabled toilets and fire escape. This is an oak ramp with metal handrails at 113cm

Leading off to the left are toilets the disabled is fully compliant

General

- All light switches 110cm
- All underfloor heating thermostats 110cm
- All sockets (not including kitchen) 48cm

The Cowshed

Patio with two steps each 16cm to the main entrance. Door width 60cm. The key safe at the entrance is 145cm

The living room/kitchen

- The room has a sofa (mushroom brown) and armchair (Bracken Green), with cushions and a low coffee table
- Furniture can be moved
- There is a wall mounted LED TV with PS3/DVD player middle of TV 144cm
- Lighting is natural daylight and by night levels are controlled by dimmer switch, aswell as floor lamps
- Flooring is short brown pile fitted carpet which contrasts with the ivory white walls
- The kitchen units are sage green with contrasting oak blocked worktop and sink at 92cm
- Hob is 92.5cm above the floor
- Oven handle at 71cm from floor and opens towards you 46cm
- Wall cupboards are 144cm to wall unit handle
- Kitchen flooring are non-slip beige floor tiles

- All light switches in the apartment are at 110cm
- Dining table- 92cm round oak table with 72cm brushed chrome legs. With 4 oak chairs with green seat pads
- The kitchen is evenly lit with LED spotlights
- The fridge/freezer. Fridge space from floor 62cm freezer space at top of fridge 18cm
- Dishwasher front handle 71cm.Opens towards you 65cm
- The door width from living room/kitchen to bedroom 82cm
- Standard cutlery and utensils with a cordless rotating kettle
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request at the time of booking
- Kitchen fire blanket 144cm
- Fuse box 87cm

Bedroom

- No end frame on bed. Bed size 6ft 3inches x 6ft(zip link)Can be split in to a twin bed
- Items in the room:
 - 2 x bedside tables height 51cm
 - 1 x dressing table 76cm
 - 1 x dressing table stool height 47cm
 - 1 x chest of drawers 97cm
 - 1 x wardrobe door handle height 97cm
 - 1 x armchair height to top of 64cm
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- A double patio door from the bedroom onto the southern elevation patio, 2 step down, 2 x 16cm step downs
- Bathroom door width 74cm

Ensuite

- Bathroom door width 74cm
- Shower 120 x 90cm
- Shower control 100cm high
- Shower step up 14 cm
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- White corner bath height 61cm with separate hot and cold taps

The Duck house

Main entrance from south elevation patio either a ramped access or 2 x steps 20cm

- Entrance door width 108cm with a 16cm threshold
- Key safe height 145cm
- Door width into Duckhouse 74cm into small lobby
- 13 Steps 16cm lead up to the apartment with a hand rail on either side

Corridor

- Fuse box 87cm

Kitchen/lounge

- The room has a sofa (mushroom brown) and armchair (Bracken Green), with cushions and a low coffee table
- Furniture can be moved
- There is a wall mounted LED TV with PS3/DVD player middle of TV 144cm
- Lighting is natural daylight and by night levels are controlled by dimmer switch, aswell as floor lamps
- Flooring is short brown pile fitted carpet which contrasts with the ivory white walls
- The kitchen units are sage green with contrasting oak blocked worktop and sink at 92cm
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- The kitchen is evenly lit with LED spotlights
- The fridge/freezer. Fridge space from floor 62cm freezer space at top of fridge 18cm
- Dishwasher front handle 71cm.Opens towards you 65cm
- The door width from living room/kitchen to bedroom 82cm
- Standard cutlery and utensils with a cordless rotating kettle
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request at the time of booking
- Kitchen fire blanket 144cm
- 2 x steps up 18cm into a balcony window

Bedroom x 2

- No end frame on bed. Bed size 6ft 3inches x 6ft(zip link)Can be split in to a twin bed
- Items in the room:
 - 2 x bedside tables height 51cm
 - 1 x dressing table 76cm
 - 1 x dressing table stool height 47cm with mirror
 - 1 x chest of drawers 97cm(not in smaller bedroom)
 - 1 x wardrobe door handle height 97cm
 - 1 x armchair height to top of 64cm (not in smaller bedroom)
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- A double patio door from the bedroom onto the southern elevation patio, 2 step down, 2 x 16cm step downs
- Bathroom door width 74cm
- 2 bedside lamps

Shared Bathroom in the Duckhouse

- Bathroom door width 74cm
- Shower 120 x 90cm

- Shower control 100cm high
- Shower step up 14 cm
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- White bath height 61cm with separate hot and cold taps
- 2 steps up to balcony window 18cm
- Heated towel rail

Hallway, stairs and landing and entrance

- The entrance door is 88cm wide and a 15cm threshold and has level access from the car park
- The key safes are at 147cm either side of the main door
- Hallway and stairs are well light with led down lighters or motion sensor wall lights
- Staircase leading up to Apartments The Old Granary and The Hayloft with 16 steps. The first step 20cm in height the others 16cm. Staircase is 120cm wide with handrails.
- The landing has 2 steps up into The Hayloft. Each step 18cm (First Floor)
- Level access off the landing into The Old Granary (first Floor)
- There is level access from the entrance into the Workshop (ground floor)
- The Stables has 2 x steps 18cm to the main entrance (Ground Floor)

The Stables

Entrance door is 82cm wide leading into the corridor with the fusebox at 87cm at the end of the corridor is the

The living room/kitchen

- The room has a sofa (mushroom brown) and armchair (Bracken Green), with cushions and a low coffee table
- Furniture can be moved
- There is a wall mounted LED TV with PS3/DVD player middle of TV 144cm
- Lighting is natural daylight and by night levels are controlled by dimmer switch, aswell as floor lamps
- Flooring is short brown pile fitted carpet which contrasts with the ivory white walls
- The kitchen units are sage green with contrasting oak blocked worktop and sink at 92cm

- Hob is 92.5cm above the floor
- Oven handle at 71cm from floor and opens towards you 46cm
- Wall cupboards are 144cm to wall unit handle
- Kitchen flooring are non-slip beige floor tiles
- All light switches in the apartment are at 110cm
- Dining table- 92cm round oak table with 72cm brushed chrome legs. With 4 oak chairs with green seat pads
- The kitchen is evenly lit with LED spotlights
- The fridge/freezer. Fridge space from floor 62cm freezer space at top of fridge 18cm
- Dishwasher front handle 71cm.Opens towards you 65cm
- The door width from living room/kitchen to bedroom 82cm
- Standard cutlery and utensils with a cordless rotating kettle
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request at the time of booking
- Kitchen fire blanket 144cm

Bedroom on the right

- No end frame on bed. Bed size 6ft 3inches x 6ft(zip link)Can be split in to a twin bed
- Items in the room:
 - 2 x bedside tables height 51cm
 - 1 x dressing table 76cm with mirror
 - 1 x dressing table stool height 47cm
 - 1 x wardrobe door handle height 97cm
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- 2 bedside lamps

Ensuite with bath/shower

- bathroom door width 74cm
- Shower control 100cm high (is in the bath)
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- White bath height 61cm with separate hot and cold taps
- Heated towel rail

Bedroom to the left

- No end frame on bed. Bed size 6ft 3inches x 6ft(zip link)Can be split in to a twin bed
- Items in the room:
 - 2 x bedside tables height 51cm
 - 1 x dressing table 76cm with mirror
 - 1 x dressing table stool height 47cm
 - 1 x wardrobe built in wardrobe

- 1 x tallboy
- 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- Bathroom door width 74cm
- 2 x bedside table lamps

Ensuite shower room

- Bathroom door width 74cm
- Shower 120 x 90cm
- Shower control 100cm high
- Shower step up 14 cm
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- Heated towel rail

The workshop

The entrance door is 82cm wide

Corridor

- Fusebox 87 cm
- Corridor has 2 bedrooms left and right both doors 82 cm
- The corridor is ramped into the lounge/kitchen
- The room has a sofa (mushroom brown) and 2 x tub chairs (gold), with cushions and a low coffee table
- Furniture can be moved
- There is a wall mounted LED TV with PS3/DVD player middle of TV 144cm
- Lighting is natural daylight and by night levels are controlled by dimmer switch, aswell as floor lamps
- Flooring is short brown pile fitted carpet which contrasts with the ivory white walls
- The kitchen units are sage green with contrasting oak blocked worktop and sink at 92cm
- Hob is 92.5cm above the floor
- Oven handle at 71cm from floor and opens towards you 46cm
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- Kitchen flooring are non-slip beige floor tiles
- All light switches in the apartment are at 110cm
- Dining table- 92cm round oak table with 72cm brushed chrome legs. With 4 oak chairs with green seat pads
- The kitchen is evenly lit with LED spotlights
- The fridge/freezer. Fridge space from floor 62cm freezer space at top of fridge 18cm
- Dishwasher front handle 71cm.Opens towards you 65cm
- The door width from living room/kitchen to bedroom 82cm
- Standard cutlery and utensils with a cordless rotating kettle

- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request at the time of booking
- Kitchen fire blanket 144cm
- Patio opens on to wheelchair access ramp on to the main patio

Bedroom to left

- No end frame on bed. Bed size 6ft 3inches x 6ft(zip link)Can be split in to a twin bed
- Items in the room:
 - 2 x bedside tables height 51cm
 - 1 x dressing table 76cm with mirror
 - 1 x dressing table stool height 47cm
 - 1 x wardrobe door handle height 97cm
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- 2 bedside lamps

Ensuite

- Bathroom door width 74cm
- Shower 120 x 90cm
- Shower control 100cm high
- Shower step up 14 cm
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- Heated towel rail

Bedroom to right

- No end frame on bed. Bed size 6ft 3inches x 6ft(zip link)Can be split in to a twin bed
- Items in the room:
 - 2 x bedside tables height 51cm
 - 1 x dressing table 76cm with mirror
 - 1 x dressing table stool height 47cm
 - 1 x wardrobe door handle height 97cm
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- 2 bedside lamps

Ensuite

- Complete wet room
- Anti-slip tiles
- Shower room full compliant doc m pack
- Toilet 49cm

- Sink 70cm
- Shower seat 50cm
- Heated towel rail

The Old Granary

Corridor with fusebox at 87cm

Kitchen/Lounge

- The room has a sofa (mushroom brown) and 2 x tub chairs (gold), with cushions and a low coffee table
- Furniture can be moved
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- Kitchen fire blanket 144cm

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 - 1 x dressing table stool height 47cm
 - 1 x wardrobe door handle height 97cm
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- 2 bedside lamps

Ensuite shower room

- Bathroom door width 74cm
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- Shower control 100cm high
- Shower step up 14 cm
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- Heated towel rail

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 - 1 x dressing table stool height 47cm
 - 1 x wardrobe door handle height 97cm
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- 2 bedside lamps
- 2 steps up 18cm to balcony window
- 2 steps up into bathroom 18cm

Ensuite bath/shower

- bathroom door width 74cm
- Shower control 100cm high (is in the bath)
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- White bath height 61cm with separate hot and cold taps
- Heated towel rail

The Hay loft

Kitchen/Lounge

- The room has a sofa (mushroom brown) and 2 x tub chairs (gold), with cushions and a low coffee table
- Furniture can be moved

- There is a wall mounted LED TV with PS3/DVD player middle of TV 144cm
- Lighting is natural daylight and by night levels are controlled by dimmer switch, aswell as floor lamps
- Flooring is short brown pile fitted carpet which contrasts with the ivory white walls
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- The door width from living room/kitchen to bedroom 82cm
- Standard cutlery and utensils with a cordless rotating kettle
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request at the time of booking
- Kitchen fire blanket 144cm
- 3 Large velux windows

Bedroom to right

- No end frame on bed. Bed size 6ft 3inches x 6ft(zip link)Can be split in to a twin bed
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 - 1 x dressing table stool height 47cm
 - 1 x wardrobe door handle height 97cm
 - 1 x bed height to bottom of headboard 60cm
- There is a minimum 50cm access around the bed
- 2 bedside lamps

Ensuite Shower room

- Bathroom door width 74cm
- Shower 120 x 90cm
- Shower control 100cm high
- Shower step up 14 cm
- Well lit with led downlighters and mirror (141cm) with built in lights which turn up by motion sensor
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Bedroom to Left

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- Non slipping tiles floor with contrasting misty grey walls
- White Wash basin 80cm with mixer taps
- White toilet 44cm
- White bath height 61cm with separate hot and cold taps
- Heated towel rail