

chillihols

The Pound House

Access Statement

Overall

chillihols regrets that it is currently unable to accommodate guests with significant mobility difficulties.

Within the next five years we aspire to build a small cottage at the top of the drive that will be suitably equipped for access to all. In addition, in The Pound House our aim is to introduce a downstairs toilet and shower in to the twin bedroom.

The cottage exterior, including driveway

The access to chillihols is directly off the A379 in the middle of the village of Chillington. Almost immediately opposite there is the only public house of the village, accessible by a level walk of approximately 30m. In the direction of Dartmouth, along the road (the pavement is partial and raised), within 50m there is the village store and post office. The bus stop for access to both Dartmouth and Kingsbridge is adjacent to the post office. Specially adapted low access buses are used on this service.

The chillihols, or Allerdale Farmhouse access is through double main gates that give rise to a long driveway. At the roadside, the entrance width is 2.86m, with a bell mouth in addition. The two main gates through which cars pass are 5m beyond the road junction, with sufficient space for an average sized vehicle to stop in order for gates to be opened or closed. The main gates are 1.35m high when open, 1.16m high when closed (due to the driveway incline). When one gate is open there is a 1.46m width for access. The driveway is of tarmac construction.

In addition to the main gates, there is a separate, pedestrian entrance to the property. This flagstoned pathway is accessed off the tarmac driveway by one step 10cm deep. The pathway has a very gentle incline.

The path width is 1.18m, and over about 20m (including a turn to the right) leads to a single gated entrance, width 1.04m width when gate open. The height of the handle from the floor when the single gate is shut is 1.27m.

The Pound House garden terrace may be accessed from the flagstone pathway described above. Approximately 10m from the tarmac driveway entrance there is a wrought cast iron gate. The width of the iron gate is 1.2m, the height of the handle from ground level is 90cm.

Returning to the front main gates, there is a 2m walk on the tarmac driveway to a flagstone walkway to access the main inner courtyard which both cottages front on to. There is a 10cm single raise in the pavement, which has an access width of 90cm. This walkway joins with the access from the side gate, becoming level following a slight decline.

The flagstones course along the edge of The Pound House cottage, with a low walled, raised flowerbed to the right and the cottage to the left. There is an almost 90 degrees turn in to the main courtyard. The width at the point of the turn is 1m.

The courtyard is slate and stone and level. Within the courtyard there is a twin bench and coffee table for each cottage. The height of the bench seat is 44cm, and 48cm for the coffee table. The main door to each cottage is accessed off this inner courtyard.

Returning to the main driveway, the driveway consists of a moderate climb, of 36m total length to the garages and car park area. There is a twin bench 5m from the top of the driveway for comfort.

Almost half way up the drive (16m) on the left hand side is the refuse and recycling bin store. A further 20m distance from this store to the garages. At the top of the driveway the maximum width of the driveway is 14.7m. Below the bin store level there is a signed area to invite parking for un-/loading purposes only. At this point the driveway is 5.65m wide, so it is important to park at the side of the drive to maintain access for all. At the widest part of the driveway at the top it is possible to turn around a vehicle – including a small van.

Each cottage has the benefit of an open fronted garaged area for car storage. There is room for one vehicle from each cottage in the garaged

area. By arrangement a further vehicle/boat may be parked in front of the relevant garage space. The height of the garage access is 2.2m (sufficient for a 4 wheel drive vehicle with a top box, access to top box may be restricted depending upon size). The width of an individual garage is 2.7m. The length of the garage bay is approximately 5.2m.

The refuse and recycling bin store has a wide door (1.06m). The door catch is also 1.06m from the ground.

There are multiple external sensor lights to assist safe movement in the driveway and path access to the cottages. These include lights at the garage, opposite the refuse store, above the pavement access from the drive to the courtyard, and also two lights within the courtyard itself.

Ease of access to help from the owners is facilitated by the provision of telephone, including mobile telephone numbers on the white door in the courtyard, the entrance to the farmhouse. In addition, to raise our attention, when we are in the farmhouse the outer front door is left unlocked. Opening this door sets off a bell.

In addition, a hand bell is maintained in the farmhouse entrance. In the event of fire, the electric alarms in the cottages will raise awareness of the need for evacuation. Please also raise our awareness, supposing it is safe to do so. We will then also use a hand bell for continuous ringing to add to the effort to ensure that everyone, including the hard of hearing, has awareness of the need to evacuate.

The whole of the farmhouse is externally decorated in quality Dulux Weathershield paint, and the interior is also regularly professionally maintained using quality Dulux products.

We are currently investigating the replacement of several double glazed windows where condensation has formed within.

Cottage entrance

The cottage entrance consists of a stable door with toughened glass in the upper part. There are two locks to the door, one at 0.89m and the

second at 1.21m in the top part of the door. The width of the stable door is 0.9m. The door has a roller blind with pull cord to the left. Over the doorstep there is a ledge of 0.07m leading to one step down (depth 0.21m) in to the open plan kitchen- diner- lounge. The stairs to the first floor are directly opposite the entrance (distance from door to step down = 0.53m, with a further 2.47m to the staircase).

Kitchen diner

To the left of the entrance door is the kitchen diner measuring 4.7m by 3.9m. There are three double width windows, all with pull blinds. The reach to the blind over the kitchen sink is 1.1m.

There is a large range of floor based kitchen units. The work surface throughout is 0.93m above the quarry tiled floor. The dishwasher, electric oven and grill, also the washing machine are integrated base level units.

The electric hob is at 0.95m above ground. Saucepans, cutlery, dinner sets and other cooking equipment is mainly located in the base units.

There are wall shelves around three sides of the kitchen area (height off floor: 1.65m). These house the glassware.

Returning to the main entrance, immediately to the left is a tall fridge freezer. The upper part is the fridge, between 0.83m and 1.66 above ground level. The freezer is below.

The access width between the front entrance and the stairs, which is also the same distance as between the freezer and the kitchen base units, is 1.4m. Adjacent to the fridge freezer is an extending table with high back seating for eight persons. The space around the table is a minimum of 0.34m. There are beamed ceilings in all downstairs rooms however head height is unaffected for those under seven feet tall.

Lounge

The lounge area is accessed immediately to the right of the entrance door. It includes French windows on to the garden terrace. The single width of a French window is 0.67m. Over the door threshold there is a small drop (0.1m) to the gravelled terrace area.

Within the lounge (dimensions approximately 5.45m by 4.3m), there are two oversized settees with multiple cushions for comfort, height of chair cushion is 0.38m). In addition, there is a wooden rocking chair with high back 0.42m to seat) and two pine farmhouse chairs, also with high backs. All have plentiful cushions, generally feather-filled. The television, DVD, video player and stereo midi player are all laid on a low pine table (0.47m from ground level). All have the benefit of remote controls.

The floor is lacquered wood, there are two large wool rugs, one in the cottage entrance, one that covers the majority of the cottage lounge floor. Both have been treated to remain secure on the wooden floor.

A lamp standard with extending arm is in the corner of the lounge to ensure quality lighting throughout. This is floor button operated. All other lighting is from wall lights around the room, these being operated from a switch at the entrance door or a further switch by the downstairs twin bedroom entrance.

Understairs cupboard

This small cubbyhole is accessed to the left of the French windows. It has restricted height (1.49m) with handle at 1.02m, but this is incidental as it is not 'walk in'. The cubbyhole houses the boiler, fuse box, iron and ironing board, cleaning materials and vacuum. There are two separate openings in to this cupboard, access is actively restricted by one of the settees to ensure only adults access cleaning materials and electrical appliances.

Downstairs twin room

This bedroom is accessed directly from the lounge with door width of 0.78m and handle at 0.89m. It comprises two 3' wide beds (mattress 0.57m from ground) and has a minimum 0.5m area around beds (except for bedhead). There are two windows, both lockable. Given the 0.6m to 0.65m depth of the stone walls of the cottages there is considerable reach to the windows. There is also a quality futon/bed settee in this room which may be considered more appropriate for toddlers to sleep on rather than beds.

There is a large wicker crate of games and toys in this room. The crate is at floor level. The floor is varnished wood with small bedside rugs.

Garden terrace

This terrace measures 12.5m from the wrought iron gate (see earlier) to the hedged partition to the private grounds of the farmhouse. It is 1.0m wide on average, wider (3.0m) where the garden furniture is located (opposite the French windows). The height of the garden table is 0.7m, with the seat of the 4 chairs at 0.45m. The area is fully gravelled, and the two raised drain holes are clearly marked by stone cockerels!

The stairs and landing

From the ground level opposite the main door entrance the six steps (each 0.21m high and 0.79m wide) rise to a point where there is a 90 degrees turning to the right, followed by a further six steps. These carpeted stairs lead to a landing. The stairs have a wooden balustrade (0.9m high) to the right, and the balustrade continues along the gallery, leading to openings in to the three upstairs bedrooms and the family bathroom.

On the landing by the top of the stairs there is a ground level window. This window is locked, the key being kept on a hook on the ceiling beam adjacent to the door to the family bathroom. The window has capacity to be partially opened as there is a safety system installed. An identical style of window also features in the adjacent single bedroom. Both windows form excellent emergency exits for adult sized persons (1.06m high and 0.51m wide), so it is important for responsible people to be aware of the location of the window key.

Single bedroom

This room is suitable for an older child or a grandparent in particular, however there is limited space around the bed (0.50m at bottom edge, 0.97m between bed side and chest of drawers). The door width is 0.74m, with handle height 0.88m. The mattress height is 0.69m.

Master bedroom

The door in to the master bedroom measures 0.74m wide, with handle at 0.88m. The corridor along to the bedroom itself is 2.82m long and 0.83m wide, with the door to the en suite shower room being on the right.

The master bedroom measures 5.2m by 3.70m, with a minimum space of 0.58m around three sides of the king size bed. The whole room is carpeted, and there is a large mat at the end of the bed. A lemon comfortable chair (cushion base 0.38m off ground level) is available, along with multiple cushions. An all seasons hypoallergenic duvet is used, along with predominantly cotton or Egyptian cotton linen.

There are three chests of drawers, two at 0.72m and the third at 0.91m height maximum. There is also a dressing table (0.76m high) with mirror. The dressing table stool (no back) is 0.44m off the ground.

There is a velux window with integrated blind. The height of this window handle is 2.21m when closed, 2.01m when open.

En suite shower room

This room is accessed through a door (0.7m wide, 1.81m high), with handle at 0.84m, and comprises an area 1.7m by 1.64m. A standard sized square shower cubicle houses a power shower, with a step of 0.16m and door width of 0.54m. In addition there is a toilet and full-size sink, with vanity light above.

A freestanding toilet roll holder is maintained in this bathroom to assist guests with restricted movement.

The shower room has a velux window as in the main bedroom.

Family bathroom

This long bathroom is entered via a 0.64m wide, 1.8m high door, with handle at 0.84m and houses a white bathroom suite, the bath being at the end of the 'galley'. The maximum width of the bathroom is 1.32m, length being 3.38m. The bath height is 0.54m and there is a shower attachment to the bath taps. There is also a grab rail on the wall edging the bath (height 0.9m).

There is a velux window in the bathroom.

We are due to change the bathroom flooring to a non-porous product during 2008.

Triple bedroom

This very spacious (4.84m by 4.0m) bedroom, with vaulted ceiling, is usually used by two persons however is fitted to enable a third person to also share the room. The entrance door is 0.74m wide and 1.8m high, with handle at 0.84m

In addition to two velux windows (as before), there is a character double window (width: 1.09m, height 0.63m), which is kept locked, and the key maintained on a hook above. The window is very inviting to young people, as it is at 0.41m height from the ground and the depth to the window of 0.77m is an ideal sitting area. Therefore, parental supervision is essential.

The minimum space around each of the three beds is 0.4m. The height of the three feet wide beds is 0.71m. There is a wooden chair (height 0.44m) and the height of the chest of drawers is 0.83m and 0.75m respectively. All beds have mattress protectors that are regularly maintained and, along with our non-smoking, no pets policies are cleaned to the highest standards to facilitate use by allergy sufferers.