



Access Statement

Bwthyn Y Saer / The Carpenter's Cottage



Wales Tourist Board Accredited

**ALL GROUND LEVEL
NO STEPS OR CHANGES OF LEVEL THROUGHOUT THE COTTAGE**



Wales Tourist Board Category 2 Accessibility
Accessible to a wheelchair user with assistance

Please refer to attached floor plan and interior pictures.

- **The Approach.** The cottage is situated at the end of a level, tarmacked private farm drive (250m). The name of the cottage is clearly displayed on the front of the building.
- **The Courtyard.** The cottage forms one side of a rectangular courtyard of estate outbuildings. The courtyard is a level tarmacked area which is clear from obstructions, smooth and slip resistant. It is possible to park directly outside the cottage in an allocated parking space that is within 3m of the entrance door.
- **The Main Entrance.** Entrance to the cottage is reasonably level, with a very slight ridge (40mm) caused by the stormguard in the doorway. There is a canopy above the door which provides protection from the weather. The door is single leaf and made of wood. The door is 770mm wide. There is no delay mechanism and it is not a fire door so it does not slam closed behind you. The lever-action door handle is at 1000mm and contrasts in colour to the door. The door itself contrasts in colour to the stone walls. The entrance leads into a short hallway with coat hanging space on your left. There is an external light over the door. It is operated from inside the cottage using a switch alongside the door. It is at a height of 1370mm.
- **Internal Circulation.** The cottage is mostly open plan inside. The hallway leads into the kitchen from the main entrance. There is no door between the kitchen and the living room, which is of benefit to a wheelchair user or person with impaired mobility. The short corridor is 920mm wide. The floor is tiled and there are a number of heavy rugs. There are no handrails in the corridor but it is short and there are dado rails at 1100mm. The colour contrasting is good. The walls are cream and the corridor has light brown wood panelling to a height of 1100mm. There are no high gloss finishes or complicated patterns. The corridor is well lit. There are no steps or changes of level throughout the cottage.
- **Living Room.** The entrance to the living room is wide (920mm) and there is no door. There is a sofa, armchair and dining table with chairs on four sides. None of the dining chairs have arm rests. Lighting is balanced and sufficient to allow for lip reading. The furniture takes up around half of the floor space in the room. There is a set of shelves stacked with tourist information, books and videos which is at an appropriate height and accessible to all. There is a television, video and DVD player in the room, all of which have a remote control. The television has teletext for guests that require subtitles.

- **The Kitchen.** The kitchen is thoughtfully laid out with no obstructions. The floor is tiled with terracotta coloured quarry tiles. The kitchen is long and narrow with areas at either end which would provide the 1100mm minimum space needed for the turning circle of a wheelchair. The work surfaces are 900mm high. The kitchen cupboards are cream with wooden pull handles. The cooker's grill a drop down door when open. The cooker's oven has a horizontally hinged door. The controls are at the front of the ceramic hob at a height of 840mm. The microwave is on a bracket at a height of 1400mm. The sink is stainless steel against a cream work surface. The extractor fan pull cord is at a height of 1800mm although it can also be operated from a switch which is at a height of 1120mm. The kettle is cordless. There is a front loading washer/drier. The fire blanket and fire extinguisher are at a height of 1400mm. The oil central heating is operated from a free standing floor mounted combi boiler. The controls are all at a height of 800mm.
- **The Bathroom.** The bathroom is situated adjacent to the kitchen. The door has a brass doorknob with twist locks. It opens to a gap of 720mm. The bathroom is tiled with terracotta tiles. There are no mats. The shower is over the bath. The bath rim is at 560mm. There is a sturdy suspended bath seat available on request. The controls for the shower are 1300mm high. The washbasin rim height is 780mm with knee room underneath. The bathroom suite is white which contrasts with the toilet seat and side panel of the bath, both of which are wood. There is no toilet seat adjuster available. There is a gap of 705mm to one side of the toilet. The mirror is at a height of 1240mm. A towel ladder runs to floor level.
- **The Bedrooms.** The doors are single leaf and 720mm wide. The doors have brass doorknobs with twist locks. The wooden doors contrast in colour to the cream walls. The rooms are carpeted and there are no high gloss finishes or complicated patterns. There is extra lighting in the form of bedside lights, which are operated from a switch on the lamps. Non-feather pillows and duvets with poly cotton covers and sheets are used.
- **The Double Room.** In the double room there is a double bed, wardrobe and two bedside tables. There is space to walk around the bed but this would not be sufficient for a wheelchair to turn or manoeuvre alongside the bed. The bed transfers on the side nearest the door only.

- **The Twin Bedroom.** The twin bedroom has two single beds, one of which extends to block the doorway so that there is only a gap of 450mm to enter the room. The twin beds transfer from middle aisle (1030mm).
- **The Patio Area.** A single leaf wooden door (880mm wide) with a lever action handle leads out onto an enclosed concrete patio area. There is a step down (160mm) out of the cottage onto the patio area, although one can also walk around the house on level tarmac and through a small wicket gate to access the patio. There is an external light over the door. It is operated from inside the cottage using a switch alongside the door. It is at a height of 1370mm.

Over the years, we have welcomed many guests to Bwthyn Y Saer holiday cottage. The cottage has been graded by the Wales Tourist Board as having Category 2 accessibility. It is all on one level which is ideal for those with mobility impairments such as an ambulant disabled person who sometimes uses a wheelchair. Whilst the lounge and kitchen have sufficient room to turn a wheelchair, there is limited space to manoeuvre in the bathroom and bedrooms.



Kitchen



Bathroom



Living Room



Double Bedroom