



Access Statement For East Lodge. Easingwold

Version 1

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Introduction

East Lodge is a new-build cottage of traditional appearance to complement neighbouring properties in this central conservation area of the town. It is a self catering facility for four persons with the living area on the ground floor and bedrooms on the first floor.

Pre-Arrival

- There is a website with pictures of the principal rooms.
- Bookings can be made directly from the contact page on the website, by telephone or by letter.
- Directions to the cottage are provided following booking. (large or dyslexia-friendly font available)
- The nearest bus stop is in the square. The nearest railway station is York (20 minutes drive by car).
- Leeds/Bradford is the nearest airport (a drive of about 1 hour).
- There is no taxi office but private hire taxis are only a telephone away.
- The nearest RADAR toilet facility is in the market square approximately 100 metres from the property.
- This access statement is to be found on our website, in the welcome folder, or is available by post.

Arrival & Car Parking Facilities

- East Lodge is situated on the LHS of an exit road from the town, 75 metres from the square. The square is cobbled. There is a level path across the square from the mini-market to the post office.
- On foot the path to the property is flat, level and 800mm wide (a road sign is a hindrance).
- Access by car is down the same road from the square. You cannot park at the front of the building. The private off-street parking is at the rear of the property through a narrow covered passage. The whole of the courtyard may be used to manoeuvre.
- The key is obtained from the 'key-safe' (1500mm high) on the back wall of the building. There is automatic lighting to the rear of the building and good street lighting at the front. The distance from the dedicated parking area to the main entrance at the front of the property is 20 metres. The surface is flat and level; half the distance is under cover.
- The front gate is wrought iron (900mm wide, hinge RHS, lever latch LHS) opens inwards. There is a level pathway (width 1000mm, length 800mm) from the front gate to the main entrance.
- The threshold is 100mm wide and 40mm high. The front door (780mm wide, hinge RHS, lever handle and lock LHS 1000mm high) opens inwards into the hall.

The Hall

- The flooring in the hall is laminate with a low profile non-slip mat as you cross the threshold. The surface is level with no steps.
- The light switch (RHS, 1200mm high) is 1000mm from the door. The hall varies in width between 1800mm (near the door) down to 850mm.
- There are coat hooks (1700mm high) on the RHS at the bottom of the stairs.
- At the far end of the hall on the LHS under the stairs is a toilet and wash room. The door (1000mm wide, hinge RHS, door knob LHS 1000mm high), opens outwards. The basin (800mm high) has lever taps as does the toilet flush. The flooring is vinyl. There is a coat hook on the door at a height of 1700mm.
- There is a cupboard under the stairs. The door (hinge RHS, door knob LHS 500mm high, spring catch) opens outwards. The vacuum cleaner, mop and bucket, brush and pan, and long handled brush are stored here at floor level.
- At the end of the hall some 4000mm from the front door is the kitchen and access to the rest of the ground floor. The floors are level .There are no steps.
- To the LHS of the door to the kitchen is the central heating thermostat at a height of 1000mm.

The Kitchen

- The door (800mm wide, hinge RHS, door knob LHS height 800mm) opens inwards.
- The light switch (LHS 1200mm high) is just inside the door. The floor area is 2000mm x 2000mm and is covered in vinyl.
- The worktops are at standard height of 900mm with drawers (cutlery etc) and cupboards (pans etc) beneath.
- The microwave, kettle and toaster are to be found on the worktops. The oven, dishwasher, washer/drier, fridge/freezer are all floor standing
- The wall units (crockery, wine glasses etc) are 1400mm from floor level.
- All drawers and cupboards open outwards.
- The cooker hood controls are at a height of 1500mm from the ground.
- The kitchen leads onto the dining area

The Dining Area

- The entrance is 1200mm wide. The light switch is on the RHS, at a height of 1200mm. The floor is covered with vinyl.
- There is a dining table (height 750mm) and chairs (height 450mm) for 4 persons.
- The patio doors (1000mm wide with both doors open) have lever locking handles 1100mm high.
- The dining area leads into the lounge.

The Lounge

- The flooring is mid-brown low pile carpet.
- There is a single leather armchair and a 3-seater sofa with a seat height of 400mm.
- The narrowest gap between furniture in the lounge is 700mm.
- There is a flat screen T.V. with a remote control, a gas fire with controls at floor level, side tables and other furniture (400mm high) and a floor standing bookcase.
- All electrical sockets are 400mm from the floor and the two up-lighter lamps have switches at a height of 900mm.
- The upper floor is accessed from the hall by the stairs.

The Stairs

- There are 13 steps (770mm wide, tread depth 350mm and riser 200mm).
- The hand rail is on the RHS with no exposed ends. It is rectangular in section (400 x 650mm), and between 900 and 1050 mm high.
- The floor covering is low pile beige carpet.
- At the top of the stairs is the landing with a light switch 1200mm high and power point 400 mm from floor level. The floor covering is the same as the stairs.
- The upper floor is accessed from the landing.

The Master Bedroom

- The door (700mm wide, hinge RHS, door knob LHS height 800mm, opens inwards).
- The floor covering is low pile beige carpet.
- The light switch is on the LHS (1200mm high).
- This large bedroom measures 3000x3500mm. Access is restricted on the far side of the bed and at the bottom of the bed to a width of 600mm. An area 3000mmx850mm can be found on the nearside of the bed on entering the room.
- A long mirror is mounted on the wall behind the door 1700mm high down to 700mm from the floor.
- There are two hooks behind the door (height 1600mm).
- The 4' 6" double bed is 550mm high with bedside cabinets (400mmx400mm and 550mm high). Each cabinet has a bedside light with switches and electrical sockets at a height of 600mm.
- The flat screen TV is wall mounted, opposite the bed, and has a remote control.
- The dressing table (750mm high) with mirror is floor standing with drawers. There is a switched light, a hairdryer and electrical sockets at worktop height and a stool (400mm high).
- The 3 hinged doors of the wardrobe open outwards hinged on the L and RHS with pull handles at 1000mm high and clothes rail 1400mm high.
- The chest of drawers is free standing with pull handles and work surface at a height of 1000mm.

The Twin Bedroom

- The door (700mm wide, hinge RHS, door knob LHS height 800mm) opens inwards.
- The light switch is on the LHS, height 1200mm just round the corner.
- There are two hooks behind the door at a height of 1600mm.
- The floor covering is low pile beige carpet.
- This bedroom measures 3100mmx4800mm. There is a useable area in front of the dressing table and at the bottom of the twin beds of approx 2000mmx2000mm with access to the wardrobe.
- A long mirror is mounted on the wall opposite the twin beds 1700mm high down to 700mm from the floor.
- The 3'6" single beds are 550mm high with a distance of 700mm between. The twin beds share a bedside cabinet of the same specification as the master bedroom.
- The dressing table with mirror is 750mm high with the same light etc. as the master bedroom.
- The wardrobe is built-in with the door (600mm wide, hinge LHS, door knob RHS 800mm high) opening outwards. The rail is 2000mm high with suitcase storage behind, 1200mm from the floor.
- The chest of drawers is free standing with pull handles and work surface 750mm high.
- There is a flat screen TV with remote on the chest of drawers.

The Bathroom

- The large house bathroom (2000mmx2400mm) has a useable floor area of 1800x2000mm.
- The door (700mm wide, hinge RHS, door knob LHS 800mm high with privacy catch) opens inwards.
- There is a coat hook behind the door 1700mm high. Towels are to be found on the heated towel rail.
- The floor covering is vinyl with non-slip bath mats.
- The toilet is floor mounted with a lever flush. To one side of the toilet is a floor standing toilet roll holder and on the other a floor standing pedal operated waste bin.
- A pedestal wash basin (800mm high) has lever operated taps and a wall mounted mirror over, 1100mm to 1800 mm from floor level. To the RHS of the basin is a floor standing storage 'tower' of height 850mm for toiletries etc.
- The rim of the 1600mm bath is 550mm high, has lever-operated taps and shower over. The shower is thermostatically controlled (flow valve height 1200mm) with adjustable shower head.
- There are two soap storage areas at 400mm and 1200mm and a non-slip shower mat in the bath.

Windows

- The windows to the front are traditional sash operated with lever handles (1500mm high)
- The remaining windows are modern, hinged left or right, with lever handles. All windows are double glazed. The back bedroom has an escape window.

End.